



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
Julie Sessa, School Board Liaison

Thurs., November 6, 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

LPA Present:

Jared Engskow
Thomas Campenni, Chair
Howard L. Brown
James Moir, Vice Chair
Rick Hartman
Julie Sessa – School Board Liaison

LPA Absent:

None

Staff Present:

Elysse Elder, County Attorney
Paul Schilling, Growth Management Director
Clyde Dulin, Comprehensive Planning Manager
Jenna Knobbe, Senior Planner, Growth Management
Michael J. Grzelka, County Engineer
Leo Repetti, Utilities Technical Services Administrator
Rebecca Dima, Agency Recorder/Notary

MINU

APPROVAL OF MINUTES - NONE

QJP

QUASI-JUDICIAL PROCEDURES

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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: 26-0073

NEW

NEW BUSINESS

NPH-1

COMPREHENSIVE PLAN AMENDMENT 21-11, WATERSIDE TEXT

This is a request by Kanner/96th St. Investments, LLC and South Florida Gateway Industrial, LLC for various amendments to Chapter 1, Preamble, Chapter 2, Overall Goals and Definitions, Chapter 4, Future Land Use Element, and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan of the Martin County Comprehensive Growth Management Plan.

The proposed text amendments can be sorted into three distinct categories: 1) expansion of the Primary Urban Service District over 646 acres and a concurrent removal of a Freestanding Urban Service District, 2) site-specific text amendments for the property that is the subject of a Future Land Use Map (FLUM) amendment known as CPA 21-12, Waterside FLUM, and 3) amendments to the residential capacity methodology found in various chapters of the Comprehensive Plan.

Requested by: Morris Crady, AICP, Lucido & Associates

Presented by: Jenna Knobbe, Senior Planner, Growth Management

Agenda Item: 26-0137

STAFF: Ms. Knobbe introduced herself as well as Mr. Dulin. Mr. Dulin then provided background regarding the history of the site-specific policy text amendments that have been proposed over the years.

LPA: Mr. Hartman asked when the last time was that the USD was expanded.

STAFF: Mr. Dulin stated it was in 2018 with the Newfield project.

LPA: Mr. Hartman asked if there had been anything before that.

STAFF: Mr. Dulin stated there was a change made in 2004 to the area South of Cove Road.

LPA: Mr. Hartman stated that he feels the use of “maximum density” in this County is flawed.

LPA: Mr. Moir asked about the creation of the Freestanding Urban District and the existing areas on the map. Also, what happened to the Commercial Waterfront Designation that was on property directly on the C44, was this moved – as we have a no net loss policy?

STAFF: Mr. Dulin said yes, it was recommended to eliminate that designation due to the Army Corps of Engineers easement that fronts the canal.

LPA: Mr. Moir asked if the property line would be moved to the south of the easement.

STAFF: Mr. Dulin said no, it will not be moved; the easement is on top of the property and any development done there would have to take that into account.

LPA: Dr. Brown asked if the Applicant was attempting to comply with the items that are not currently in compliance.

STAFF: Mr. Dulin explained that normally the Applicant would resubmit, however, this Applicant chose to move forward to the hearing phase.

LPA: Mr. Moir asked Ms. Sessa to confirm where the potential students from a development in this area would attend school?

SCHOOL BOARD: Ms. Sessa confirmed the elementary school would be Crystal Lake, Middle school would be Anderson Middle, and High School would be South Fork.

LPA: Mr. Moir noted that would have Kanner as the conveyance for students travel to and from school..

APPLICANT: Morris Crady presented for the Applicant and turned in their notices to the surrounding property owners.

LPA: Mr. Hartman stated that he does not understand why the formula using max density can't be changed. He feels that if this were to be done, this would be the perfect place to do it. He also asked Mr. Dulin to confirm that there have only been two expansions of the Urban Services District within the last 20 years.

STAFF: Mr. Dulin confirmed that there had only been the two changes previously discussed. He also stated that legislative decisions like this are fairly debatable, it is not a Quasi-Judicial matter that is black and white. There are points to be made on either side. Further, Staff disagrees with the Applicant's responses shown tonight in section 1, 2 & 5. Mr. Dulin went over areas on the map that showed the proposed residential area that would be laid out around existing industrial that is in the area. He further discussed the use of maximum density regarding the future land use as it is unknown at that point what the Applicant may propose in future. There were changes brought forward during the EAR process and the BOCC declined to make those changes. Another residential capacity was done just this year and was presented to the BOCC on (Tuesday, 11/04/2025), capacity was noted to have decreased since 2023, however, there are around 5000 units that are approved site plans already and are not speculative.

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

STAFF: Mr. Schilling asked the Board Members to confirm that they had all received copies of the two Public Comment letters that had been received.

LPA: The Members confirmed this.

LPA: Mr. Hartman asked if this could qualify as Agriculture Enclave.

STAFF: Mr. Dulin said, no, if it met that criteria the applicant would be exercising that option.

LPA: Mr. Hartman made a statement regarding his belief that the county needs more opportunities like this in these areas.

LPA: Mr. Campenni stated that he may agree with Mr. Crady, but his job is to follow the rules set down by the County Commission and as long as all rules are followed and the Applicant has gotten a fair review by Staff following those rules, they have to follow them as they stand now. He further stated that the County Commission could choose to approve this but that is up to them.

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of denial; SECONDED by Mr. Engskow. The Motion CARRIED 4 - 1 with Mr. Hartman opposed.

NPH-2

COMPREHENSIVE PLAN AMENDMENT 21-12, WATERSIDE FLUM

This is a request by Kanner/96th St, Investments, LLC and South Florida Gateway Industrial, LLC for an amendment to the Future Land Use Map, to consider transmittal of a change to the Future Land Use Map on parcels of land consisting of approximately 396 acres from Agricultural to Low Density Residential. The property is located west of both Interstate 95 and SW Kanner Highway and south of SW 96th Street.

Requested by: Morris A. Crady, AICP, Lucido & Associates

Presented by: Jenna Knobbe, Senior Planner, Growth Management Department

Agenda Item: 26-0136

STAFF: Ms. Knobbe presented.

LPA: Mr. Moir asked if staff's analysis included advance treatment of wastewater options.

STAFF: Leo Repetti said no, that was not looked at for this specific project.

LPA: Mr. Moir stated that the Capacity exist for 1k units, if that is correct – he then asked if that is advanced service or is it minimal.

STAFF: Mr. Repetti stated it is a standard wastewater treatment that is supplied, and we exceed state standards. Mr Schilling stated he believed the water would be the same as what is found on the other side of 96th St.

APPLICANT: Mr. Crady presented and stated that they have been in discussion with County Utilities and understand that the costs would be paid by the owner of the property and not the county.

LPA: Mr. Campenni stated that he feels the Applicant is making some good arguments and asked staff to go over their reasonings again regarding the comments and denials.

STAFF: Mr. Dulin went over the presentation again stated the Staffs comments and denials, Mr. Dulin pointed to page 15 of the PDF presentation and explained the land use change requirements.

LPA: Mr. Hartman stated he disagrees with Mr. Dulin. He believes that once a change was made to a commercial area that allowed a Publix to be built the complexion of the area was then changed.

STAFF: Mr. Dulin stated that was a perfect example of a fairly debatable point.

STAFF: Mr. Schilling pointed out that there is the ability to build a Publix, however, there is nothing there at this time.

STAFF: Mr. Dulin continued his explanation of Staff's comments.

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of denial; **SECONDED** by Mr. Engskow. The Motion **CARRIED** 4 - 1 with Mr. Hartman opposed.

COMMENTS:

PUBLIC: None.

STAFF: Mr. Schilling polled the Board Members regarding upcoming meetings on November 20, 2025, and Dec. 4, 2025.

LPA: Mr. Campenni stated he may not be available for December 4, 2025.

ADJOURN:

The Local Planning Agency meeting of November 6, 2025, adjourned at 8:27 pm.

Respectfully Submitted:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

Approved by:

Thomas Campenni, Chair

Date: _____