



**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

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**Thursday, February 6, 2025**

**7:00 PM**

**Commission Chambers**

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**CALL TO ORDER**

**ROLL CALL**

**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](#)

## **COMMENTS**

1. PUBLIC
2. MEMBERS
3. STAFF

## **ADJOURN**

### **ADA**

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