



Martin County
Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Local Planning Agency Meeting Minutes

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

Thursday, March 5, 2026

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
Rick Hartman
Julie Sessa – School Board Liaison

Not Present:

Jared Engskow
Howard L. Brown

Staff Present:

Elysse Elder, County Attorney
Sebastian Fox, Sr. Asst. County Attorney
Susan Kores, Community Development Director
Paul Schilling, Growth Management Director
Peter Walden, Deputy Growth Management Director
John Sinnott, Principal Planner, Growth Management
Rebecca Dima, Agency Recorder/Notary

Approval of Minutes

MINU-1 November 6, 2025

The Board is asked to approve the minutes from November 6, 2025.

Agenda Item: 26-0513

Motion: A Motion of approval was made by Mr. Moir; Seconded by Mr. Hartman. The Motion Carried 3 - 0 with Mr. Engskow and Dr. Brown absent.

MINU-2 November 20, 2025

The Board is asked to approve the minutes from November 20, 2025.

Agenda Item: 26-0514

Motion: A Motion of approval was made by Mr. Moir; Seconded by Mr. Hartman. The Motion Carried 3 - 0 with Mr. Engskow and Dr. Brown absent.

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: 26-0638

New Business

NPH-1

Island Crossings Commercial PUD Sixth Amendment with Revised Master Site Plan & Outparcel "A" Final Site Plan (R059-011) (Quasi-Judicial)

This is a request by McCarty & Associates Land Planning & Design on behalf of Buhl Land South LLC for approval of the Sixth Amendment to the Island Crossings (F/K/A Roscommon Square) Commercial PUD Agreement including a revised master site plan and final site plan for Outparcel "A". The proposed development of Outparcel "A" consists of a two-story, 99,922 square-foot residential storage facility and associated infrastructure. Outparcel "A" is approximately 6.83 acres and currently consists of a portion of SE Florida Avenue, a stormwater retention area, and undeveloped land. Outparcel "A" is located at 11850 SE Federal Highway, approximately 500 feet west of the intersection of SE Federal Highway and SE Bridge Road, in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Requested by: Michael T. McCarty, McCarty & Associates Land Planning & Design Presented by: John Sinnott, Principal Planner, Growth Management Department

Agenda Item: 26-0637

***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. Sinnott presented. A copy of his work history is on file.

LPA: Mr. Moir asked Mr. Sinnott to clarify the PAMP (Preserve Area Management Plan) on Parcel A.

STAFF: Mr. Sinnott showed PAMP areas on proposed map and clarified what native habitat will be saved.

LPA: Mr. Moir asked if the facade was approved by the NAC (Neighborhood Advisory Committee) and the CRA (Community Redevelopment Agency).

STAFF: Mr. Sinnott stated the proposed project was outside the CRA boundaries.

APPLICANT: Ms. Creech asked Ms. Elder to confirm that there was in fact a quorum present.

STAFF: Ms. Elder confirmed this.

APPLICANT: Ms. Creech turned in the work histories for herself and Mr. Mike McCarty, she also turned in the Affidavit of notifications to surrounding property owners. Ms. Creech let the Board Members know that she was turning on the Letter of No Objection from Outparcel C tonight and that she had an email from the owners of outparcel D (Publix) and would have their official letter to turn in at the Board of County Commissioners meeting on March 10th. The letters from the remaining outparcels, A, B, E, F & G were included with the Agenda Packet. Ms. Creech then introduced Mike McCarty.

APPLICANT: Mr. McCarty with McCarty Land Planning presented.

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. Moir. The Motion Carried 3 - 0 with Mr. Engskow and Dr. Brown absent.

NPH-2

LDR 25-02 Article 12, Divisions 1 & 5, Recreational Vehicle Park Standards in The Hobe Sound Community Redevelopment Area

This is a request by Floridays Mobile Park, LLC, to amend Division 1, Uniform Redevelopment Standards, and Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code (LDR), to modify the recreational vehicle (RV) park standards specific to the Hobe Sound Community Redevelopment Area (CRA).

Requested by: Floridays Mobile Park, LLC, Susanne & Michael Graham

Presented by: John Sinnott, Principal Planner

Agenda Item: 26-0636

STAFF: Mr. Sinnott presented. A copy of his work history is on file.

LPA: Mr. Hartman asked where the property was.

STAFF: Mr. Sinnott stated that this was not a specific property it was a proposal regarding the Hobe Sound CRA.

LPA: Mr. Moir asked for clarification regarding the potential for preemption by the State if this were to pass.

STAFF: Sebastian Fox, Sr. Assistant County Attorney, explained that after review of the legislative history it was determined that this could cause unintended consequences due to the plain language of the statute.

LPA: Mr. Campenni asked Susan Kores to confirm that both the NAC and CRA had voted to not approval this proposal.

STAFF: Ms. Kores stated that was correct and that the NAC voted 4-3 and the CRA voted 5-1 against approval.

APPLICANT: Krista Storey presented for the Applicant.

LPA: Mr. Hartman asked to have it confirmed that this was not about one singular property.

APPLICANT: Ms. Storey stated that was correct, this was just directed to the CRA in Hobe Sound.

LPA: Mr. Hartman asked what the zoning district or land use is for an RV park.

STAFF: Mr. Sinnott stated that for the Hobe Sound CRA, RV parks are permitted in the corridor sub-district which is about 61 acres.

LPA: Mr. Moir asked how many RV parks there are in Martin County.

APPLICANT: Ms. Suzie Graham, Owner of Floridays, stated that counting only correctly permitted parks there are about 4 in Hobe Sound.

LPA: Mr. Moir asked what the maximum density allowed was in the old TP Zoning.

STAFF: Mr. Walden stated the RT and TP districts were 8. Mr. Walden further explained the differences between a Mobile Home Park and an RV Park.

LPA: Mr. Moir asked if the only issue was the density or are there other issues such as pump out stations that are causing the concerns.

APPLICANT: Ms. Storey explained that they feel there is currently a stalemate regarding some of the issues.

LPA: Mr. Campenni asked to confirm that the Applicant currently has an open and operating business and that if the proposal did not pass, they would still have a business in operation.

APPLICANT: Ms. Story said yes that is correct, but they feel the opportunity to increase their business is limited.

STAFF: Mr. Walden went over the history of the property and stated that the concern is not just with the potential for the preemption but also with the increase in density. He further explained that in 2023 the Applicant was granted a Sub-District, not a Site Plan approval, which allowed an increase from 8 units to 10 units. Mr. Walden stated the park is clean and well maintained. He said the Applicants new proposed minimum RV site size is a concern.

STAFF: Ms. Elder went over the language in the Statute and stated it is quite vague and further explained the County's concerns.

LPA: Mr. Campenni asked for some clarification of Bill 343.

STAFF: Ms. Elder explained the Bill and stated that if an ordinance is adopted and goes into effect then the county could in essence, be preempting themselves.

LPA: Mr. Moir stated that he has concerns about the density and is currently conflicted and has not yet made up his mind.

LPA: Mr. Hartman said that if the NAC and CRA have stated they are against the proposed change, and he finds that hard to argue against.

LPA: Mr. Campenni said that he could not support this knowing the two governmental bodies and the people of Hobe Sound do not appear to want this.

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

MOTION: A Motion was made by Mr. Hartman to approve staff's recommendation of denial; Seconded by Mr. Moir. The Motion Carried 3 - 0 with Mr. Engskow and Dr. Brown absent.

Comments:

Public: None

Staff: Mr. Schilling let Members know that there are items on the Agenda for March 19, 2026.

LPA: Mr. Moir stated he would not be available for the 19th. Mr. Campenni said he will be in attendance. Mr. Hartman stated he is unsure at this time.

Adjourn:

The Local Planning Agency meeting of March 5, 2026, adjourned at 8:27 pm.

Respectfully Submitted by:

**Rebecca Dima, Martin County
Growth Management Department
Agency Recorder/Notary**

Approved by:

Thomas Campenni, Chairman

Dated: _____