

February 11, 2025

BCC PUBLIC HEARING

Hobe Sound Storage Rezoning

PUBLIC Comment

01/23/25 thru 01/30/25

From: [Robert DeVore](#)
To: [Comish](#)
Subject: Parcel Number: 343842000140001406
Date: Thursday, January 23, 2025 9:00:20 AM



Commissioners,

I hope this letter finds you well. I am writing to you tonight to discuss the upcoming vote to change the zoning on Parcel Number: 343842000140001406 on US1 just South of the Bethel Lutheran Church and Preschool. Hearing about the proposed development of this parcel didn't surprise me. Over the last decade our state unfortunately has seen too much development. The sad part of this development is seeing encroaching entities who bring no benefit to our community while quickly changing the landscape of South Florida all for profit. The storage facility would be used mostly by those that live here temporarily/seasonal, with proceeds/profits instantly leaving our county, providing little to no trickle down benefits to our local economy, and taking away from the future potential of our community. It seems like all of Hobe Sound is quickly being turned into storage facilities. Why do we need another storage facility?

I urge the Commissioners to think about the future of our Hobe Sound and what we truly need within our limited space. Surrounded by churches, schools, and homes we need this piece of land to be something that creates jobs, delivers commerce, and provides a sense of community. We urge the owners of the parcel to think about the town they have invested in and how we wish to keep Hobe Sound and Martin County special. Please reject the storage building zoning and challenge the owners to investigate commerce which boosts and reflects our community.

Thanks,

Robby DeVore
Hobe Sound Florida

From: [Scott Johnsen](#)
To: [Comish](#)
Subject: Say No
Date: Thursday, January 23, 2025 1:23:28 AM



Commissioners,

I hope this letter finds you well. I am writing to you tonight to discuss the upcoming vote to change the zoning on Parcel Number: 343842000140001406 on US1 just South of the Bethel Lutheran Church and Preschool. Hearing about the proposed development of this parcel didn't surprise me. Over the last decade our state unfortunately has seen too much development. The sad part of this development is seeing encroaching entities who bring no benefit to our community while quickly changing the landscape of South Florida all for profit. The storage facility would be used mostly by those that live here temporarily/seasonal, with proceeds/profits instantly leaving our county, providing little to no trickle down benefits to our local economy, and taking away from the future potential of our community. It seems like all of Hobe Sound is quickly being turned into storage facilities. Why do we need another storage facility?

I urge the Commissioners to think about the future of our Hobe Sound and what we truly need within our limited space. Surrounded by churches, schools, and homes we need this piece of land to be something that creates jobs, delivers commerce, and provides a sense of community. We urge the owners of the parcel to think about the town they have invested in and how we wish to keep Hobe Sound and Martin County special. Please reject the storage building zoning and challenge the owners to investigate commerce which boosts and reflects our community.

Sincerely,
Scott Johnsen
Hobe Sound Resident

From: [Lynda Smith Real Estate](#)
To: [J. Blake Capps](#)
Subject: Opposed to Hobe Sound Storage
Date: Friday, January 24, 2025 5:14:58 PM



Hi Mr. Capps,

I have recently learned about the pending zoning change request that will come before the boccc to change the zoning from residential to commercial on the lot adjacent to Bethel Lutheran Church to the south.

Here are some reasons why I urge you not to approve this zoning change request:

1. First and foremost, Hobe Sound is (currently) different from Stuart, Palm City, and Jensen. The look and feel of Hobe Sound compared to those other areas of the County is visually less commercialized, and more old Florida. This is an important aspect to the quality of life that we in Hobe Sound have, and is part of what attracted each one of us to call the area our home. When driving down US 1 in that area, would a 3 story storage unit building or a residential development (likely townhomes or something of that nature due to the small buildable footprint of the property) be more in keeping with the look and feel of Hobe Sound? My answer is a residential development.
2. There is currently a significantly sized (per amount of SF) storage unit apprx 2 miles north of this property. This area is not lacking in easily accessible storage unit rental availability.
3. There is a church with a school adjacent to that lot. I do not attend that church, however, in light of something that happened to my Mom at the Prime Storage unit 2 miles north of this location, I would be cautious about have a 3 story storage unit next to a church/school. My mom rented a unit at Prime Storage and encountered a lady on drugs inside of the building. The lady apparently spent the night in there. She cornered my Mom and was yelling at her accusing her of stealing money from this lady. Either my Mom or the storage unit staff called the police. My mom wasn't hurt but it was a scary experience.
4. My husband and I live in Poinciana Gardens very near the proposed storage unit. We travel by this property almost daily. A 3 story storage building, no matter nicely it was curated architecturally, would still stick out like a sore thumb in Hobe Sound.
5. While I understand Hobe Sound will be developed, and we can't keep that from happening, nor should we, I believe making an exception and changing a current zoning from residential to commercial sets a precedent for future zoning request changes. We have a golden opportunity with this request to keep the look and feel of Hobe Sound, by not granting an exception and changing the zoning.

Please consider these points when that vote comes up.

Thank you. Do good work, for the collective good.

Cheers,

Lynda Smith

6208 SE Amethyst Terrace

HS

772-643-0334

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Lynda Smith Real Estate](#)
To: [Sarah Heard](#)
Subject: Opposed to Hobe Sound Storage development
Date: Friday, January 24, 2025 5:19:23 PM



Hi Ms. Heard,

I have recently learned about the pending zoning change request that will come before the boccc to change the zoning from residential to commercial on the lot adjacent to Bethel Lutheran Church to the south.

Here are some reasons why I urge you not to approve this zoning change request:

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Please consider these points when that vote comes up.

Thank you. Do good work, for the collective good.

Cheers,

Lynda Smith

6208 SE Amethyst Terrace

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From: [Lynda Smith Real Estate](#)
To: [Stacey Hetherington](#)
Subject: Opposed to Hobe Sound Storage development
Date: Friday, January 24, 2025 5:17:28 PM



Hi Ms. Hetherington,

I have recently learned about the pending zoning change request that will come before the boccc to change the zoning from residential to commercial on the lot adjacent to Bethel Lutheran Church to the south.

Here are some reasons why I urge you not to approve this zoning change request:

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Please consider these points when that vote comes up.

Thank you. Do good work, for the collective good.

Cheers,

Lynda Smith

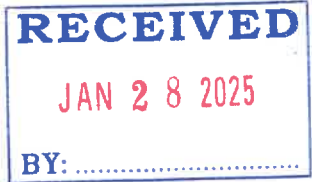
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Sharon I. Norris
7933 S.E. Lexington Avenue
Hobe Sound, FL 33455

January 28, 2025

→ Commissioner Sarah Heard
Commissioner Blake Capps
Martin County
2401 S.E. Monterey Road
Stuart, FL 34996

Subject: Hobe Sound Storage Major Final Site Plan (H164-002)

Dear Commissioners:

The history of this piece of property is that in June of 1987 an investment group of doctors from Boca Raton purchased the property. At the time of the purchase the property was designated A-1 Small Farm District.

In June of 2006 a company by the name of Vineyard II submitted a proposal to the County to change the zoning of the property to RM-8, Medium Density Residential. The proposal indicated the construction of townhomes from the front of the property on U.S. 1 to the flood control canal at the rear of the property, When the residents on Lexington Avenue across from the subject site received notice of a hearing scheduled before the Planning Committee the residents recognized that the proposal did not identify the large amount of wetlands on back half of the property. A location map the County used when the County accepted ownership of the Biele Parcel to the north for conseration indicates some of the wetlands. The Lexington Wood residents notified the County of the wetlands and the County had the property tested and verified the wetlands.

At the County Commission meeting in April of 2006 I served as "intervenor" for the residents directly affected by the project. Following our presentation and the information furnished by County personnel, the Commissioners discussed what the appropriate zoning for the property would be in view of the wetlands limitation. The County personnel noted that considering the wetlands limitation a designation of RS-6 could be applied to the property which would permit some construction on the property

adjacent to U.S.1. As the “intervenor” for the Lexington Avenue residents, I advised the Commissioners that the RS-6 zoning of the property would be acceptable to the Lexington Avenue residents and limit run-off into the canal. The Commissioners discussed the matter and unanimously approved zoning the property RS-6.

To our knowledge no application to build on the RS-6 zoning was submitted to the County from 2006 until 2023 when we received notice that the owners of the property were applying to change the zoning from RS-6 to General Commercial to construct a large three story storage building on the property. We attended the Planning Committee meeting and the vote was two members against the change and two in favor of the change.

When the subject zoning change application was to be heard by the County Commissioners, I applied to serve as “intervenor” again and the residents did a lot of research and contacted specialists for information. We arrived at the Commission meeting prepared to present the reasons why the property should not be rezoned. Before the Commissioners started the meeting it was announced that the developer requesting the zoning change had submitted their request to remove the rezoning item from the Commission Agenda. At the request of Commissioner Heard the County staff answered Commissioner Heard's questions in order that everyone attending the meeting understood the removal of the item from the Agenda.

We have now received notice that Live Oak Capital Partners has applied to build a 3-story storage facility on the property. The subject property is adjacent to a long established Church and pre-school. In addition to the pre-school, the Church has an active summer camp and the children spend a lot of time outside engaging in various activities. The Church objects to building a storage building adjacent to their property. The surrounding residents of the Oakes across from the property have actively objected to the zoning change. Many of the residents of Poinciana Gardens have also objected to the change. The site is not suitable for commercial development. The flood control canal at the rear of the property should be considered.

The flood control at the rear of the property flows north under Lexington Avenue and on to the intercoastal. The pipe that carries the flow of the canal under Lexington Avenue was originally metal. The County has lined the pipe with a concrete substance due to the fact the road over the pipe is the only entrance and exit to the majority of the homes in Lexington Wood. There is no property available to establish a temporary entrance and exit in order to replace the pipe. The County has constructed lakes on their

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property to the south of the site to relieve the flow of storm water in the canal. However, a major rain event could possibly cause flooding. The flow in the canal originates in Poinciana Gardens, flows under U.S. 1 and continues parallel to the rear of the lots on U.S. 1 past the site in question. The runoff from the 3 acres of wetlands on the subject property would add additional water to the canal. The canal flows through a pipe under Lexington Avenue. The pipe cannot be enlarged as it is the only entrance and exit to a large number of Lexington Wood homes.

I am writing this detailed letter because I am now suffering from severe arthritis in my entire body and am unable to serve as intervenor for my neighbors when this zoning change comes before the Commission.

I would be pleased to meet with any Commissioner who may have additional questions and urge you to vote against the rezoning request when it comes before you.

Thank you.

Respectfully,



Sharon I. Norris
Home 772-546-4811
Cell 561-632-9073

Attachment:

County location map from acquisition of
the Biele Parcel documents

cc: Commissioner Edward Ciampi
Commissioner Stacey Hetherington
Commissioner Eileen Vargas
Mr. Brian Elam, PMP, Principal Planner
Martin County

From: [Daniel Bernardine](#)
To: [J. Blake Capps](#); [Stacey Hetherington](#); [Eileen Vargas](#); [Sarah Heard](#); [Edward Ciampi](#)
Cc: [Annie Bernardine](#)
Subject: Opposed to Rezoning Property at 7995 SE Federal Highway, Hobe Sound, FL 33455
Date: Wednesday, January 29, 2025 11:12:56 PM



Dear Representatives,

I am against the proposed rezoning of the property at 7995 SE Federal Highway, Hobe Sound, FL 33455 from residential to commercial for the purpose of building another storage facility Hobe Sound does not need. We already have several Prime Storage and Storage Rentals of America canvassed down US-1 Federal Hwy and two within 2 miles of the proposed location. Additionally, the proposal is for a 2 story storage facility. This will ruin the beauty of Hobe Sounds skyline and increase traffic in the area resulting in an increased risk for motor vehicle accidents and pedestrian risk of injury as well. Please keep this in mind when you make the decision to deny this change in zoning and want to preserve the Hobe Sound we all know and love.

Dan Bernardine, RRT, CES-A, CES-P
ECMO Coordinator
Comprehensive Care Services
Palm Beach Gardens Medical Center
mobile: 313.622.0709