



**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  
Julie Sessa, School Board Liaison

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**Thursday, February 5, 2026 7:00 PM**

**Commission Chambers**

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**Call To Order**

Mr. Campenni, Chair, called the meeting to order at 7:05 pm. A quorum was present.

**Roll Call**

LPA Present:

Jared Engskow  
Thomas Campenni, Chair  
Howard L. Brown  
James Moir, Vice Chair  
Julie Sessa – School Board Liaison

LPA Absent:

Rick Hartman

Staff Present:

Elysse Elder, County Attorney  
Paul Schilling, Growth Management Director  
John Sinnott, Principal Planner, Growth Management  
Rebecca Dima, Agency Recorder/Notary

## **Approval of Minutes**

### **MINU-1 - October 2, 2025**

The Board is asked to approve the minutes from October 2, 2025.

#### **Agenda Item: 26-0511**

**Motion:** A Motion was made by Mr. Moir to approve Staff's recommendation of approval; Seconded by Mr. Engskow. The Motion Carried 4 - 0 with Mr. Hartman 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: 26-0516**

## **Departmental**

### **DEPT-1 Annual Election of New Officers**

The Board is asked to elect a new Chairman and a new Vice Chairman at the first meeting of each calendar year.

Requested by: Paul Schilling, Growth Management Director

Presented by Paul Schilling, Growth Management Department Director

#### **Agenda Item: 26-0517**

**Motion:** A Motion was made by Mr. Moir to reelect Mr. Campenni as Chair. The Motion Carried 4 - 0 with Mr. Hartman absent.

**Motion:** A Motion was made by Mr. Engskow to reelect Mr. Moir as Vice-Chair. The Motion Carried 4 - 0 with Mr. Hartman absent.

### **DEPT-2 Appointment to the Affordable Housing Committee**

The Local Planning Agency is asked to appoint one of their members to commit to the Affordable Housing Committee for a 2-year term.

Requested by: Paul Schilling, Growth Management Director

Presented by Paul Schilling, Growth Management Department Director

#### **Agenda Item: 26-0518**

A discussion was had amongst the Board Members.

**Motion:** A Motion was made by Mr. Engskow to nominate Mr. Moir to the Affordable Housing Committee for a 2-year term. The Motion Carried 4 - 0 with Mr. Hartman absent.

## **New Business**

### **NPH-1 - BRIDGE ROAD CAR CLUB MAJOR FINAL SITE PLAN (T130-005) (QUASI-JUDICIAL)**

This is a request by HJA Design Studio, LLC, on behalf of MCFL Properties, LLC, for major final site plan approval to construct 3 one-story vehicular self-storage buildings and associated infrastructure. The buildings consist of 36 storage units totaling approximately 55,823 square feet. The subject 32.27-acre site is currently undeveloped and is located at 7550 SE Bridge Road, approximately 0.32 miles northeast of the intersection of SE Powerline Avenue and SE Bridge Road, in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Requested by: Erika Beitler, HJA Design Studio, LLC.

Presented by: John Sinnott, Principal Planner, Growth Management Department

### **Agenda Item: 26-0519**

#### **\*For the Record:**

LPA: Ex-parte communication disclosures: Mr. Moir has spoken with the Applicant. All other members present had no ex-parte communications.

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 with the Clerk.

**LPA:** Mr. Moir asked how the water will move through the property.

**Staff:** Mr. Sinnott stated that there will be culverts through the driveway and suggested the Applicant's representatives would also address this during their presentation.

**LPA:** Mr. Moir asked how the wetlands are being created.

**Staff:** Mr. Sinnott stated that the existing area is a wetland buffer and will be restored and suggested the Applicant's representatives would also address this during their presentation.

**LPA:** Mr. Moir asked if there will be any excavation on the property and would it be hauled offsite.

**Staff:** Mr. Sinnott stated that no excavation will be taken offsite.

**LPA:** Mr. Campenni asked if the culverts were shown on the site plan.

**Staff:** Mr. Sinnott stated they should be shown on the construction plans.

**Applicant:** Ms. Beitler presented for the Applicant and turned in the affidavit of notification to surrounding property owners. She stated that the culverts are currently not shown on the plans but said the Applicant will provide plans showing them to be able to satisfy the Board Member's questions.

**Staff:** Mr. Schilling made a statement regarding a technical issue that was occurring regarding the documents being shown on screen. The live feed on YouTube was not properly capturing the documents; however, this would be corrected with the recording, and they will be able to be seen at a later date.

**Applicant:** Ms. Beitler continued her presentation.

**LPA:** Mr. Moir asked if it will be possible for a large car delivery truck to make the turns needed?

**Applicant:** Ms. Beitler said, yes, all the turn arounds are big enough.

**LPA:** Dr. Brown asked for clarification regarding the “diesel” lane that had been mentioned.

**Applicant:** Ms. Beitler stated that she had misspoken when she said “diesel lane”; she meant to say deceleration lane.

**LPA:** Mr. Moir asked if the building was planned to be 35’ high.

**Staff:** Mr. Sinnott stated it is planned to be 35’ to 37’ and is a one story with a mezzanine, which is not considered a second story by Florida Building Code.

**Staff:** Mr. Schilling stated that it is not uncommon in a commercial building to have an interior mezzanine and be a one story.

**Staff:** Mr. Sinnott asked the Applicant to confirm that the units will be condominium ownership.

**Applicant:** Ms. Beitler said yes, they will be fee simple.

**LPA:** Mr. Moir posed questions to the Applicant regarding the drainage of water on the property.

**Applicant:** Mr. TJ Shaw with Captec Engineering presented the plans for the drainage and culverts.

**LPA:** Mr. Moir asked Mr. Shaw if it was his opinion that there would be no flooding of the recycling facility.

**Applicant:** Mr. Shaw said he believed there would be no flooding.

**LPA:** Mr. Campenni asked if there will be an HOA agreement put in place.

**Applicant:** Matt Basaraba, representative for the developer, said, yes, the agreement and restrictions are all in place and include the PAMP and conservation. The restrictions will be recorded.

**LPA:** Mr. Campenni asked how big the mezzanine will be.

**Applicant:** Mr. Basaraba stated it is one half the size of the building.

**Public:** The following people spoke regarding this item: Gary Ehrler.

**Applicant:** Mr. Basaraba replied to Mr. Ehrler’s comments regarding the possibility of the cars being cleaned on site. He stated that the HOA documents restrict any maintenance and that units purposely do not have drains in them to deter the washing of the vehicles within them.

**LPA:** Mr. Moir asked what the elevation of the site is and what will the stem wall be.

**Applicant:** Mr. Basaraba stated that the elevation is 18 inches, and the stem wall is 24 inches all around.

**Motion:** A Motion was made by Mr. Moir to approve Staff's recommendation of approval; Seconded by Mr. Engskow. The Motion carried 4 - 0 with Mr. Hartman absent.

**Comments:**

**Public:** None

**Staff:** Mr. Schilling let the Board know that there are items for the next meeting to be held on February 19<sup>th</sup>.

**LPA:** Mr. Campenni will not be attendance on the 19<sup>th</sup>. Mr. Engskow is unsure if he is available and Mr. Moir and Dr. Brown plan to attend.

**Adjourn:**

The Local Planning Agency meeting of \_\_\_\_\_, adjourned at \_\_\_\_\_ pm.

Respectfully Submitted by:

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

Approved by:

\_\_\_\_\_  
**Thomas Campenni, Chairman**

Dated: \_\_\_\_\_