



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
Juan Lamedas, School Board Liaison, 12/2025

Thursday, April 17, 2025

7:00 PM

Commission Chambers

CALL TO ORDER

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

ROLL CALL

Present: James Moir, Vice Chair
Jared Engskow
Rick Hartman

Absent: Thomas Campenni, Chair
Howard L. Brown
Juan Lamedas – School Board Liaison

Staff Present:

Deputy County AttorneyElysse Elder
Growth Management Director.....Paul Schilling
Community Development Director.....Susan Kores
Agency Recorder/Notary..... Rebecca Dima

MINU APPROVAL OF MINUTES

MINU-1 MARCH 6, 2025

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

Agenda Item: 25-0852

MOTION: A Motion was made by Mr. Engskow to approve staff's recommendation of approval;
SECONDED by Mr. Hartman. The Motion **CARRIED** 3 - 0 with Mr. Campenni and Dr. Brown absent.

QJP QUASI-JUDICIAL PROCEDURES

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: 25-0754

NEW NEW BUSINESS

NPH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 12, DIVISION 1, UNIFORM REDEVELOPMENT STANDARDS COMMUNITY DEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE.

This is Public Hearing to request to amend Article 12 Community Redevelopment Code, to revise the standards, criteria and process to obtain alternative compliance in Community Redevelopment Areas (CRA).

Requested by: Elysse Elder, Deputy County Attorney

Presented by: Elysse Elder, Deputy County Attorney

Susan Kores, Community Development Director

Agenda Item: 25-0902

STAFF: Elysse Elder presented. Susan Kores provided background on the current process.

LPA: Mr. Moir asked if the notice requirements for the CRA are the same for a property outside of the CRA.

STAFF: Ms. Kores stated that the notice for CRA meetings and the agenda is posted for the public. Ms. Elder stated that the notice requirements for a variance through BOZA (Board of Zoning Adjustment) is stricter than in the CRA, this was done because of the nature of the CRA and the mission of the CRA. The CRA agenda will be posted so that neighbors can see that and then come to the meetings or send emails to voice Public Comment.

LPA: Mr. Moir asked if it was considered to have these go before the BOZA.

STAFF: Ms. Elder stated that they did not because BOZA has a separate ordinance, therefore their powers are limited. The CRA Board is wider and is a unique area and will understand the needs of those area's best.

LPA: Mr. Moir asked if the largest exceptions are expected to be for landscaping and plant material.

STAFF: Ms. Kores stated those requests would still go to the Growth Management Director.

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

MOTION: A Motion was made by Mr. Engskow to approve staff's recommendation of approval;
SECONDED by Mr. Hartman. The Motion **CARRIED** 3 - 0 with Mr. Campenni and Dr. Brown absent.

COMMENTS:

1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling stated that he appreciates the work Ms. Elder and Ms. Kores put into this proposal. He let the Board know that the next meeting is scheduled for May 15, 2025.
3. **LPA** – Mr. Moir and Mr. Hartman expect to be in attendance on the 15th. Mr. Engskow will not be available.

ADJOURN:

The Local Planning Agency meeting of April 17, 2025, adjourned at 7:20 pm.

Respectfully Submitted:

Approved by:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

Mr. Campenni, Chair

Date Signed

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