



# Martin County

Administrative Center  
2401 SE Monterey Road  
Stuart, FL 34996

## Meeting Minutes

### Local Planning Agency

Niki Norton, Chair, District 1, 11/2024  
Thomas Campenni, District 2, 11/2026  
Bob Thornton, District 3, 11/2024  
James Moir, District 4, 11/2026  
Rick Hartman, Vice Chairman, District 5, 11/2024  
Juan Lameda, School Board Liaison, 12/2024

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<b>Thursday, July 18, 2024</b>	<b>7:00 PM</b>	<b>Commission Chambers</b>
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#### CALL TO ORDER

Mr. Hartman Vice-Chair, called the meeting to order at 7:02 pm. A quorum was present.

#### ROLL CALL

Present: Rick Hartman, Vice Chair  
Bob Thornton  
James Moir  
Juan Lameda – School Board Liaison  
Niki Norton, Chair (arrived at approx. 7:06 pm)  
Thomas Campenni (arrived at approx. 7:12 pm)

#### Staff Present:

Deputy County Attorney .....	Elysse Elder
Growth Management Director.....	Paul Schilling
Comprehensive Planning Administrator.....	Clyde Dulin
Senior Planner.....	John Sinnott
Agency Recorder/Notary.....	Rebecca Dima

#### MINU APPROVAL OF MINUTES

##### MINU-1 JUNE 20, 2024

The Board is asked to approve the minutes from June 20, 2024

##### Agenda Item: 24-1029

**MOTION:** A Motion was made by Mr. Moir to approve staff’s recommendation of approval;  
**SECONDED** by Mr. Thornton. The Motion **CARRIED** 4-0 with Ms. Norton & Mr. Campenni not yet in attendance.

## **QJP-1 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: 24-1031**

## **NEW BUSINESS**

### **NPH-1 DENNIS CIAGLO REZONING (C172-002) (QUASI-JUDICIAL)**

This is a request by Creech Land Use & Zoning, P.A., on behalf of Mr. Dennis Ciaglo for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 2.04-acre undeveloped site from A-2 (Agricultural) to RE-2A (Rural Estate). The site is located on the south side of SW Citrus Boulevard, approximately 0.8 miles northeast of the intersection of SW Citrus Boulevard and SW Hemingway Terrace, in western Palm City. Included is a request for a Certificate of Public Facilities Exemption.

Requested by: Audra Creech, Esq., Creech Land Use & Zoning, P.A.

Presented by: John Sinnott, Senior Planner, Growth Management Department

**Agenda Item: 24-1103**

### **\*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. Sinnott presented.

**LPA:** LPA Members had no questions for Staff.

**Applicant:** Ms. Creech presented and turned in notices of mailings.

**LPA:** LPA Members had no questions for the Applicant.

**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. Campenni having not arrived yet.

## **NPH-2 COMPREHENSIVE PLAN AMENDMENT 24-06, HOUSING**

A proposed text amendment to Chapter 6, Housing Element of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director

Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator

**Agenda Item: 24-1059**

**STAFF:** Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Regional Planning Council (TCRPC) presented.

**LPA:** Mr. Moir asked for clarification regarding the Residential Capacity Analysis. He is concerned that the analysis appears to be statistics rather than an analysis. How can we use this statistic as a useful tool?

**STAFF:** Mr. Dulin explained that we still have a Residential Capacity Analysis and the details of it are specified in Chapter 4 of the Comprehensive Plan. It talks about the planning periods that the analysis considers, which includes both the capacity and the projected population in those periods.

**LPA:** Mr. Moir asked if this section was not a residential capacity analysis, rather was it what is available?

**STAFF:** Mr. Dulin stated he believes Mr. Moir is referring to a section of Chapter 6.

**LPA:** Mr. Moir clarifies he is referring to a table with that data.

**STAFF:** Mr. Dulin states he does believe there is tabular data in the housing element on this subject. The Residential Capacity Analysis is produced pursuant to plan policies in Chapter 4 and not shown as tabular data in the Comp plan.

**LPA:** Mr. Moir says he believes he had seen a table labeled Residential Capacity.

**STAFF:** Mr. Dulin and Ms. Heidt attempted to find the table in question.

**LPA:** Mr. Moir stated that it had surprised him as it showed what was available on vacant properties as well as the lots unbuilt and there was a total noted.

**STAFF:** Mr. Dulin showed Table 6.7 Summary of Potential Units and asked if that was the table in question.

**LPA:** Mr. Moir confirmed it was.

**STAFF:** Mr. Dulin clarified that that was a proposed table and said that it may be gathering some data

from our existing residential capacity but is not in total the residential capacity analysis; it's not doing any comparisons.

**LPA:** Mr. Moir quotes from the document the "Analysis summarizes the potential residential units in the Primary and Secondary Urban Services Districts based on vacant property with a residential future land use designation." He further stated that it ends up being a table, to him that looks an awful like a residential capacity table.

**STAFF:** Mr. Dulin stated that it was providing some of the supply but that it was not providing the approved units or approved subdivisions.

**LPA:** Mr. Moir said his point is that if this is the table that is going to be used then it seems to be lacking in a couple of very important issues.

**STAFF:** Mr. Dulin clarified that it is not attempting to provide a replication of or a full residential capacity analysis, it's just attempting to provide some basic data about our residential lands.

**LPA:** Mr. Campenni asked where the residential capacity analysis was in Chapter 4 and asked to have it brought up on the screen.

**STAFF:** Mr. Dulin explained that what is in Chapter 4 is the methodology.

**TCRPC:** Ms. Heidt explained that they are reflecting on page 17 that there is a strikethrough of what is in the current policy and then rewriting it to reference back to the future land use element.

**STAFF:** Mr. Dulin further clarified the current language and the changes which will reference other sections which can be then found/read as needed. He further clarified the planning periods.

**LPA:** Mr. Moir asked if we are now looking at a 5 and 10 year planning period rather than a 15 year planning period.

**STAFF:** Mr. Dulin stated no, residential capacity has had a 10 and 15 year period, state statute changes will now require a minimum of 10 and 20. We are now looking at the possibility of 10, 15 and 20 or 10 and 20. That will be going before the Board with Chapter 4.

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

**MOTION:** A Motion was made by Mr. Campenni to approve staff's recommendation of approval; **SECONDED** by Mr. Thornton. The Motion **CARRIED** 5-0.

**NPH-3 COMPREHENSIVE PLAN AMENDMENT 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION**

A proposed text amendment to Chapter 16 Arts, Culture and Historic Preservation Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director  
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator  
**Agenda Item: 24-1060**

**STAFF:** Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Regional Planning Council (TCRPC) presented. Mr. Dulin noted that this was reviewed and vetted by The Arts Council.

**LPA:** LPA Members had no questions for Staff.

**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. Campenni. The Motion **CARRIED 5-0.**

**NPH-4 COMPREHENSIVE PLAN AMENDMENT 24-17 RECREATION**

A proposed text amendment to Chapter 17, Public Schools Facilities Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director  
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator  
**Agenda Item: 24-1061**

**STAFF:** Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Regional Planning Council (TCRPC) presented.

**LPA:** Mr. Moir commented that the Charter Schools are not bound by the concurrency rules in the same way that Public Schools are in regard to transportation elements and streets and sidewalks, he noted Cove Road as an example. He asked if there was any policy perspective that this EAR could provide in to how to manage that more effectively.

**STAFF:** Mr. Dulin stated that the State Statute really controls what happens with Charter Schools more so than the local regulations and therefore, we are somewhat limited as to what can be put in our comprehensive plan to control charter schools.

**LPA:** Mr. Moir asked if every effort has been made, as the idea of the EAR is to do a better job than what had been done and that is why it is updated every seven years.

**TCRPC:** Ms. Heidt explained that the process of the EAR is to look at what happened with legislation since the last update to see what has to be updated to be consistent with State legislature; and then also to address local issues. However, she is unsure if they can mandate items with Charter Schools. However, adding to the policy to include that the MPO is involved as well would be a step up. She asked the Board if that was something they would like to suggest being added in.

**LPA:** Mr. Moir said he thought requiring the MPO to be involved in the planning of sidewalks on streets as well as to and from parks is very important to a better EAR as it could become a bigger problem as more Charter Schools come online.

**LPA:** Ms. Norton stated that to Mr. Moir's point as any project comes before the Board, they have to meet the regulations and traffic counts, etc. and that is the only way to control that aspect of it.

**LPA:** Mr. Moir stated that it used to be that schools were regulated under concurrency rules, but they are no longer as the State has preempted that.

**LPA:** Ms. Norton stated she does not disagree; however, she does not believe this is the time or place to deal with that as the school district is their own entity.

**LPA:** Mr. Campenni and Mr. Hartman noted that this is beyond the County's control as the state preempted this.

**LPA:** Mr. Campenni noted that he believes the school board is just as unhappy as Mr. Moir is with the preemptions however there is no sense trying to make something more than can possibly be done.

**TCRPC:** Ms. Heidt stated she commends the County as the Public School Facility element is now an optional element. However, the County chooses to keep it in and that ensures that planning is done and involves everyone to have the rules in place in a coordinated and organized way.

**LPA:** Mr. Campenni asked if there are any Municipalities in Martin County that have this element?

**TCRPC:** Ms. Heidt stated that she cannot speak to that.

**STAFF:** Mr. Dulin acknowledged Mark Sechrist with the School District as having been a huge help in the gathering of the information for the updates on this document.

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

**MOTION:** A Motion was made by Mr. Campenni to approve staff's recommendation of approval; **SECONDED** by Mr. Moir. The Motion **CARRIED 5-0**.

**COMMENTS:**

1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling stated that there is a heightened need to ensure quorums over the next several months as we have items to be reviewed throughout the end of the year, and most specifically

the next few months in order to be able to have the items then be able to get to the BOCC by October.

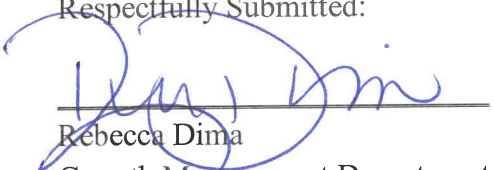
3. **LPA** – Mr. Moir and Mr. Campenni stated they will not be in town on September 5th. Ms. Norton will be available for the August and September meetings. Mr. Thornton and Mr. Hartman will need to double check for their attendance.

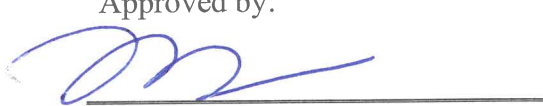
**ADJOURN:**

The Local Planning Agency meeting of July 18, 2024, adjourned at 7:34 pm.

Respectfully Submitted:

Approved by:

  
\_\_\_\_\_  
Rebecca Dima  
Growth Management Department  
Agency Recorder/Notary  
8/15/2024  
Date Signed

  
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Niki Norton, Chair

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