

ISLAND CROSSINGS COMMERCIAL PUD

SIXTH AMENDMENT INCLUDING REVISED MASTER SITE PLAN
AND OUTPARCEL A FINAL SITE PLAN
(A/K/A BRIDGE ROAD SELF-STORAGE) (R059-011)

Board of County Commissioners

March 10, 2026

Owner/Applicant: Buhl Land South LLC

Requested by: McCarty & Associates Land Planning & Design LLC

Project Coordinator: John Sinnott, Principal Planner

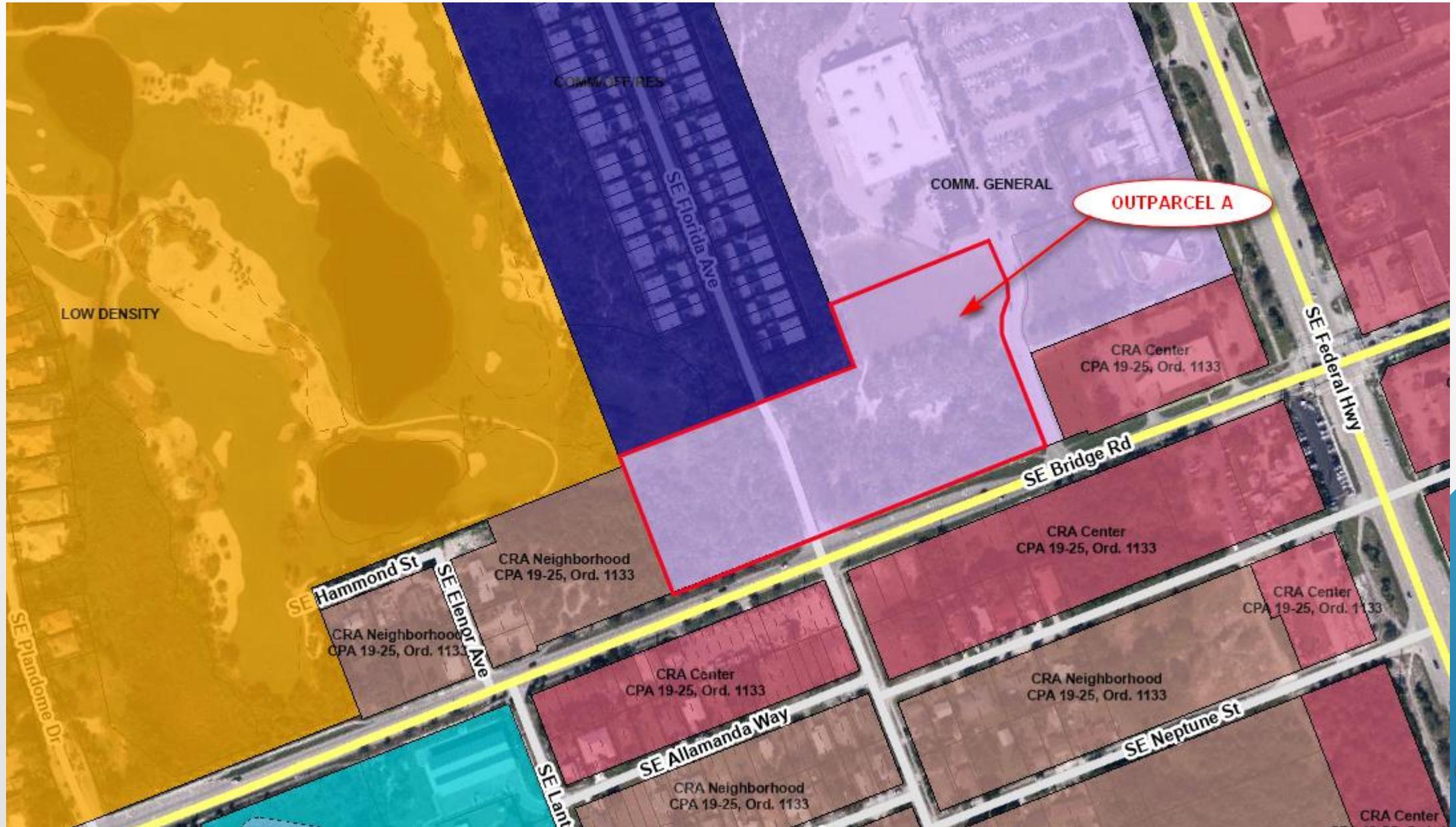




ZONING



FUTURE LAND USE



ISLAND CROSSINGS COMMERCIAL PUD

- f/k/a Roscommon Square
- Adopted in August 1989
- Most recently modified via the Fifth Amendment in August 2007
- Seven parcels totaling ~25.6 acres



PROPOSED SIXTH AMENDMENT

- Adds residential storage facility as a permitted use for Outparcel A
- Clarifies that SMRU shall provide water/wastewater service
- Removes the 0.23-acre Outparcel G, which is currently within the Hobe Sound Community Redevelopment Area
- Includes revised master site plan to reflect an increase in maximum allowable building square footage and the removal of Outparcel G
- Includes revised timetable of development for Outparcel A



OUTPARCEL A FINAL SITE PLAN

- Two story, 99,922 square foot residential storage facility (a/k/a Bridge Road Self-Storage) and associated infrastructure.
- Outparcel A owner will construct turn lanes, including a right turn lane in the SE Bridge Road right-of-way as well as left and right egress lanes in the existing internal drive connecting to SE Bridge Road.
- No change to existing 2.30-acre preserve area on Outparcel A. Exotic vegetation removal to be conducted in accordance with existing PAMP.



OUTPARCEL A FINAL SITE PLAN

- A parking rate adjustment is requested pursuant to Section 4.625, Martin County LDR. Ten parking spaces are proposed.
- Applicant's proposed PUD public benefits:
 - Pedestrian plaza with benches in southeast corner of Outparcel A.
 - ~0.52 acres of additional native upland vegetation will be preserved in landscape buffers on Outparcel A.
 - \$25,000 contribution to the Hobe Sound Historical Society to be used for restoration and maintenance of the Hobe Sound Railroad Station.



Location Map



Legal Description

LOT A, PLAT NO. 1 OF ISLAND CROSSINGS, A P.L.D. (S), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 82, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

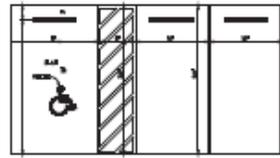
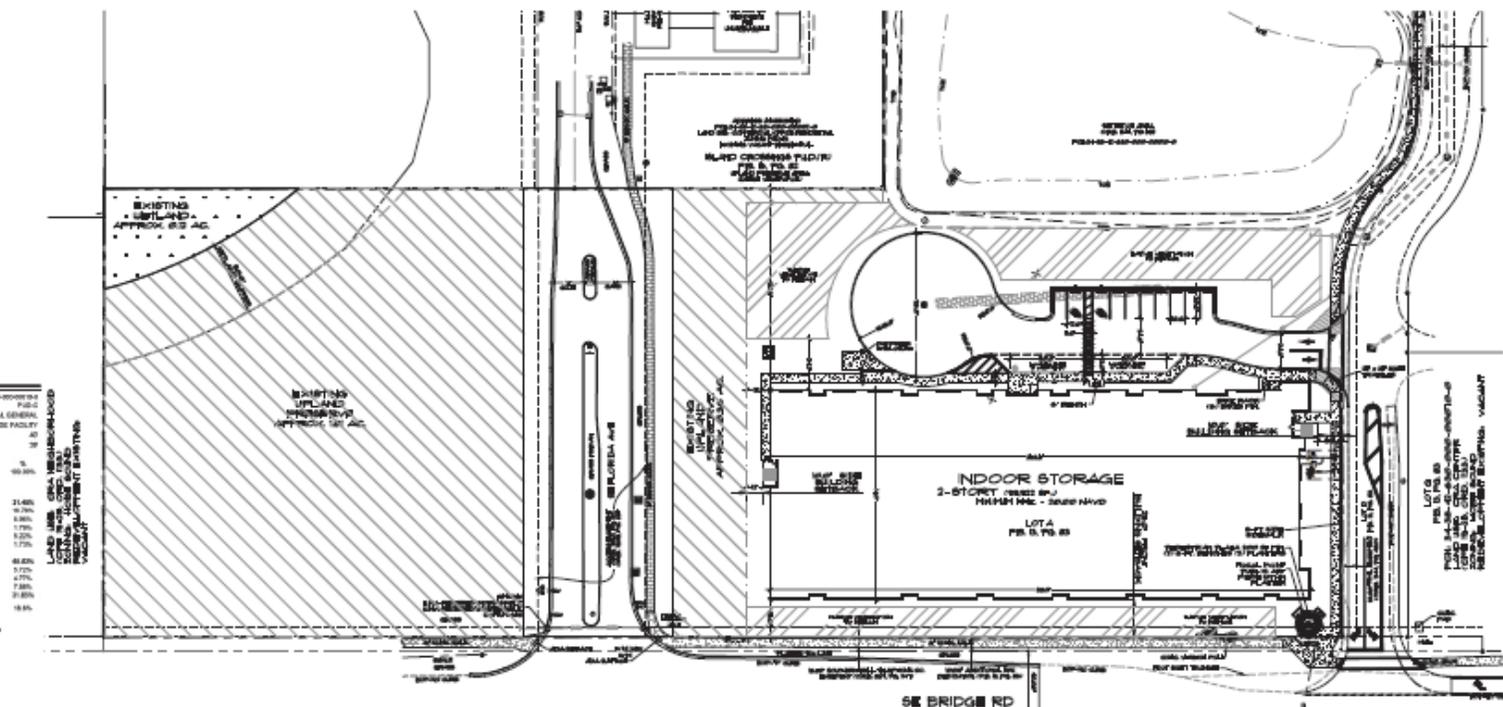
CONTAINING 8.825 ACRES, MORE OR LESS.

Site Data

NO.	DESCRIPTION	AMOUNT	PERCENT	REMARKS
1	TOTAL SITE AREA	200,710	6.61	100.00%
2	APPROXIMATE AREA	82,720	2.59	21.46%
3	PROPOSED BUILDING FOOTPRINT AREA (BNA FPA)	40,000	1.15	9.76%
4	PROPOSED PAVED DRIVEWAY AREA	17,720	0.41	4.40%
5	PROPOSED SIDEWALKS, CONCRETE, PAVED, ETC.	3,200	0.13	1.75%
6	EXISTING IMPROVED PAVED AREA	14,800	0.38	3.20%
7	EXISTING PAVED DRIVEWAY PRESERVE AREA	3,140	0.13	1.72%
8	PERMITS AREA	55,880	4.88	28.32%
9	PROPOSED LANDSCAPE AREA	17,000	0.28	3.27%
10	EXISTING LANDSCAPE AREA	14,300	0.33	4.77%
11	PROPOSED PRESERVE AREA	22,270	0.52	7.86%
12	EXISTING PRESERVE AREA	90,500	2.18	31.85%
13	EXISTING DRY RETENTION AREA	55,340	1.87	19.45%
14	PROPOSED WATER RETENTION	0	0.00	0.00%

General Notes

- ALL SIGNS SHALL MEET THE REQUIREMENTS OF CHAPTER 9, ARTICLE 4, LSR, MARTIN COUNTY CODE. SIGNS SHALL BE MAINTAINED AS SEPARATE BUILDING PERMIT.
- ALL MAJOR TREE REMOVAL SHALL BE APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE APPLICANT SHALL NOTIFY THE COUNTY ENGINEER OF ANY TREE REMOVAL PRIOR TO THE START OF CONSTRUCTION. TREE REMOVAL SHALL BE PROHIBITED UNLESS THE APPLICANT HAS OBTAINED THE NECESSARY PERMITS FROM THE COUNTY ENGINEER.
- ALL SIGNAGE MUST BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ADVISORY OR WARNING SIGNS MUST BE PROVIDED ACCORDING TO THE CODE BOOK.
- IT SHALL BE UNLAWFUL TO ALTER THE APPROVED ALLOPS, COORDINATE, OR COLOR SECTION OF OR TO CORRECTLY RECONSTRUCT OR MANUALLY REPAIR DAMAGE OR DEFECTS AND PLANTS IN THE LOTLINE OR DRIVELINE TRANSITION ZONE SUPER AREA OF CONSTRUCTION. LANSER EIGHTY UPON THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIVISION AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNER ASSOCIATION, ITS SUCCESSIONS OR ASSIGNEE TO MAINTAIN THE REQUIRED SIGNAGE AND COORDINATION OF THE RECLAIMED DRIVE AND PLANTED LOTLINE AND DRIVE TRANSITION AREA AND TO MAINTAIN THE REMOVAL OF PROTECTED AND REMAINING NON-NATURAL PLANT SPECIES FROM THESE AREAS (CODE 9.04.01.01).
- ALL SIGNAGE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
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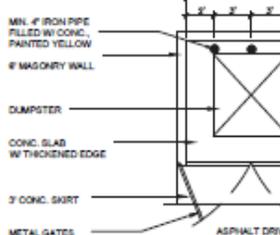
Handicap Space Detail



Regular Space Detail

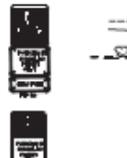
Parking Detail

NOT TO SCALE



Dumpster Detail

NOT TO SCALE



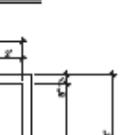
Typical Light Pole Detail

(see lighting plan)

N.T.S.

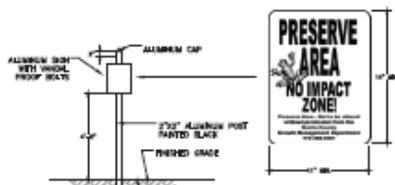
Preserve Sign Detail

NOT TO SCALE



Bike Rack Detail

NOT TO SCALE



Preserve Sign Detail

NOT TO SCALE

Typical Light Pole Detail

(see lighting plan)

N.T.S.

Preserve Sign Detail

NOT TO SCALE

Bike Rack Detail

NOT TO SCALE

Preserve Sign Detail

NOT TO SCALE



McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

STUART • FT. HIERCE

772.343.8311
www.McCarty.com
13000 McCarty Lane, Stuart, FL 34997

Island Crossings PUD, Outparcel A

Final Site Plan
Bridge Road Self-Storage

Hobe Sound, Florida 33455
Martin County, Florida



Drawn By _____ DMS

Checked By _____ MM

Scale 1" = 40'

Drawing Date 7/6/2022

1/24/2024 2/9/2024 3/19/2024

9/12/2024 10/31/2024 11/25/2024

1/21/2025 5/29/2025 7/1/2025

12/9/2025

12/9/2025

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SERVES STATE THE CALL OF FLORIDA, INC.

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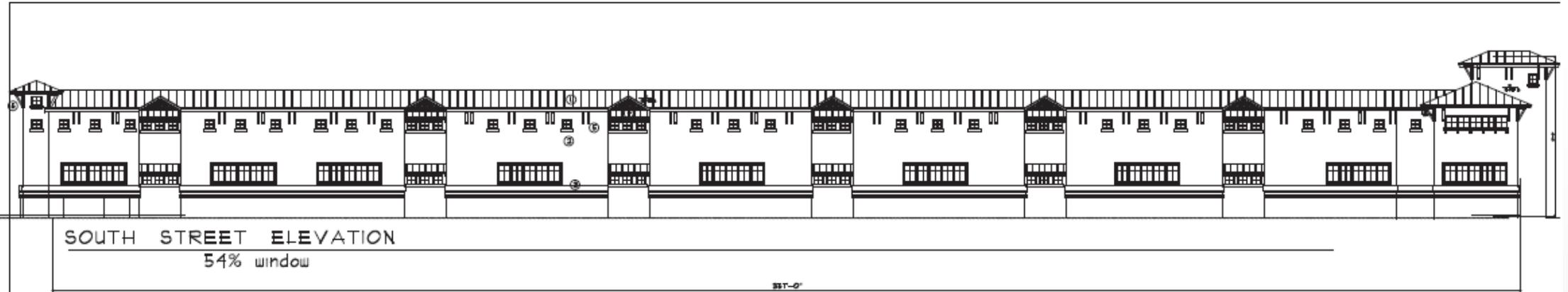


S-1

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

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

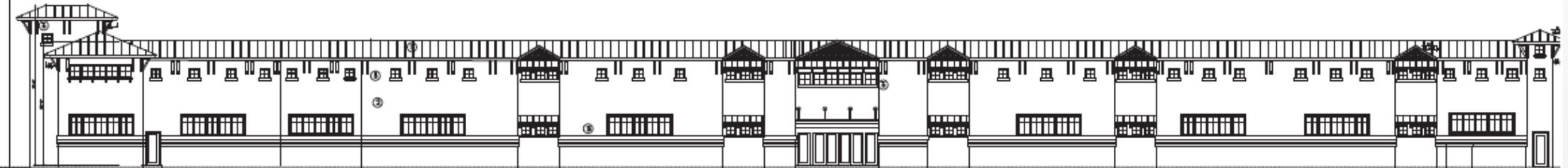




SOUTH STREET ELEVATION

54% window

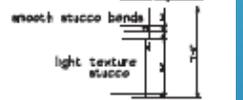
25'-0"



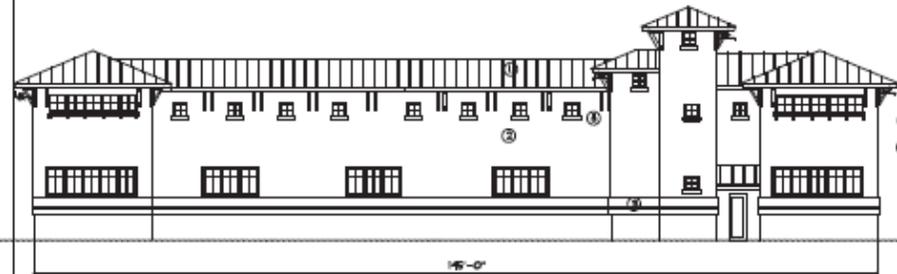
NORTH ELEVATION PARKING LOT

54% window

ARCHITECTURAL FEATURES
PEAKED ROOFS
3' OVERHANGS
ROOFS AT ENTRY
REVEAL AND RELET WORK
BANDING AND SILLS
OUTRIGGERS



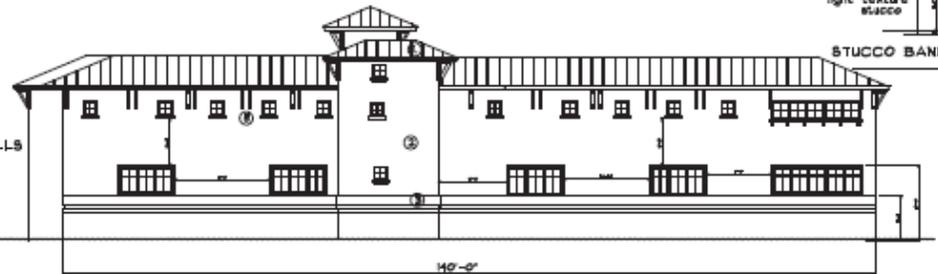
STUCCO BAND DETAIL



EAST RIGHT SIDE ELEVATION

43% windows

FINISH SCHEDULE
① STANDING SEAM METAL ROOF
WHITE
② LIGHT TEXTURED 5/8" STUCCO WALLS
PEACH
③ SMOOTH STUCCO BANDS WHITE
④ HARDPLANK SHINGLE WHITE
⑤ POLYURETHANE OUTRIGGERS
WHITE



WEST LEFT SIDE ELEVATION

41% windows

NOTE ALL FACADES ARE PRIMARY AND COMPLY WITH THE LDR CODES
REQUESTING ALTERNATIVE COMPLIANCE FOR SECTION 4.872.B5(a).

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Fax: (954) 547-2222
www.bradenbraden.com
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ISLAND CROSSING
PUD OUTPARCEL A
BRIDGE ROAD SELF STORAGE
Harris County, Florida

Date Drawn: 7/31/24
Drawn by: D.R.B.
Checked by: D.R.B.

Revised: 8/4/24
Sheet: 1
OF 4

Case #: 23-14



LOCAL PLANNING AGENCY

- This matter was heard before the LPA on March 5, 2026.
- The recommendation is presented to the Board.



REVIEW OF APPLICATION

- Development review staff have found the Buhl Land South 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 approve the Sixth Amendment to the Island Crossings Commercial PUD Zoning Agreement including the Revised Master Site Plan.
- Move that the Board adopt the Resolution approving the final site plan for the Island Crossings PUD, Outparcel A project a/k/a Bridge Road Self-Storage.

