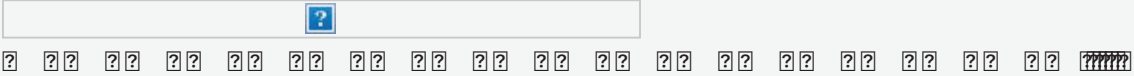


From: [Debbie Keating - Office Administrator](#)
To: [Comish](#)
Subject: FW: SELF STORAGE FACILITY
Date: Thursday, April 23, 2026 1:44:44 PM



SELF STORAGE FACILITY

BEHIND DOLLAR GENERAL, HOBE SOUND

**There will be an informative meeting on
Tuesday, April 28th 11:00 am for the Self
Storage Facility behind Dollar General.**

Meeting will be held at:

**Cambridge Heritage Ridge South
Clubhouse**

8201 SE Constitution Blvd.

Hobe Sound, FL 33455

The Board of Directors

Click Box to view

From: lynclnp1@gmail.com
To: [Comish](#)
Subject: Storage Unit Proposed in Hobe Sound
Date: Friday, May 1, 2026 1:58:31 PM

This Email Sent From External Sender

I would like to express my displeasure about the proposed 3 story building near the Dollar General. As a member of the Cambridge Community of 500+ one story mobile homes I feel the building would be an eyesore. I also feel it would attract more homeless folks who currently are in that area due to having it all lit up. Will the homeowners who are in the environs of the property get to stare at a lit up 3 story building from their back yard? Please reconsider your vote. Thank you. Lyn Chamberlin
Sent from my iPhone

From: [Maureen Dalton](#)
To: [Comish](#)
Subject: Storage Facility
Date: Friday, May 1, 2026 11:26:13 AM



I am opposed to this building which will increase traffic in our Senior Community, Cambridge, which is residential.

Maureen C. Dalton
7913 S.E. Saratoga Dr
Hobe Sound, Fl. 33455

Please confirm receipt of this email, thank you

From: [DENNIS DE VOTI](#)
To: [Comish](#)
Subject: Proposed Storage Facility At Cambridge entry area
Date: Friday, May 1, 2026 3:25:31 PM

This Email Sent From External Sender

As the owner of 6937 SE Delegate St. in Hobe Sound, this proposed facility will add to the Cambridge entry safety by bringing more people, cars, trucks to the area. This is by no means an ideal situation as it now stands with the Dollar store present and its additional traffic. Adding more hazardous activities is just not a good use of the property.

I strongly urge you to decline any permit for this proposed business.

Thank you,

Dennis DeVoti

From: [Cathi Kost](#)
To: [Comish](#)
Subject: Property next to Dollar General
Date: Friday, May 1, 2026 3:39:28 PM

This Email Sent From External Sender

I am a resident of Heritage Ridge Cambridge South and am concerned about development on the property next to Dollar General. As a 55+ community with a large percentage of people over 70, traffic on Constitution Blvd is always a concern. Dollar General has increased traffic on this road and is also used as a thruway. We have elderly walking their dogs or riding golf carts to and from our clubhouse/pool. Speeding is an issue. I question the zoning of this green space to permit building a 4 story large building. Also we have issues with bobcats and coyotes and digging up more ground space isn't good for our community and pets. Please reconsider permitting any type of building. Help preserve our environment and community and keep the green space.

Thank you
Cathi Kost
7947 SE Continental Dr.
Hobe Sound.

From: [Lorrie Sennett](#)
To: [Comish](#)
Subject: Storage
Date: Friday, May 1, 2026 2:57:01 PM

This Email Sent From External Sender

We are against the storage facility on Constitution Avenue in Hobe Sounds Cambridge Community.

Thank you;
Craig and Glora Sennett
6949 S E Congress St
Hobe Sound Fl

Sent from my iPad

From: [Sarah Downs](#)
To: [Comish](#)
Subject: Please don't approve the storage facility on Constitution in Hobe Sound
Date: Saturday, May 2, 2026 10:48:13 AM



To Whom It May Concern,

While my husband and I were walking to Dollar General on the corner of US 1 and Constitution Blvd, we saw four river otters frolicking in the run-off water pond. If the storage facility is constructed, it's goodbye to all of the wild life that depends upon that wet land area. I sincerely hope you do not approve the facility, or if you do, you require a good chunk of the trees remain along the edge of the run-off pond and Constitution. Do we really need more storage facilities over natural spaces where wildlife thrives? If that building goes in that area, the wet land will be paved over-plus there will be a negative impact on our property values. Let's keep what little we have left of our natural and beautiful Hobe Sound and let's not make the neighboring homes in the Cambridge community pay the price.

Thank you for your consideration,
Sarah and Joel Downs
7038 SE Delegate St.
Hobe Sound, FL

From: [Debra Longberg](#)
To: [Comish](#)
Subject: Storage facility
Date: Saturday, May 2, 2026 12:43:51 PM



To whom it may concern,

I am strongly Opposed to the Storage Facility being considered by Cambridge community in Hobe Sound!

-Debra Longberg

914 260-4940

Ellen Cooke
7926 SE Independence Avenue
Hobe Sound, FL 33455

Martin County Board of Commissioners
2401 SE Monterey Road
Stuart, FL 34996

Subject: Opposition to Proposed Three Story Self Storage Facility at Constitution Blvd and US1

Dear Members of the Board,

I am writing to express my strong opposition to the proposed construction of a three-story, self-storage facility at the entrance to the Cambridge at Heritage Ridge community, a one-story residential community in Hobe Sound.

This project is fundamentally incompatible with the character and scale of the surrounding neighborhood. Our community consists entirely of low-rise residential homes, and there are no other three-story commercial structures anywhere in the area. Approving a development of this height and size (64,000 square feet of storage with additional paved area for extensive parking) would set a troubling precedent and permanently alter the residential nature of our neighborhood.

In addition to the visual and structural incompatibility, the proposed facility raises several serious environmental and quality-of-life concerns. The site's proximity to two waterways creates legitimate concerns regarding stormwater runoff, drainage, pollution, and long-term environmental impact. Construction and increased commercial activity near waterways should always be approached with caution.

The facility would also generate additional traffic on roads that were not designed to accommodate a commercial operation of this scale. Increased vehicle congestion, delivery trucks, and customer traffic would negatively impact the safety and quiet enjoyment currently experienced by nearby residents.

Another concern is the likelihood of increased trash accumulation and debris associated with large storage operations. Overflow waste, discarded items, and litter can quickly become an ongoing issue, especially in facilities with high customer turnover. This would negatively affect the appearance and cleanliness of the surrounding residential area.

Furthermore, many residents are deeply concerned about the effect this project would have on our property values. A large, three-story commercial storage building almost directly bordering single-story homes is likely to diminish the desirability and market value of nearby residences. It is also important to note that there are already several storage facilities serving the surrounding area, with another proposed at SE Osprey Street and the Dixie Highway. Given the existing availability of storage options nearby, there does not appear to be a demonstrated need for a facility of this size and scale in this location.

For these reasons, I respectfully urge you to deny approval of this application and preserve the residential character, environment, and property values of our community.

Sincerely,

Ellen Cooke

From: [Ricardo](#)
To: [Comish](#)
Subject: Opposition to Proposed Self-Storage Facility on Constitution Blvd and US 1
Date: Sunday, May 3, 2026 4:58:18 PM

This Email Sent From External Sender

Dear Commissioner,

I am writing to express my strong opposition to the proposed self-storage facility planned for the corner of Constitution Boulevard and US 1 in Martin County.

I currently reside in Cambridge and am deeply concerned about the continued development of storage facilities in such close proximity to residential communities. There is already another self-storage facility under construction less than a 1/2 mile away from this proposed site. The addition of yet another facility in the same area feels excessive and does not appear to serve the broader needs or interests of the community.

I am also concerned about the potential increase in traffic congestion this project may bring. The intersection at Constitution Boulevard and US 1 is already busy, and adding a high-turnover facility like self-storage could further strain traffic flow and create safety concerns for residents and commuters.

Additionally, I have concerns about the potential for these types of facilities to contribute to loitering or misuse, which can sometimes be associated with an increase in transient activity. This could negatively affect the sense of safety and stability in the surrounding community.

Beyond these issues, I am concerned about the impact this type of development may have on the character of the area, local property values, and overall quality of life. Residents in Cambridge and surrounding neighborhoods deserve thoughtful planning that prioritizes balanced growth and community well-being.

I respectfully urge you to not approve this project and to take into account the concerns of residents who will be directly affected.

Thank you for your time and consideration.

Sincerely,
Ricardo Rohenaz

Sent from my iPhone

From: [Robert Vigh](#)
To: [Judith Wiegand - President](#); [Comish](#)
Cc: [ALFANO, GERALDINE](#); [Treasurer](#); [lynclnp@yahoo.com](#); [swayner11@gmail.com](#); [campdog2@yahoo.com](#); [Debbie Keating - Office Administrator](#)
Subject: Re: Comments for the Denial of Heritage Ridge South POA PUD Parcel C-4, Lot 2B
Date: Sunday, May 3, 2026 1:26:51 PM



Good Morning Judith,
Hope you are feeling better.

All your comments are good to me. But one item that was mentioned that I never heard addressed. Environmental Impact Study. According the PUD Final Plan document, it was done by Shawn McCarthy, the Agent for Applicant: McCarty & Associates Land Planning & Design, LLC.

This could be conflict of interest.

I see on Martin County web site that Martin County's Ecosystem Restoration and Management Division's is responsible for this report.

I might be wrong, but I believe we should have access to those reports, and be able to challenge them.

Robert Vigh

From: Judith Wiegand - President <president@hrspoa.com>
Sent: Sunday, May 3, 2026 11:20 AM
To: comish@martin.fl.us <comish@martin.fl.us>
Cc: ALFANO, GERALDINE <gasids3@aol.com>; Treasurer <Treasurer@hrspoa.com>; lynclnp@yahoo.com <lynclnp@yahoo.com>; VIGH, ROBERT <BOBVIGH@msn.com>; swayner11@gmail.com <swayner11@gmail.com>; campdog2@yahoo.com <campdog2@yahoo.com>; Debbie Keating - Office Administrator <OfficeAdministrator@hrspoa.com>
Subject: Comments for the Denial of Heritage Ridge South POA PUD Parcel C-4, Lot 2B

Good morning,

Attached are comments and arguments to support Not Approving the Application for a Self-Storage Climate Controlled Facility proposed on the parcel designated on the PUD original plans for our community.

I will be attending the Commissioners meeting on Tuesday morning. I will be happy to answer any questions you may have after reading my comments.

Thank you,

Judith H. Wiegand, President
Heritage Ridge South POA

8201 SE Constitution Blvd.
Hobe Sound, FL
772-546-9530
570-350-2330 (cell)

From: [Judith Wiegand - President](#)
To: [Comish](#)
Cc: [ALFANO, GERALDINE; Treasurer; lynclnp@yahoo.com; VIGH, ROBERT; swayner11@gmail.com; campdog2@yahoo.com; Debbie Keating - Office Administrator](#)
Subject: Comments for the Denial of Heritage Ridge South POA PUD Parcel C-4, Lot 2B
Date: Sunday, May 3, 2026 11:23:35 AM
Attachments: [Self Storage Facility Comments Predsented to Commissioners 05 05 2026.docx](#)



Good morning,

Attached are comments and arguments to support Not Approving the Application for a Self-Storage Climate Controlled Facility proposed on the parcel designated on the PUD original plans for our community.

I will be attending the Commissioners meeting on Tuesday morning. I will be happy to answer any questions you may have after reading my comments.

Thank you,

Judith H. Wiegand, President
Heritage Ridge South POA
8201 SE Constitution Blvd.
Hobe Sound, FL
772-546-9530
570-350-2330 (cell)

SELF-STORAGE CLIMATE CONTROL FACILITY
PROJECT # K024-006
RECORD NO. DEV2023110013
COMMENTS FROM THE HERITAGE RIDGE SOUTH
PROPERTY OWNERS' ASSOCIATION
8201 SE CONSTITUTION BLVD.
HOBE SOUND, FL 33455

Comments presented to the Board of Commissioners

Tuesday May 5, 2026

Good morning, my name is Judith Wiegand, President of Heritage Ridge South Property Owners Association. We are a 55 and older senior community of 501 owners.

Last Tuesday, April 28, 2026, was the first time that Mike Marty, the Land Designer of the Self-Storage Climate Control Facility appeared before the community. There were about 45 members present and Commissioner Capps was also present.

Now the original application was submitted to Growth Management in 2024. Our community's questions and comments were first given in September 2024. During that year and at least half of the next year, the Growth Management Staff did not know there was a running creek on the property. I was told several times that this was run-off water which was verified by their staff. It was not until, the Department of Public Works got involved cleaning out a ditch west of our Retention Pond to improve the flow of water from the "newly" found creek was the creek acknowledged.

Early in the process I called Mike McCarty to sit down and learn about the project. The presentation occurred last week!

Our community was developed in the late 70's as a Planned Unit Development community. The original plans show ideas for restaurants on the sites bordering US 1. In 2019, the Commissioners approved the site south of

Constitution Blvd into two parcels. One parcel bordering US 1 was developed for the Dollar General Store with square footage of 9100 sq. ft. The remaining parcel of 1.5 acres with lots of water plus a running creek is the parcel we are discussing today.

The Dollar General Plan was opposed by the residents but approved by the Board of Commissioners. This commercial property has increased traffic into the community, brought a lot of litter that is dropped by customers of Dollar General, and extremely poor upkeep of the property which is also the entrance to our Community from US 1.

Last Tuesday, Commissioner Capps heard the voices from some of our residents opposing this facility. Why are we opposed?

- **The original PUD plans had a two-story building with a restaurant on the 1st floor and offices on the 2nd floor. This applicant is proposing a 3-story building which is too high for a community with all one-story buildings.**
- **Dollar General has attracted many homeless people since their opening in 2019. The homeless people have scared our residents by knocking on doors of residents with a light on during the middle of the night pleading for money. How many homeless people will this facility attract?**
- **How many added trucks will be driving on Constitution Blvd. either from US 1 or A1 A? The original intent was the development of a community of seniors who would be provided with a relaxed setting with a Clubhouse offering many activities and where cars do not go above 25 mph. This is not happening today; nonresidents speed through the community to go from A1 A to US 1 or vice versa.**
- **Members are also concerned that the placement of a Storage Facility behind Dollar General will lower the market values of homes in our community. Lower prices will lower our tax contribution to the county.**
- **THE RUN-OFF HAS NOT BE FULLY ADDRESSED TO OUR SATISFACTION, i.e., the run-off will flow to the existing creek on the property and theoretically flow to the creek west of our Retention Pond and north to the overflow property beyond the tennis and pickleball courts.**

- **We do not support approval of a 3-story building stuffed on 1.5 acres of land with lots of water problems.**
- **This facility behind the Dollar General Store will also need signage on its building to attract new customers. Will we have any input before this signage is approved?**
- **WHY ISN'T SIGNAGE PART OF THE PLANNING PROCESS WITH GROWTH MANAGEMENT?**
- **Since Growth Management does not require a Business Plan with the application, members voiced our concern that an added Storage Facility is not needed in this part of the County. Why doesn't Growth Management need a Business Plan?**

At the meeting, the owner was present, however, the question is: is this the existing owner who worked with Mike McCarty to submit the plans or the new owner who lives in Hobe Sound and who we never met.

To my knowledge, the PUD plans for our community have never been reviewed and updated in relation to a Strategic Plan for Martin County. Our PUD plans are over 50 years old. Does the commercial designation still hold? Should the 1.5 Acres be designated Green Space because of all the water on the property? What commercial businesses are needed, or has it already been decided that Martic County will be a bed-room community for Palm Beach County and St. Lucie County? With 40% of the community being seniors, do we need more affordable Assisted Living Beds or Nursing Home Beds?

You have required our Association to have an agreement with your Department of Public Works to maintain the landscaping up and down Constitution Blvd., yet there is no agreement with the commercial owners to maintain their property to the edge of the Blvd., or the median strip. Why are they not required to pay their fair share to the Association for the Maintenance of the Blvd.?

Is there a traffic plan for Constitution Blvd., along with a maintenance plan? If so, we know nothing about such a plan.

- **TRAFFIC WILL INCREASE ON CONSTITUTION BLVD WITH THE OPENING OF THIS FACILITY. WILL THE COUNTY CONSIDER SPEED BUMPS ON THIS BLVD TO REDUCE THE SPEED ON THE BLVD AND DISCOURAGE DRIVE THRU TRAFFIC FROM US 1 TO A1 A OR VICE VERSA?**

- **The plans do not show any signage for the building, where will the name of the facility be shown? Will they be approved for signage that will interfere with the monument sign of our community?**

Judith H. Wiegand, President

Heritage Ridge South POA

8201 SE Constitution Blvd.

Hobe Sound, FL 33455

772-546-9530

570-350-2330 (cell)

From: [Tiffany Kathryn Hayden](#)
To: [Comish](#)
Subject: Hello regarding building storage units.
Date: Monday, May 4, 2026 9:25:24 AM



Hi. My name is Tiffany Hayden. I live in Cambridge at 7056 SE Amendment Street. It would be terrible to build that storage unit. The traffic would be a nightmare going into Cambridge. Our community is peaceful and quiet with hardly any traffic. I oppose this. I live on the main street.

The reason I chose my house is because it is quiet with no traffic. Please reconsider. I know many residents oppose this.

Thank you.

Sincerely,

Tiffany Kathryn Hayden

From: [Karan Newsome](#)
To: [Comish](#)
Subject: Storage facilities on ConstitutionBlvd
Date: Monday, May 4, 2026 3:17:39 PM

This Email Sent From External Sender

Sent from my iPhone please stop the storage unit from being built on constitutional Boulevard. We do not need another storage unit facility specially a three-story one We have plenty of them who are not at full capacity, there is also one going to be going up on Dixie and Osprey. Plus the environmental impact on the ponds I have seen Wood Storks and Roseate spoonbills and many other birds and animals there.

Thank you

Karan Newsome

8001 SE Shenandoah Dr Hobe Sound Florida

From: [Jeff Lezark](#)
To: [Comish](#)
Subject: Storage Facility
Date: Tuesday, May 5, 2026 11:39:43 AM



Good Morning,

I'm writing in opposition to the proposed storage facility location at the entrance to my community, Cambridge at Heritage Ridge South.

Please consider your constituents quality of life over commercial interests.

Thank you for your consideration,

Jeff Lezark
6887 SE Delegate Street
Hobe Sound, FL 33455