



Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Jared Engskow, District 1, 11/2028
Thomas Campenni, Chairman, District 2, 11/2026
Howard L. Brown, District 3, 11/2028
James Moir, Vice Chairman, District 4, 11/2026
Rick Hartman, District 5, 11/2028
Juan Lamedas, School Board Liaison, 12/2025

Thursday, May 15, 2025

7:00 PM

Commission Chambers

CALL TO ORDER

Mr. Campenni, Chair, called the meeting to order at 7:00 pm. A quorum was present.

ROLL CALL

Present: Thomas Campenni, Chair
James Moir, Vice Chair
Howard L. Brown
Rick Hartman

Absent: Jared Engskow
Juan Lamedas – School Board Liaison

Staff Present:

Deputy County AttorneyElysse Elder
Growth Management Director.....Paul Schilling
Deputy Growth Management Director.....Peter Walden
Principal Planner, Growth Management.....Brian Elam
Agency Recorder/Notary..... Rebecca Dima

MINU APPROVAL OF MINUTES

MINU-1 April 3, 2025

The Board is asked to approve the minutes from April 3, 2025.

Agenda Item: 25-0951

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval;
SECONDED by Dr. Brown. The Motion **CARRIED** 4 – 0 with Mr. Engskow absent.

MINU-2 April 17, 2025

The Board is asked to approve the minutes from April 17, 2025.

Agenda Item: 25-0952

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval; **SECONDED** by Dr. Brown. The Motion **CARRIED** 4 – 0 with Mr. Engskow absent.

QJP QUASI-JUDICIAL PROCEDURES

QUASI-JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process to cross-examine witnesses, present evidence, demand that the witnesses testify under oath, and demand a decision. that is based on a correct application of the law and competent substantial evidence in the record.

Agenda Item: 25-0815

NEW NEW BUSINESS

**NPH-1 THE AMERICAN HUMANE ASSOCIATION, INC., REZONING (A089-002)
(QUASI-JUDICIAL)**

This is a request by Gary Oldehoff on behalf The American Humane Association, Inc., for a proposed amendment to the county zoning atlas for an agricultural designation. The proposed amendment is to change the existing zoning district on two contiguous parcels of land with an approximate area of 13.49-acres from A2 (Agricultural District) to AR-5A.

(Agricultural Ranchette District) or the most appropriate zoning district. The AR-5A zoning district is consistent with the site's current future land use designation of Agricultural Ranchette. The site is located at the northwest corner of SW Quail Hollow Street and SW Citrus Boulevard, at 4903 SE Quail Hollow Street in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption

Requested by: Gary Oldehoff., Esq., Gary K. Oldehoff, P.A.

Presented by: Brian Elam, Principal Planner, PMP, Growth Management Department

Agenda Item: 25-0947

***For the Record:**

LPA: Ex-parte communication disclosures: None.

Intervener(s) present: None.

All persons wishing to speak on Quasi-Judicial agenda item(s) were sworn in.

STAFF: Mr. Elam presented and turned in his work history.

APPLICANT: Mr. Oldehoff presented and turned in the Affidavit of Notifications to neighboring properties.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval; **SECONDED** by Mr. Hartman. The Motion **CARRIED** 4 – 0 with Mr. Engskow absent.

**NPH-2 JENSEN BEACH MHP, LLC, REZONING (P125-013)
(QUASI-JUDICIAL)**

This is a request by Cuozzo Planning Solutions, Inc., on behalf of Jensen Beach MHP, LLC for a proposed amendment to the county zoning atlas to change the zoning district classification on ten parcels with an approximate area of 17.27-acres from Planned Unit Development (PUD) to RS-5 (Low Density Residential District) and LC (Limited Commercial District) or the most appropriate zoning districts. The RS-5 and LC zoning districts are consistent with the site's current future land use designations of Low Density and Commercial Limited. The subject site is located at intersection of NE Indian River Drive and NE 1st Street, approximately 100 feet north of NE Pineapple Avenue/NE Causeway Boulevard at 3830 NE Indian River Drive in Jensen Beach. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Donald J. Cuozzo, Cuozzo Planning Solutions, Inc.

Presented by: Brian Elam, Principal Planner, PMP, Growth Management Department

Agenda Item: 25-0948

***For the Record:**

LPA: Ex-parte communication disclosures: None.

Intervener(s) present: None.

All persons wishing to speak on Quasi-Judicial agenda item(s) were sworn in.

STAFF: Mr. Elam presented and turned in his work history.

LPA: Mr. Moir commented that he felt the request to 5 units per acre is a pretty big transition; and asked how this is justified and comparable to the area.

STAFF: Mr. Elam explained the surrounding areas and their zonings. Mr. Walden gave information regarding the mobile-home land use to the south and that lot size.

LPA: Mr. Campenni asked for clarification regarding what the Applicant cannot do currently under the PUD that *is* allowed under the other zoning districts.

STAFF: Mr. Elam stated the Applicant cannot sell lots currently. Mr. Walden explained that the current Master Plan / PUD is expired, and the PUD would have to be re-negotiated; at this time the zoning change is being requested to be consistent with the underlying land use.

LPA: Mr. Moir stated that to get the original PUD was a struggle 11 years ago.

STAFF: Mr. Schilling explained that the rezoning requested today is to be consistent with the existing properties land use designations.

LPA: Mr. Campenni asked for confirmation that the PUD is now expired. He asked if this was the entire PUD.

STAFF: Mr. Schilling stated it was and yes, the entire PUD.

LPA: Mr. Hartman asked to have the 10-acre property to the south shown again on the map.

STAFF: The area was shown.

APPLICANT: Mr. Terry McCarthy presented and stated that the notices to neighboring properties were turned in to staff.

LPA: Mr. Moir asked if the Applicant would be willing to have a transition zone regarding the number of units per acre on the western side from the larger lots.

APPLICANT: Mr. McCarthy stated he anticipates that most buyers would want to front onto Skyline and does not foresee the need for any restrictive areas.

LPA: Mr. Hartman stated that he has seen that those lots to the west have a good buffer already.

PUBLIC: The following people spoke regarding this item: Lawrence Sullivan.

APPLICANT: Deanna Freeman clarified Mr. Sullivan's question regarding the zoning and density on the lots.

STAFF: Mr. Walden explained the zoning options available for this property.

MOTION: A Motion was made by Mr. Hartman to approve staff's recommendation of approval; **SECONDED** by Dr. Brown. The Motion **CARRIED** 3 - 1 with Mr. Moir opposed and Mr. Engskow absent.

COMMENTS:

1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling polled the LPA members regarding their attendance for the next scheduled meeting on June 5, 2025.

3. **LPA** – Mr. Campenni, Mr. Hartman, Mr. Moir & Dr. Brown said they plan to be in attendance on June 5, 2025.

ADJOURN:

The Local Planning Agency meeting of May 15, 2025, adjourned at 7:28 pm.

Respectfully Submitted:

Approved by:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

Mr. Campenni, Chair

Date Signed

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