



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: PUD Final Site Plan

Name or Title of Proposed Project: Storage Place - Hobe Sound

Brief Project Description:

See attached project narrative.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 6/23/2022

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: K024

Previous Project Name if applicable: _____

Parcel Control Number(s)

34-38-42-093-000-00021-0

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): 8280 Constitution LLC

Company Representative: _____

Address: 7190 SE Federal Hwy #8

City: Stuart, State: FL Zip: 34997

Phone: _____ Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): 8280 Constitution LLC

Company Representative: _____

Address: 7190 SE Federal Hwy #8

City: Stuart, State: FL Zip: 34997

Phone: _____ Email: _____

Agent (Name or Company): McCarty & Associates Land Planning & Design, LLC

Company Representative: Mike McCarty

Address: 309 SE Osceola Ave, Suite 104

City: Stuart, State: FL Zip: 34994

Phone: 772-341-9322 Email: mike@mccartylandplanning.com

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): R.L. Vaught & Associates, Inc.

Company Representative: _____

Address: P.O. Box 160

City: Hobe Sound, State: FL Zip: 33475

Phone: (772) 546-8086 Email: vaught@bellsouth.net

Civil Engineer (Name or Company): Mills, Short & Associates

Company Representative: Katie Rodgers

Address: 700 22nd Place

City: Vero Beach, State: FL Zip: 32960

Phone: (772) 226-7282 Email: krodgers@millsshortassociates.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Mills, Short & Associates

Company Representative: Katie Rodgers

Address: 700 22nd Place

City: Vero Beach, State: FL Zip: 32960

Phone: (772) 226-7282 Email: krodgers@millsshortassociates.com

Architect (Name or Company): Branden & Braden Architects

Company Representative: Dan Braden

Address: 417 SE Coconut Ave

City: Stuart, State: FL Zip: 34996

Phone: 772-287-8258 Email: _____

Attorney (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): Aquatic Research, Monitoring, Equipment & deployment, LLC

Company Representative: Jennifer Acevedo

Address: PO Box 1421

City: Stuart, State: FL Zip: 34995

Phone: (772) 626-9005 Email: jennifer@aquaticresearchfl.com

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Michael McCarty
Applicant Signature

11/21/2023
Date

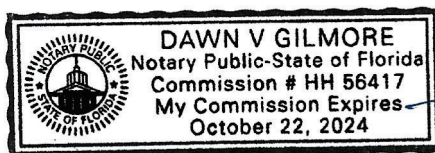
Michael McCarty
Printed Name

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☒ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21st day of November, 2023.

Mike McCarty, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

[Signature]

(Printed, Typed or Stamped Name of Notary Public)



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Digital Submittal Affidavit

I, Michael McCarty, attest that the electronic version included for the project Storage HS-1 is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

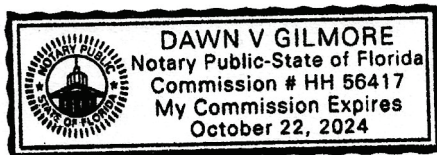
Michael McCarty
Applicant Signature

9/28/2023
Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☒ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28th day of September 2023, by Michael McCarty, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Dawn V. Gilmore

(Printed, Typed or Stamped Name of Notary Public)

DAWN V. Gilmore



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Ave, Suite 104
Stuart FL 34994
772-341-9322

**STORAGE PLACE – HOBE SOUND
PROJECT NARRATIVE**

The subject property is located at SE Constitution Blvd approximately 460 feet northeast of SE Federal Highway, Hobe Sound, within Unincorporated Martin County and is 1.49 acres as identified by PCN 34-38-42-093-000-00021-0 located in Section 34, Township 38 South, Range 42 East.

The property's zoning designation is Heritage Ridge DRI/PUD and Future Land Use Map designation is Low Density. However, the land use policies applicable to this parcel should be those for General Commercial as set forth in the original Heritage Ridge PUD Agreement executed prior to the adoption of the Comprehensive Plan and thru the 9th PUD agreement amendment (which is also included in our submittal documents). Applicant intends to develop a 64,260 square foot residential self-storage facility within Lot 2B of Parcel C-4 of the Heritage Ridge PUD. This property is not located within a Community Redevelopment Area (CRA).

The Hobe Sound BTS Retail for Lot 2 of Parcel C-4 of the Heritage Ridge PUD (Project Number K024-003) received its PUD Final Site Plan approval with a Certificate of Public Facilities Reservation on 11/20/2018 by the Martin County Board of County Commissioners via Resolution #18-11.11 recorded in OR Book 3042 Page 2867, a copy of which is included in our submittal package.

Access to the project is via a previously approved entrance from SE Constitution Boulevard, via BOCC DO-Resolution Number 18-11.11.

The site is bordered on the southeast by a right-of-way (ROW) and associated ditch, a mobile home community and a commercial property. To the northwest is SE Constitution Boulevard followed by vacant land. The southwest property boundary is also bordered by a commercial property (Dollar General) and US Highway 1.

The abutting property has a Zoning designation of PUD-R (North, East, South) and RM-8 (West). The abutting property has a Future Land Use designation of Low Density (South, East), Commercial General (North), and Medium Density (West).

A pre-application meeting for this proposed self-storage facility was held on June 23, 2022. This is our application for PUD Final Site Plan approval for the project to be called Storage Place – Hobe Sound.

The applicant would like to request a reservation of public facilities for the Storage Place – Hobe Sound project. The proposed project will connect to the water and wastewater facilities of South Martin Regional Utility (SMRU). The applicant has corresponded with South Martin Regional Utility who has provided a letter of utility availability for the project (enclosed). A pre-application meeting was held with SMRU.

The proposed development does not lie within a Special Flood Hazard Area that has an established base flood elevation.

No native upland habitat areas, no state or federal jurisdictional wetland areas and no listed flora species were observed within the limits of the subject property. The immediate surrounding area (± 2.0 miles) consists of residential and natural lands including the Atlantic Ridge Ecosystem, Scrub Oak Conservation Area, Peck Lake Park, Jimmy Graham Park and the Indian River Lagoon Blueway.

Based on the ITE trip generation manual (11th edition), land use code 151, this project will generate 93 daily trips. The proposed development is expected to generate trips less than 1% of the adjacent roadway's generalized service capacity. Therefore, a full Traffic Impact Analysis will not be required. Please see trip generation graph produced by the ITE Web App Land use code 151 is an Industrial, Mini-Warehouse use. This land use code is most applicable to the self-storage proposed. The ITE describes this land use as below:

“A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.”



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
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772-341-9322

Storage Place

Request for Parking Rate Adjustment

Subject: Justification for Parking Rate Adjustment – Proposed Self-Storage Facility

On behalf of 8280 Constitution, LLC, we submit this justification for a parking rate adjustment for the proposed 64,260-square-foot, three-story residential self-storage facility located at Storage Place.

Under the current Land Development Regulations (LDR), the required parking rate for self-storage facilities is 1 space per 1,500 square feet of gross floor area, necessitating approximately 43 parking spaces for this project. However, based on industry standards, empirical data, operational characteristics, and local precedents, we propose a reduced parking rate of 0.1 spaces per 1,000 square feet, which equates to 9 parking spaces.

Justification for Parking Rate Adjustment

1. Industry Standards and Empirical Data

The Institute of Transportation Engineers (ITE) and other national studies have established that self-storage facilities have significantly lower parking demand compared to other commercial and residential uses.

According to the ITE Parking Generation Manual (Land Use Code 151), the average peak parking demand for self-storage facilities is approximately 0.1 spaces per 1,000 square-foot of gross floor area.

- To ensure adequate parking while maintaining efficiency, we propose a conservative rate of 0.1 space per 1,000 square feet, resulting in 9 total parking spaces—which far exceeds actual observed demand levels.

2. Operational Characteristics of Self-Storage Facilities

Unlike retail or office developments, self-storage facilities experience low and infrequent customer traffic.

- Customers typically visit only a few times per month and stay for short durations.
- No sustained peak-hour demand exists, as customers access units on an as-needed basis.
- Self-storage employees are limited to a small number, further reducing the need for dedicated parking spaces.

Given these factors, the requested parking adjustment is consistent with the actual operational needs of the facility.

3. Precedents and Local Comparisons

Similar parking reductions have been granted for self-storage facilities both locally and nationwide based on empirical data and demonstrated low demand.

- For example, Parrot Circle Storage Facility received approval for a reduced parking rate after proving that the standard requirement exceeded actual parking needs.
- Many jurisdictions have recognized that self-storage parking needs differ significantly from other commercial uses and have adjusted their requirements accordingly.
- This ensures consistent and fair application of standards across similar developments.

4. Environmental and Land-Use Efficiency

Reducing unnecessary parking spaces supports Martin County's sustainability and stormwater management goals by:

- Minimizing impervious surfaces, which helps with stormwater runoff reduction.
- Decreasing heat island effects, leading to a more sustainable and environmentally friendly site.
- Enhancing land-use efficiency, allowing for better landscaping and site design.
- By right-sizing parking requirements, the project will maximize efficiency while contributing to environmental sustainability.

Conclusion

The proposed parking rate adjustment to 0.1 spaces per 1,000 square feet is backed by:

- Industry standards and ITE data demonstrate lower parking demand.
- The facility's low traffic volume and unique operational characteristics.
- Local and national precedents for reduced parking at self-storage facilities.
- Environmental benefits are associated with minimizing unnecessary pavement.

The 9 proposed parking spaces will fully accommodate both customers and employees while ensuring efficient site use.

We respectfully request approval of this adjustment and are available to provide any additional information or clarification as needed.

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
772/341-9322

Agent Authorization

To Whom It May Concern:

This letter authorizes McCarty & Associates Land Planning and Design LLC, to act as agent and represent our interests for the purposes of obtaining permits and approvals from state and local government agencies for the project known as: **Storage HS1, which is identified by 34-38-42-093-000-00021-0.**

8280 Constitution LLC

By: [Signature]

Its: Authorized Agent

Printed Name: ERIK SCHAFER

Date: 9/27/23

STATE OF: Florida
COUNTY OF: MARTIN

I HEREBY CERTIFY that for foregoing instrument was acknowledged before me this 27th day of Sept, 2023, by ERIK SCHAFER, AGENT of **8280 Constitution LLC** a Florida LLC on behalf of the company who () has produced FL DR. LICENSE as identification or (X) is personally known to me.

{NOTARY SEAL}



Notary Public

Grace A. Warner

Name Printed: Grace A. Warner

My commission expires: Sept 22, 2027



Recorded in Martin County, FL 2/7/2023 3:00 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$10.00 Deed Tax: \$0.70
 CFN#3000957 BK 3358 PG 748 PAGE 1 of 1

Prepared by and return to:

Jeffrey S Eannarino, Esq.
 EANNARINO LAW, P.A.
 7000 SE Federal Highway, Suite 305
 Stuart, FL 34997
 561-935-9024
 Parcel Control No.: 34-38-42-093-000-00021.00000

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 7 day of February 2023 between Erik Schafer, a married man, whose post office address is 7190 SE Federal Highway, Suite 8, Stuart FL 34997, Grantor, and 8280 Constitution, LLC, a Florida limited liability company to wit, Erik Schafer is the sole manager, whose post office address is 7190 SE Federal Highway, Suite 8, Stuart FL 34997, Grantee.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Martin County, State of Florida to-wit:

Lot 2B, Hobe Sound BTS Retail, according to the Plat thereof, recorded in Plat Book 18, Page 19, of the Public Records of Martin County, Florida.

- This instrument is being prepared without the benefit of a title search examination, as requested by the GRANTOR.
- This is an intra-family conveyance and therefore minimum documentary stamps are required.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

[Signature]
 Witness Name: Jeff Eannarino

[Signature] (Seal)
 Erik Schafer

[Signature]
 Witness Name: Geri Eannarino

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me the undersigned authority, by means of [X] physical presence or [] online notarization, this 7 day of February 2023, by Erik Schafer who [] are personally known or [X] has produced a FL DL as identification.

[Notary Seal]



JEFFREY S. EANNARINO
 Commission # HH 046567
 Expires November 26, 2024
 Bonded Thru Budget Notary Services

[Signature]
 Notary Public
 Printed Name: _____
 My Commission Expires: _____

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
772/341-9322

Property Transfer

To Whom It May Concern:

This letter is to certify that there has not been a property transfer since the recorded deed for the 8280 Constitution LLC. The property is identified by parcel ID: 34-38-42-093-000-00021-0

By: 

Its: Agent

Printed Name: ERIK SCHAFER

Date: 9/27/2023

STATE OF: FLORIDA
COUNTY OF: MARTIN

I HEREBY CERTIFY that for foregoing instrument was acknowledged before me this 27th day of Sept, 2023, by ERIK SCHAFER who ☒ has produced FL DR. LICENSE as identification or () is personally known to me.

{NOTARY SEAL}



Notary Public

Grace A. Warner
Name Printed: GRACE A. WARNER
My commission expires: Sept. 22. 2027

Storage HS1

34-38-42-093-000-00021-0

SE Constitution Blvd.
Hobe Sound, Florida

McCARTY & ASSOCIATES

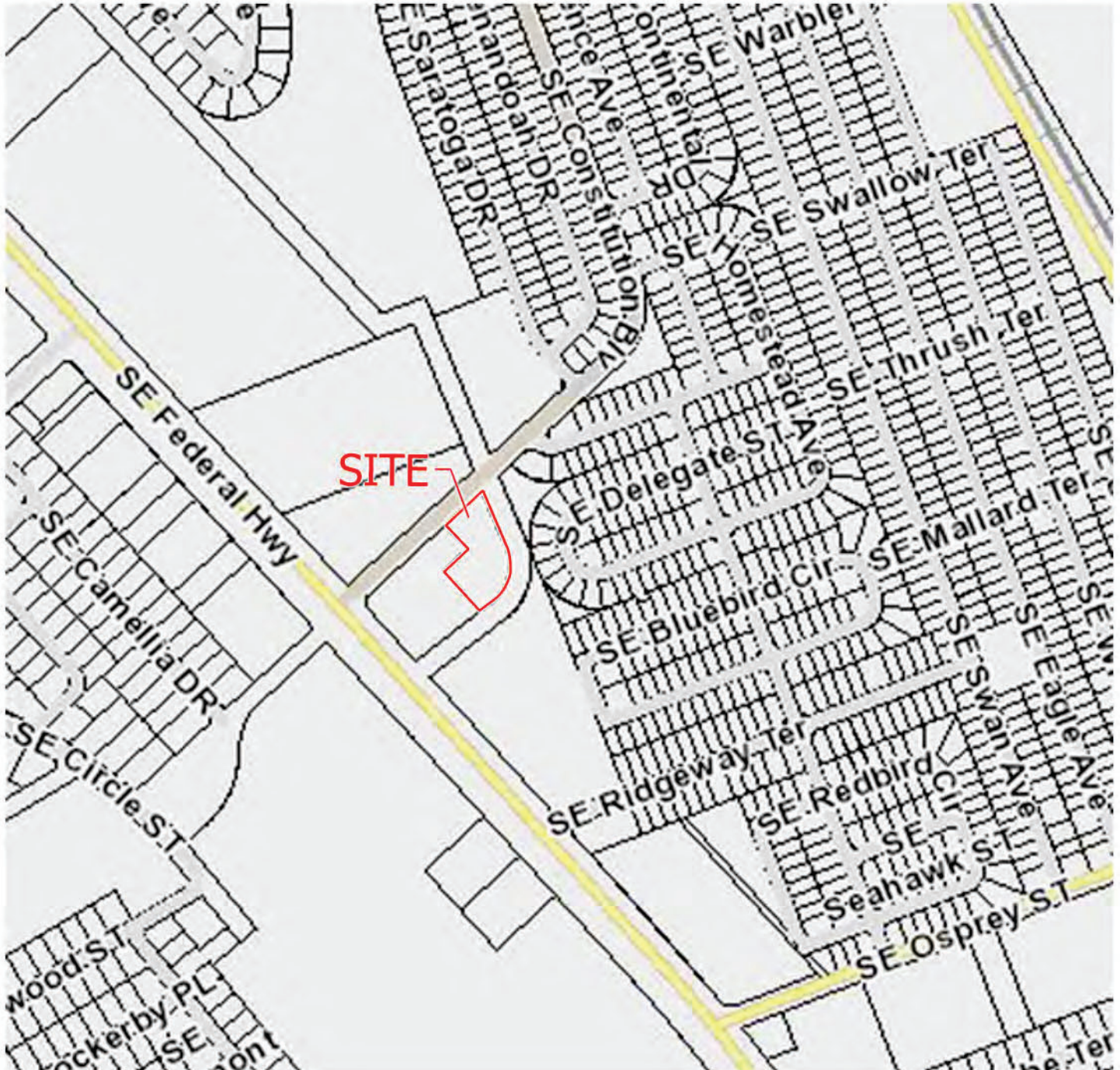
LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

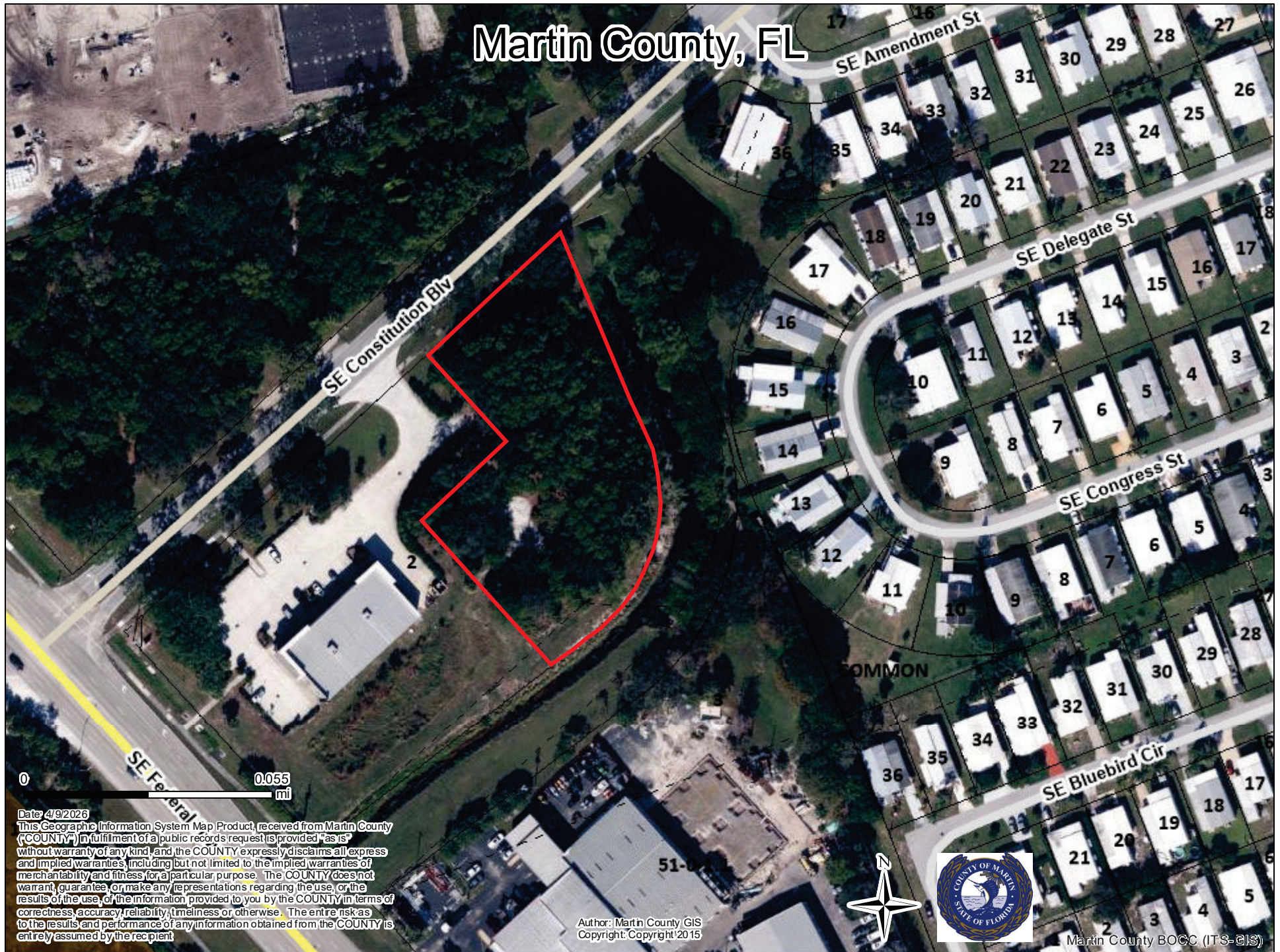
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Location Map



Martin County, FL



Date: 4/9/2026

This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
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Martin County BOCC (ITS-GIS)