

# HERITAGE RIDGE PUD

PARCEL C-4, LOT 2B FINAL SITE PLAN  
(A/K/A STORAGE PLACE HOBE SOUND) (K024-006)

Board of County Commissioners

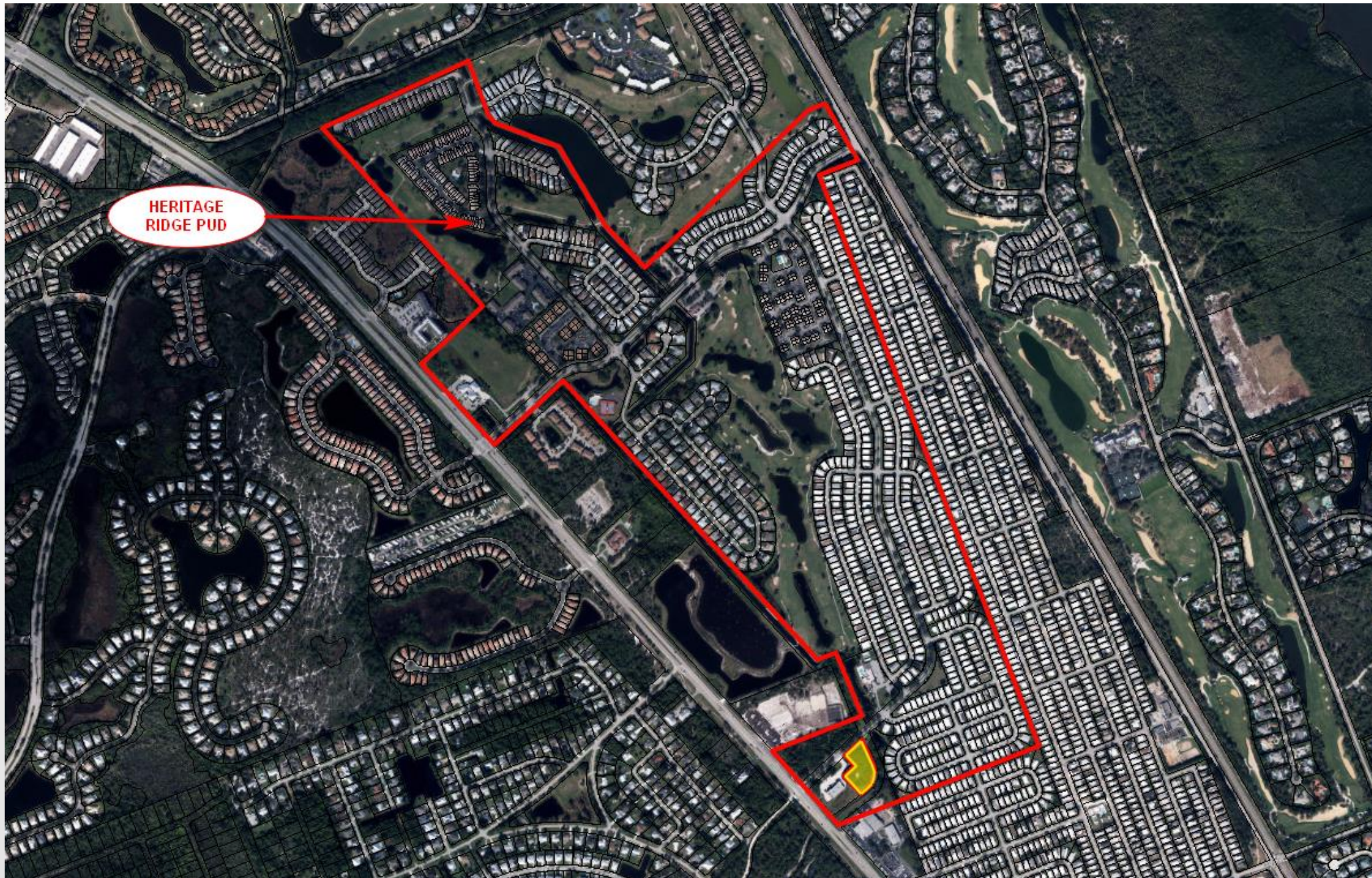
May 5, 2026

Owner/Applicant: 8280 Constitution, LLC

Requested by: McCarty & Associates Land Planning & Design LLC

Project Coordinator: John Sinnott, Principal Planner





HERITAGE  
RIDGE PUD

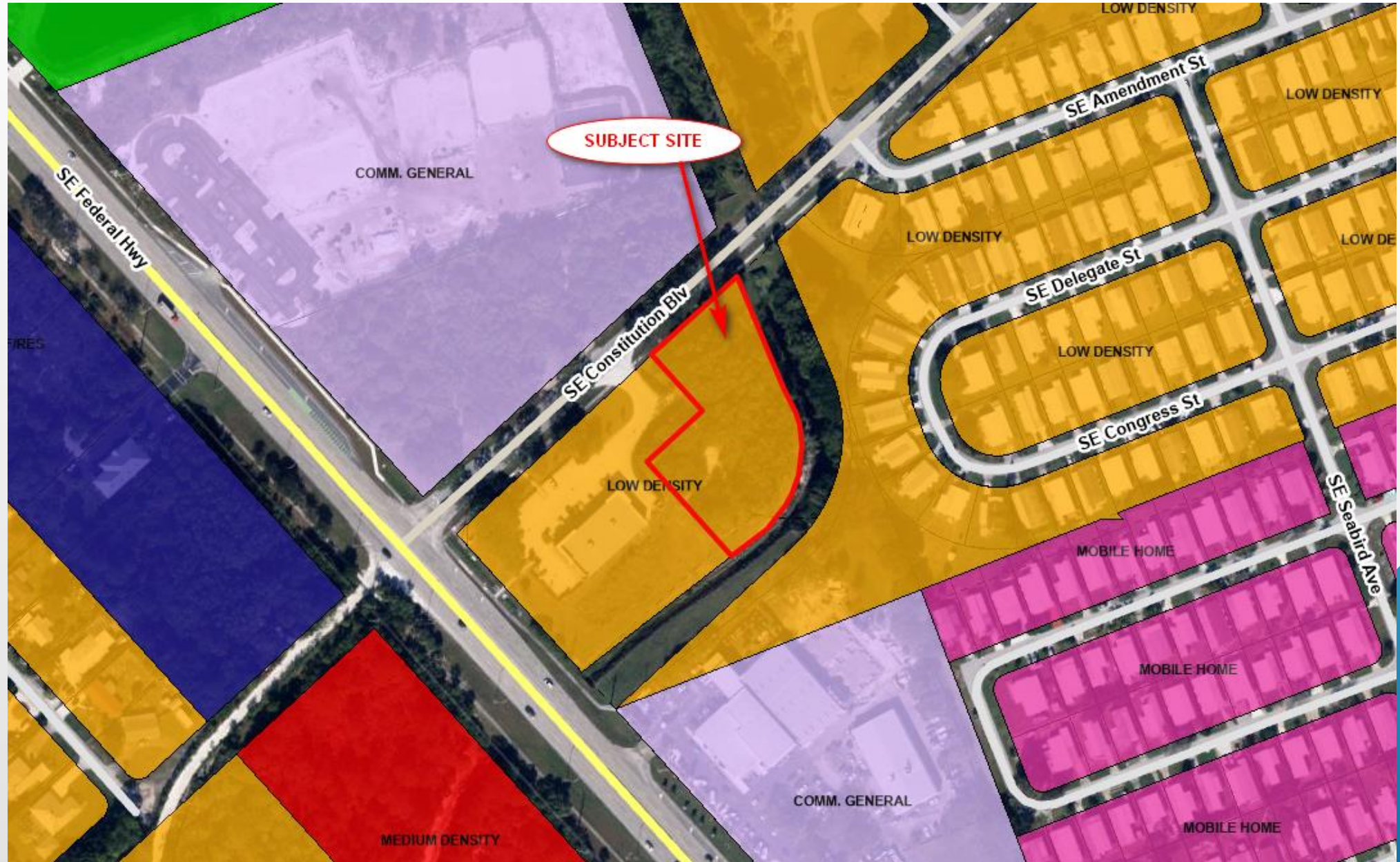




# ZONING



# FUTURE LAND USE



# HERITAGE RIDGE PUD

- DRI and PUD Zoning Agreement approved October 1978 for residential units, recreational areas, golf course, open space, public service areas and commercial areas.
- 1978 PUD Agreement: “Parcel C-4 shall be developed as if zoned ‘B-1’, business district”



# HERITAGE RIDGE PUD

- Most recently modified via the Ninth Amendment in September 1989 : “ Parcel C-4 shall be developed as if zoned General Commercial, according to the Martin County Zoning Regulations, as amended from time to time.”
- The proposed development is within the allowable commercial square footage according to the Ninth Amendment.



# PARCEL C-4, LOT 2B FINAL SITE PLAN

- Three story, 64,260 square foot residential storage facility (a/k/a Storage Place Hobe Sound) and associated infrastructure.
- Ingress/egress will be provided via an existing easement through the Dollar General property to the west.
- A parking rate adjustment is requested pursuant to Section 4.625, Martin County LDR. Nine parking spaces are proposed.

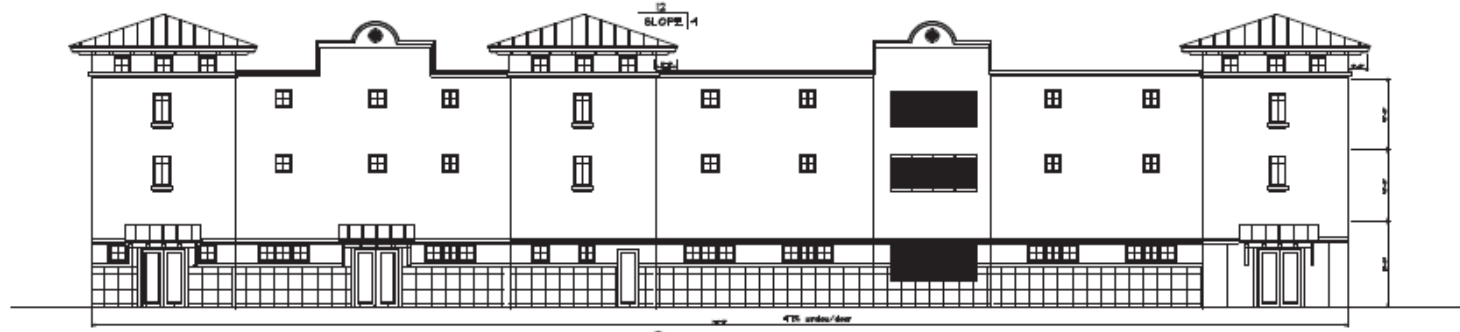




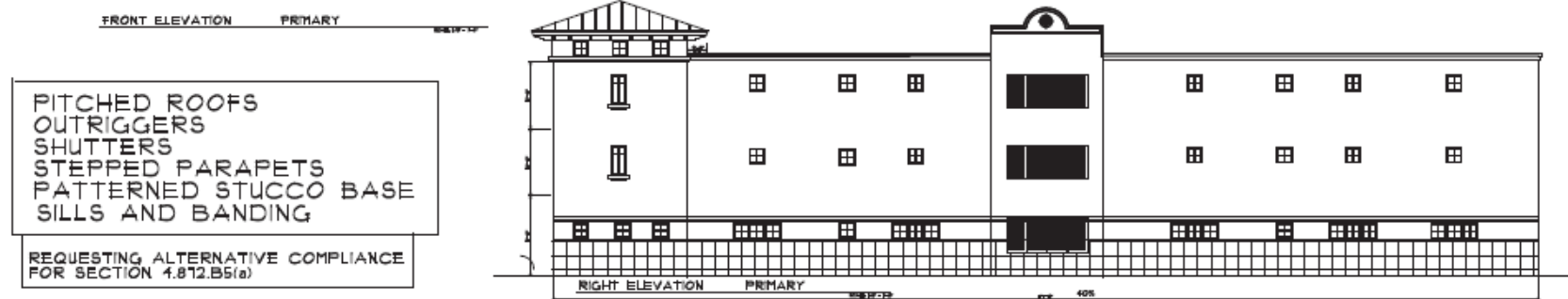
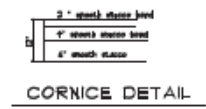
# ARTICLE 4, DIVISION 20 – COMMERCIAL, MULTIFAMILY, AND INDUSTRIAL DESIGN

- The applicant is requesting alternative compliance from Article 4, Division 20.
  - Primary façade transparency/fenestration
  - Dumpster location
- Staff recommend approval.
- The Board of County Commissioners is the final decision maker for this application.

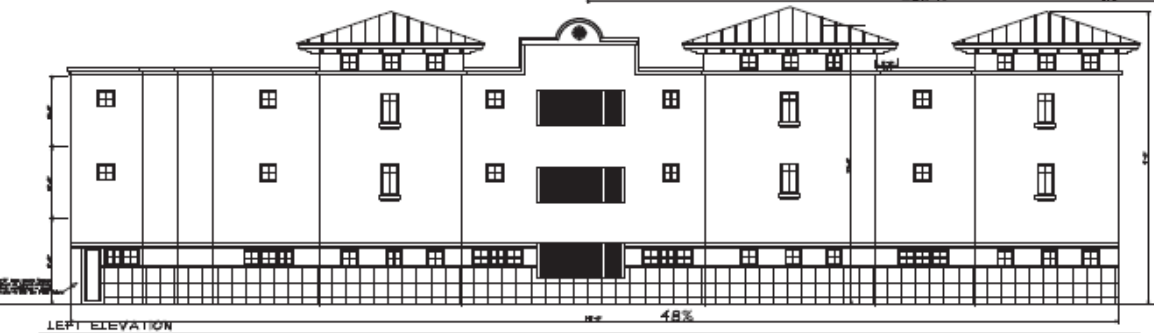
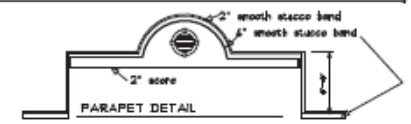




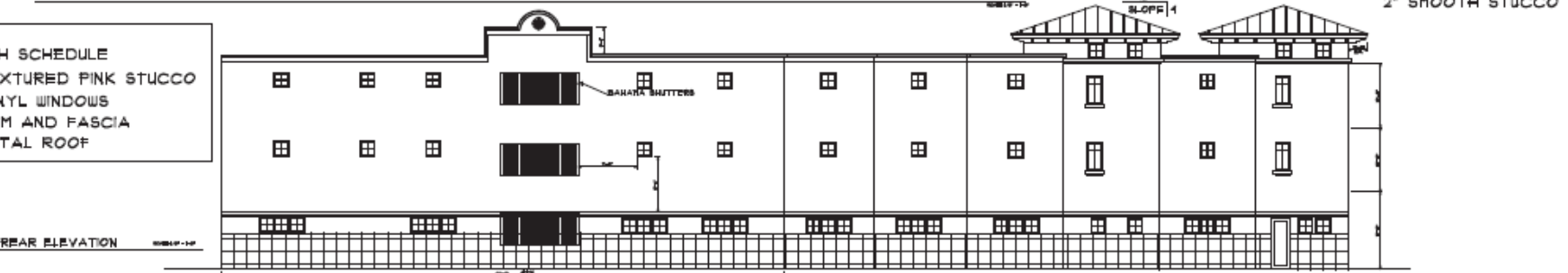
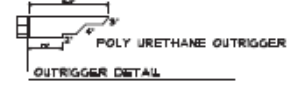
FRONT ELEVATION PRIMARY



RIGHT ELEVATION PRIMARY



LEFT ELEVATION



REAR ELEVATION

PITCHED ROOFS  
OUTRIGGERS  
SHUTTERS  
STEPPED PARAPETS  
PATTERNED STUCCO BASE  
SILLS AND BANDING

REQUESTING ALTERNATIVE COMPLIANCE  
FOR SECTION 4.812.B5(a)

FINISH SCHEDULE  
LIGHT TEXTURED PINK STUCCO  
WHITE VINYL WINDOWS  
WHITE TRIM AND FASCIA  
WHITE METAL ROOF

Revisions:  
March 11, 2025

Date Drawn: 6/26/24  
Drawn by: DRB  
Checked by: D.R.B.

Heritage Ridge PUD Parcel C-4 Lot 2B  
STORAGE PLACE HOBE SOUND  
Marion County Florida

Bradley & Braden, AIA, PA  
Architects  
401 Green Springs Avenue  
Tel: (772) 281-2228  
Fax: (772) 281-2228  
E-Mail: info@bradleybraden.net  
Suwannee, FL 32088



Sheet  
2  
Of  
Case #  
24-135



# REVIEW OF APPLICATION

- Pursuant to Martin County LDR, Table 10.5.F.9, review of this application is not required by the Local Planning Agency (LPA).
- Development review staff have found the 8280 Constitution, LLC, application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



# STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board adopt the Resolution approving the final site plan for the Heritage Ridge, Parcel C-4, Lot 2B project a/k/a Storage Place Hobe Sound.

