



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., October 2, 2025

7:00 PM

Commission Chambers

CALL TO ORDER

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

ROLL CALL

LPA Present:

Jared Engskow

Howard L. Brown

James Moir, Vice Chair

Rick Hartman

LPA Absent:

Thomas Campenni, Chair

Julie Sessa – School Board Liaison

Staff Present:

Elysse Elder, County Attorney

Paul Schilling, Growth Management Director

Luis Aguilar, Principal Planner, Growth Management

Rebecca Dima, Agency Recorder/Notary

MINU

MINU-1

August 7, 2025

The Board is asked to approve the minutes from August 7, 2025.

Agenda Item: 25-1159

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

August 21, 2025

The Board is asked to approve the minutes from August 21, 2025.

Agenda Item: 25-1251

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

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: 26-0060

NEW

NEW BUSINESS

NPH-1

5000 SW GREEN FARMS LANE REZONING (G091-002)

(QUASI-JUDICIAL)

This is a request by Cotleur & Hearing on behalf of 5000 Green Farms Lane, LLC for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 111.11-acre undeveloped siter from A-2 (Agricultural District) to AG-20A (General Agricultural District) or the most appropriate zoning district. The subject site is located at 5000 SW Green Farms Lane in Palm city, approximately 2 miles south of SW Martin Highway. Included is a request for a Certificate of Public Facilities Exemption.

Requested by: George Missimer, Cotleur & Hearing

Presented by: Luis Aguilar, Principal Planner, Growth Management Department

Agenda Item: 26-0062

***For the Record:**

LPA: Ex parte communication disclosures: None.

Intervenor(s) present: None.

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

STAFF: Mr. Aguilar present and turned in his work history.

LPA: No questions for Staff.

APPLICANT: George Missimer presented and turned in the notices to neighboring property owners.

LPA: Mr. Moir asked to for details regarding the covenant and dredging and whether it has any impact on the future land use.

APPLICANT: Mr. Missimer stated that the dredging that was done was part of a resolution with the County and that the agreement is being continued and monitored and will have no impact on the Future Land Use. The Covenant is a historical piece of the property and is consist with the Future Land Use.

LPA: Mr. Moir asked Ms. Elder what the covenant was.

STAFF: Ms. Elder stated that the covenant was entered into in the late 90s or early 2000s with the county and the landowner and was the way that the property was zoned then. The code has now changed and therefore requires a mandatory rezoning to remove the covenant.

LPA: Mr. Moir asked Ms. Elder to confirm that the covenant will be removed.

STAFF: Ms. Elder stated that it will be removed.

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

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

PUBLIC: None.

STAFF: Mr. Schilling expressed to the members the importance of having full attendance at each meeting. He also mentioned there were a couple applications coming up for November.

LPA: Mr. Moir stated he would not be available in October but should be for November. Mr. Hartman, Mr. Engskow and Mr. Brown all stated they should be available in November.

ADJOURN:

The Local Planning Agency meeting of October 2, 2025, adjourned at 7:09 pm.

Respectfully Submitted:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

Approved by:

Thomas Campenni, Chair

Date: _____

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