



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 Lameda, School Board Liaison, 12/2025

Thursday, February 6, 2025

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
Howard L. Brown
Juan Lameda – School Board Liaison

Absent:

Jared Engskow
Rick Hartman

Staff Present:

Deputy County AttorneyElysse Elder
Growth Management Director.....Paul Schilling
Deputy Growth Management Director.....Peter Walden
Principal Planner, Growth Management.....Brian Elam
Agency Recorder/Notary..... Rebecca Dima

MINU APPROVAL OF MINUTES - NONE

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: 25-0604

NEW NEW BUSINESS

NPH-1 HOBE SOUND STORAGE MAJOR FINAL SITE PLAN (H164-002) (QUASI-JUDICIAL)

This is a request by Thomas Engineering Group, LLC on behalf of Employees Money Purchase Pension Plan & Trust of Boca Cardiology Associates Babic & Vinci PA FBO Stephen Babic for a Major Final Site Plan approval to construct a 3-story, approximately 94,132 square foot residential storage facility and associated infrastructure on an approximate 4-acre undeveloped property. The subject site is located east of SE Federal Highway approximately 0.28 miles south of SE Heritage Boulevard, south of the Bethel Lutheran Church in Hobe Sound. Included in this application is a request for a Certificate of Public Facilities Reservation.

Requested by: Brandon Ulmer, Thomas Engineering Group, LLC.

Presented by: Brian Elam, PMP, Principal Planner, Growth Management Department

Agenda Item: 25-0491

***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. Elam presented and turned in his work history as well as the Applicant's Agent's work histories. Mr. Elam also turned in two additional Public Comments received for the record.

LPA: Mr. Moir stated that he did not believe the Board had ever reviewed a Final Site Plan before a Land Use and Zoning change was instituted.

STAFF: Mr. Elam stated that the BOCC will hear those at the next meeting and if they do not pass, he believes this application will be withdrawn. Ms. Elder further clarified that the LPA Board had heard the two previous applications.

LPA: Mr. Moir stated he believes what they heard previously for the FLUM was under a different name and is therefore concerned that there are too many balls on the court right now.

STAFF: Mr. Elam and Ms. Elder stated that there are no new entities involved with this project.

APPLICANT: Bob Raynes, with Gunster Law Firm, presented and turned in the notices to the neighboring property owners.

APPLICANT: Mr. Raynes asked Mr. Elam to confirm his work history and then asked him several questions to confirm the facts stated within the Staff Report dated 12/11/2024.

STAFF: Mr Elam answered all Mr. Raynes' questions.

APPLICANT: Mr. Raynes introduced Mr. Brandon Ulmer and asked him to confirm he had been sworn in and asked Mr. Ulmer to explain his work history. Mr. Raynes turned in Mr. Ulmer's resume for the record. Mr. Ulmer went over his work history, then presented as well on behalf of the Applicant.

APPLICANT: Mr. Raynes introduced Mr. Steve Tedder with Live Oak Capital Partners and confirmed that he had been sworn in. Mr. Raynes turned in a copy of Mr. Tedder's bio for the record. Mr. Tedder then went over the plans for this project.

APPLICANT: Mr. Raynes responded to Mr. Moir's earlier questions and explained that this has been the same Applicant for this project since the beginning. He then explained that the rezoning and Land Use applications were continued at the BOCC in order to address concerns that had come to their attention by neighbors. They were never presented to the Commissioners.

LPA: Mr. Moir asked about drainage in the rear of the property. Is there access or an easement to keep that area clear.

APPLICANT: Mr. Ulmer stated there is access, however, it is not on this property. It is County property.

LPA: Dr. Brown asked Mr. Ulmer to confirm that this is a total walk-in type of facility.

APPLICANT: Mr. Ulmer confirmed this. Mr. Tedder then explained that there is not enough unloading room for tractor trailers.

PUBLIC: The following people spoke regarding this item: Bruce Montefusco and Laura Whalen.

APPLICANT: Mr. Raynes addressed some of the comments made regarding the number of storage facilities in the area and stated he would be happy to speak with the Engineer that Ms. Whalen referenced in her comments.

LPA: Mr. Moir made an observation regarding the order of the presentations for zoning not being approved already.

STAFF: Mr. Elam explained that this application is contingent upon the other applications being approved at the BOCC. Mr. Schilling further clarified this and quoted Section B of the Staff Report regarding the need to have the approval of the separate applications.

APPLICANT: Mr. Raynes clarified that the question before the LPA Board tonight is to review the Site Plan application and make a recommendation to the BOCC regarding that. If the Land Use and Zoning change do not pass at the BOCC then this would be irrelevant.

LPA: Mr Moir reiterated his concerns.

STAFF: Ms. Elder clarified the process and explained that this application would not move forward if the Land Use and zoning items do not get approved at the BOCC.

LPA: Mr. Campenni stated he does understand Mr. Moir’s concerns and that it is extremely unusual for them to have to remember what happened a year ago regarding the Land Use and zoning applications the LPA previously heard regarding this. He further stated that he would like to have this item moved forward to a motion to get a recommendation, whether for or against, to the BOCC.

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

LPA: Mr. Moir reiterated his concerns and asked Staff to be sure to include details in future Staff Reports if something like this happens again.

STAFF: Ms. Elder let the members know that she did look up the previous vote regarding the Land Use and rezoning which took place at June 1, 2023, LPA Meeting. They had a 2-2 vote; therefore, no recommendation went to the BOCC regarding those applications.

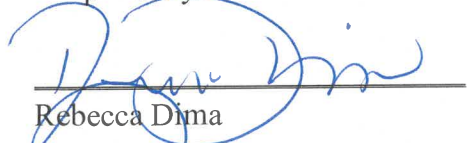
COMMENTS:

1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling polled the Board Members regarding their presence at the next meeting which will be held Feb. 20, 2025.
3. **LPA** – Mr. Moir will be unable to attend on the 20th. Mr. Campenni and Dr. Brown are both available to attend on the 20th.

ADJOURN:

The Local Planning Agency meeting of February 6, 2025, adjourned at 7:56 pm.

Respectfully Submitted:



Rebecca Dima
Growth Management Department
Agency Recorder/Notary

3/6/2024

Date Signed

Approved by:



Mr. Campenni, Chair