



**Martin County
Local Planning Agency
Agenda - FINAL AGENDA**

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

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 Lameda, School Board Liaison, 12/2025

Thursday, May 15, 2025

7:00 PM

Commission Chambers

CALL TO ORDER

ROLL CALL

MINU APPROVAL OF MINUTES

MINU-1 APRIL 3, 2025

The Board is asked to approve the minutes from April 3, 2025.

Agenda Item: [25-0951](#)

MINU-2 APRIL 17, 2025

The Board is asked to approve the minutes from April 17, 2025.

Agenda Item: [25-0952](#)

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: [25-0815](#)

NEW NEW BUSINESS

NPH-1 THE AMERICAN HUMANE ASSOCIATION, INC., REZONING (A089-002) (QUASI-JUDICIAL)

This is a request by Gary Oldehoff on behalf The American Humane Association, Inc., for a proposed amendment to the county zoning atlas for an agricultural designation. The proposed amendment is to change the existing zoning district on two contiguous parcels of land with an approximate area of 13.49-acres from A2 (Agricultural District) to AR-5A (Agricultural Ranchette District) or the most appropriate zoning district. The AR-5A zoning district is consistent with the site's current future land use designation of Agricultural Ranchette. The site is located at the northwest corner of SW Quail Hollow Street and SW Citrus Boulevard, at 4903 SE Quail Hollow Street in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption

Requested by: Gary Oldehoff., Esq., Gary K. Oldehoff, P.A.
Presented by: Brian Elam, Principal Planner, PMP, Growth Management Department
Agenda Item: [25-0947](#)

NPH-2 JENSEN BEACH MHP, LLC, REZONING (P125-013) (QUASI-JUDICIAL)

This is a request by Cuozzo Planning Solutions, Inc., on behalf of Jensen Beach MHP, LLC for a proposed amendment to the county zoning atlas to change the zoning district classification on ten parcels with an approximate area of 17.27-acres from Planned Unit Development (PUD) to RS-5 (Low Density Residential District) and LC (Limited Commercial District) or the most appropriate zoning districts. The RS-5 and LC zoning districts are consistent with the site's current future land use designations of Low Density and Commercial Limited. The subject site is located at intersection of NE Indian River Drive and NE 1st Street, approximately 100 feet north of NE Pineapple Avenue/NE Causeway Boulevard at 3830 NE Indian River Drive in Jensen Beach. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Donald J. Cuozzo, Cuozzo Planning Solutions, Inc.
Presented by: Brian Elam, Principal Planner, PMP, Growth Management Department
Agenda Item: [25-0948](#)

COMMENTS

1. PUBLIC
2. MEMBERS
3. STAFF

ADJOURN

ADA

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at: www.martin.fl.us/accessibility-feedback