



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

Thursday, June 20, 2024	7:00 PM	Commission Chambers
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CALL TO ORDER

Ms. Norton Chair, called the meeting to order at 7:02 pm. A quorum was present.

ROLL CALL

Present: Niki Norton, Chair
 Thomas Campenni
 Bob Thornton
 Rick Hartman, Vice Chair

Absent: James Moir
 Juan Lameda – School Board Liaison

Staff Present:

Deputy County AttorneyElysse Elder
Growth Management Director.....Paul Schilling
Comprehensive Planning Administrator.....Clyde Dulin
Agency Recorder/Notary.....Rebecca Dima

MINU APPROVAL OF MINUTES

MINU-1 JUNE 6, 2024

The Board is asked to approve the minutes from June 6, 2024

Agenda Item: 24-1028

MOTION: A Motion was made by Mr. Campenni to approve staff’s recommendation of approval;
SECONDED by Mr. Thornton. The Motion **CARRIED** 4-0 with Mr. Moir absent.

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: 24-1030

NEW BUSINESS

NPH-1 COMPREHENSIVE PLAN AMENDMENT 24-22 HOUSE SOUND TRAIN STATION FLUM

Request to consider an application for a proposed amendment to assign a Future Land Use designation to the recently abandoned 5,465 square feet (0.13 acre) Right-of-Way at the corner of SE Vulcan Avenue and SE Athena Street in the Hobe Sound CRA.

Requested by: Martin County Board of County Commissioners

Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator

Agenda Item: 24-1032

STAFF: Mr. Dulin presented.

LPA: Mr. Hartman asked Mr. Dulin to clarify what the surrounding properties were zoned as and who owns them.

STAFF: Mr. Dulin explained what areas in question were Right-of-Way (ROW) as well as what area will continue to allow access on Vulcan for residents; these are owned by Martin County.

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** 4-0 with Mr. Moir absent.

NPH-2 LAND DEVELOPMENT REGULATIONS 24-04, ARTICLE 12, HOBE SOUND TRAIN STATION SUBDISTRICT (QUASI-JUDICIAL)

A Public Hearing to consider a request to amend the Land Development Regulations Article 12 to assign an appropriate subdistrict on an abandoned right-of-way totaling approximately 5,465 square feet (0.13 acre) of land located at the corner of SE Vulcan Avenue and SE Athena Street in the Hobe Sound CRA.

Requested by: Martin County Board of County Commissioners

Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator

Agenda Item: 24-0599

***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. Dulin presented.

LPA: There were no questions or comments from the LPA Members.

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** 4-0 with Mr. Moir absent.

**NPH-3 COMPREHENSIVE PLAN AMENDMENT 24-03 INTERGOVERNMENTAL
COORDINATION**

A proposed text amendment to Chapter 3 Intergovernmental Coordination 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: 24-1033

STAFF: Mr. Dulin with Ms. Stephanie Heidt, AICP, Deputy Executive Director of the Treasure Coast Regional Planning Council presented.

LPA: There were no questions or comments from the LPA Members.

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** 4-0 with Mr. Moir absent.

NPH-4 COMPREHENSIVE PLAN AMENDMENT 24-07 RECREATION

A proposed text amendment to Chapter 7, Recreation 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: 24-1034

STAFF: Mr. Dulin presented.

LPA: Mr. Hartman asked for clarification regarding a reference in the documents to a future County gun range and off-road vehicle park.

STAFF: Mr. Dulin stated that there was a reference to these previously that also included an aquatic center. The aquatic center (Sailfish Splash Waterpark) was completed. He does not believe that the Parks Department has a future plan for a gun range or off-road vehicle park. The area that was once discussed for an off-road vehicle park is now a High School.

LPA: Mr. Hartman asked if a future public gun range could still come up.

STAFF: Mr. Dulin stated there is nothing stopping the County from including something like that in the future.

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** 4-0 with Mr. Moir absent.

COMMENTS:

1. **PUBLIC** – None.

2. **STAFF** – Mr. Schilling stated that there are several items scheduled for the next meeting on July 18, 2024. Ms. Elder reminded the Members that their financial disclosure forms are due by July 1, 2024, and that she will send directions to everyone on Monday via e-mail.

3. **LPA** – Mr. Campenni stated he will not be at the July 18, 2024, meeting. Ms. Norton and Mr. Thornton said they will be there. Mr. Hartman said he thinks he will be able to attend.

ADJOURN:

The Local Planning Agency meeting of June 20, 2024, adjourned at 7:27 pm.

Respectfully Submitted:

Approved by:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

Niki Norton, Chair

Date Signed

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