



# 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**

---

<b>Thursday, June 20, 2024</b>	<b>7:00 PM</b>	<b>Commission Chambers</b>
--------------------------------	----------------	----------------------------

---

#### 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 Attorney .....Elysse 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.

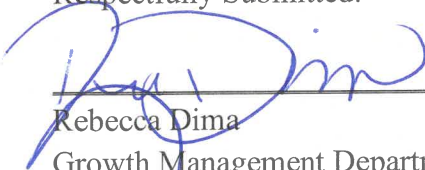
3. **LPA** – Mr. Campenni stated he will not be at the July 18, 2024, meeting. Ms. Norton and Mr. Thornton said they will be there. Mr. Hartman said he thinks he will be able to attend.

**ADJOURN:**

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

Respectfully Submitted:

Approved by:

  
\_\_\_\_\_  
Rebecca Dima

  
\_\_\_\_\_  
Niki Norton, Chair

Growth Management Department  
Agency Recorder/Notary

7/20/2024  
\_\_\_\_\_  
Date Signed