

HERITAGE RIDGE PUD

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

Board of County Commissioners

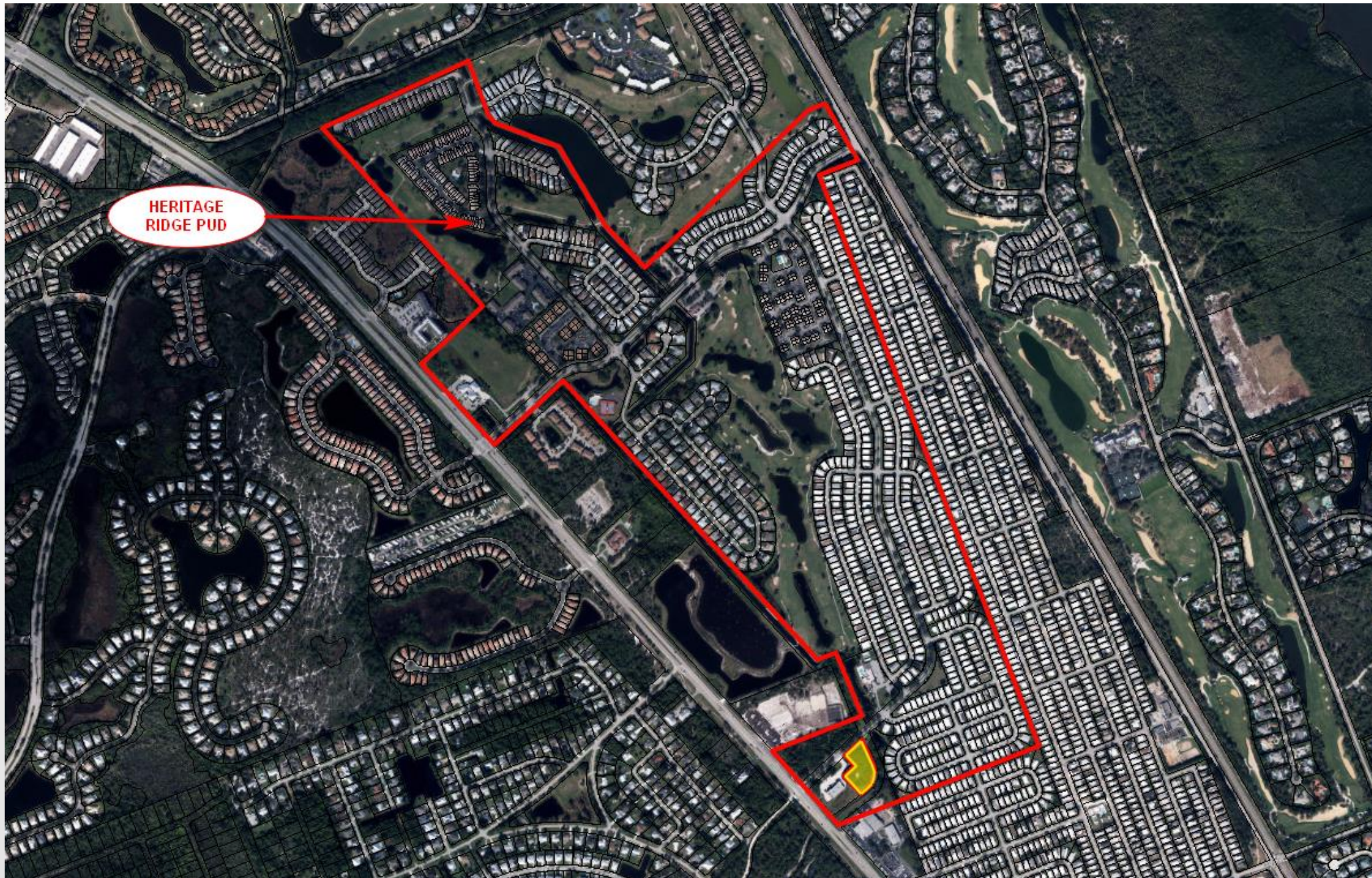
May 19, 2026 (continued from the May 5, 2026, BCC meeting)

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



1974



1980





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.



Location Map



Legal Description

LOT 28 HOME BLDG. SITE PERM. ADDRESS TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18 MADE IN PUBLIC RECORDS MARTIN COUNTY FLORIDA.

LEGAL DESCRIPTION PER PROPERTY APPRAISER

Site Data

PROVIDED	REQ.	%	
PERMITTED BUILDING COVERAGE	21,428 S.F.	8.48	32.85%
REQ. MIN. MAX.	26,000	3.75	49.8%
TOTAL SITE AREA	67 AC	1.38	100.0%
IMPERVIOUS AREA	24,628	3.79	55.9%
BUILDING FOOTPRINT AREA	21,428	3.40	32.85%
IRREGULAR USE AREA	60,742	2.38	45.4%
SEWERAGE, CONCRETE, PAVES, ETC.	2,460	3.59	200%
PERMITS AREA	28,881	3.70	68.9%
LANDSCAPE AREA	12,287	1.32	20.0%
PROPOSED RETENTION	17,274	3.40	25.4%

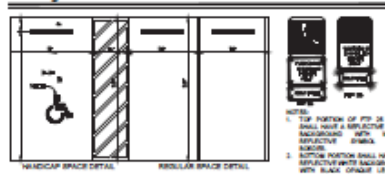
REQUIRED	PROVIDED	
TOTAL GRADES (1% MIN. OF 60%)	45	0
PROPOSED SLOPE (ADJUSTMENT 1 SPACE PER 1,000 SF)	1	1
MIN. ACCESSIBLE SPACES		

REQ.	PROVIDED	
FRONT SETBACK	30'	30'
SIDE AT PROPERTY LINE SETBACK	30'	30'
REAR YARD SETBACK	30'	30'

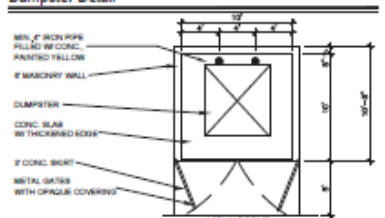
REQ.	PROVIDED	
FRONT YARD SETBACK	30'	30'

FOOT COUNTS TOTAL SQUARE FT. OF STORAGE
 NETS DESIGN AND PLACEMENT OF STORAGE SHALL BE DETERMINED BY APPROVED BUILDING DEPARTMENT

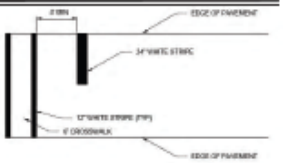
Parking Detail



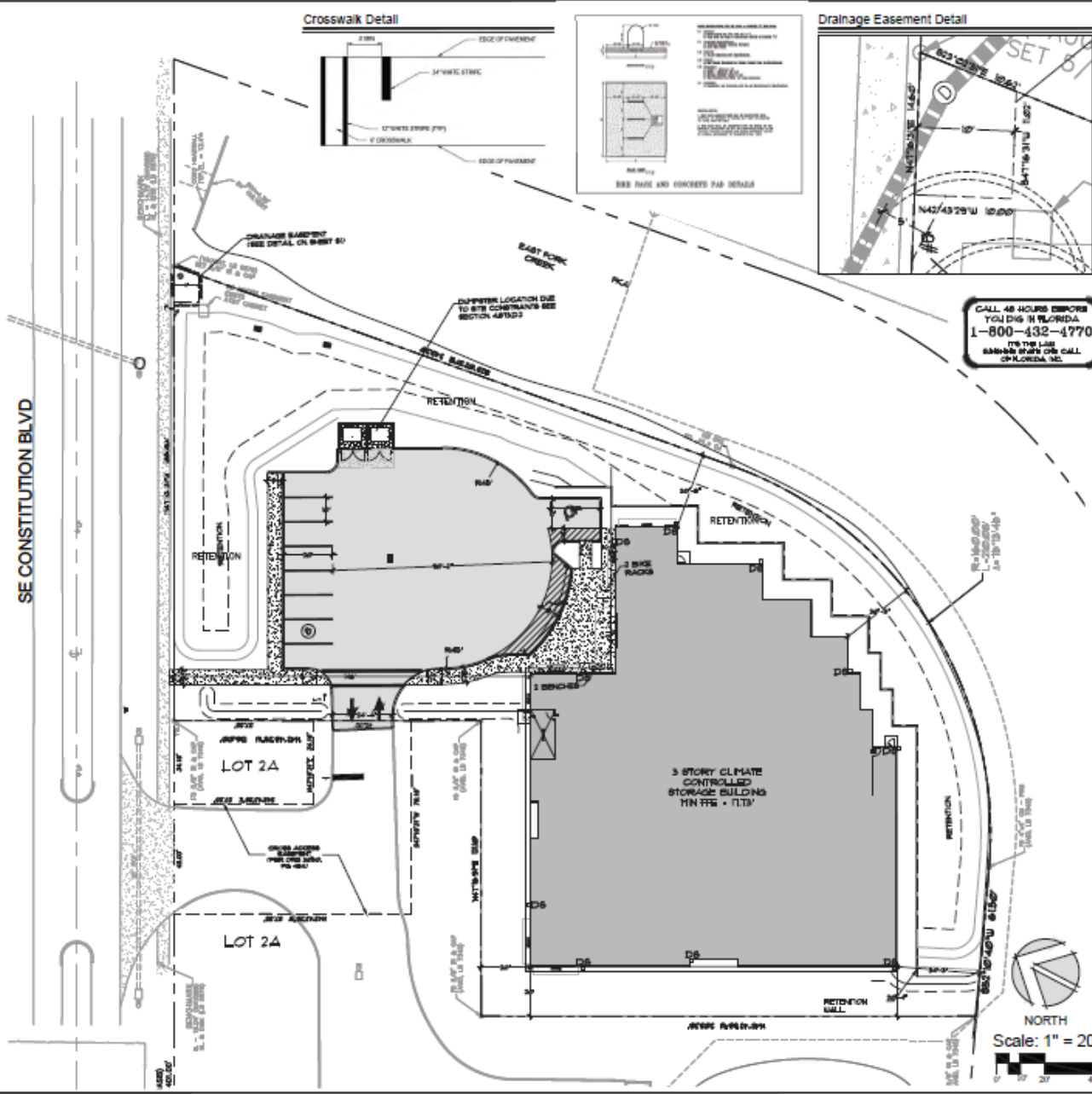
Dumpster Detail



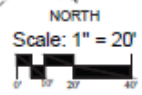
Crosswalk Detail



Drainage Easement Detail



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 FOR THE LATEST RAINFALL MAPS CALL
 OF FLORIDA, INC.



McCARTY & ASSOCIATES

LAND PLANNING
 AND DESIGN

STUART • FT. PIERCE

771.242.8222
 1000 N. W. 10th Street
 Ft. Pierce, FL 34947

Heritage Ridge PUD, Parcel C-4, Lot 2B
 Storage Place - Hobe Sound
 Martin County, Florida
Final Site Plan



Drawn By _____ DMS
 Checked By _____ MM
 Scale 1"=20'
 Drawing Date 11/15/2023
 7/31/2024 3/11/2025 7/30/2025
 8/6/2025 10/14/2025 11/6/2025

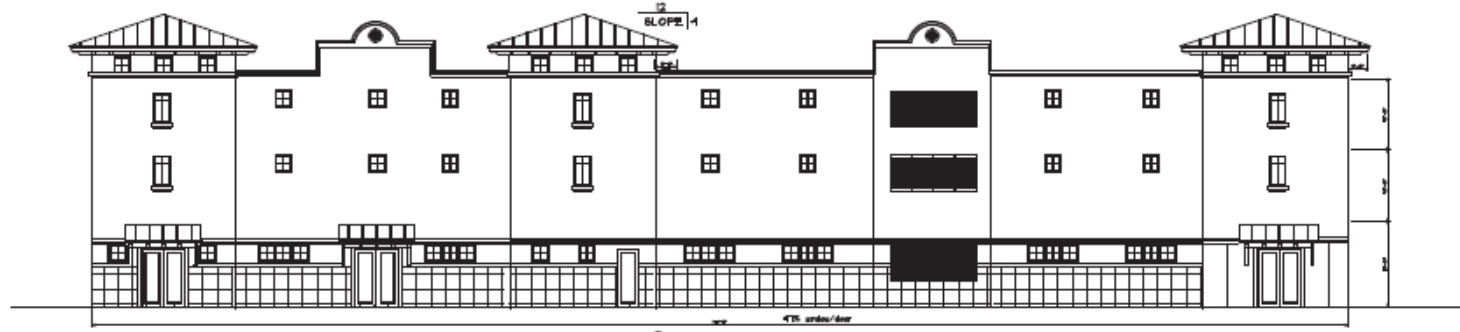
S-1



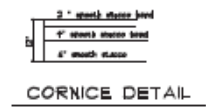
ARTICLE 4, DIVISION 20 – COMMERCIAL, MULTIFAMILY, AND INDUSTRIAL DESIGN

- 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.



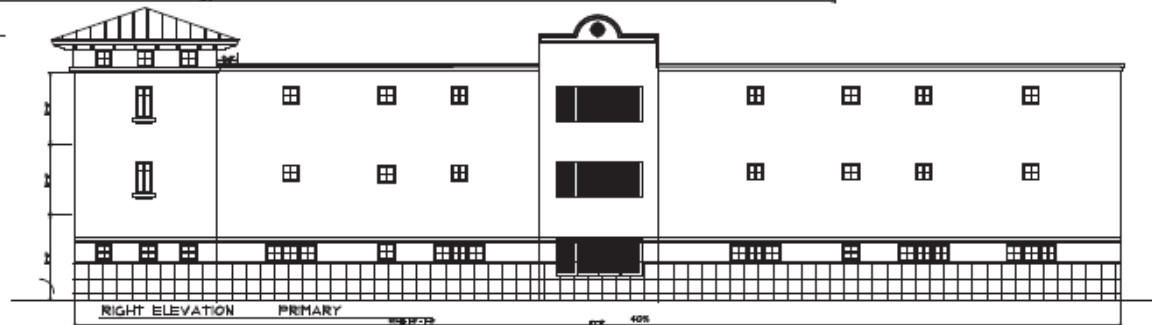


FRONT ELEVATION PRIMARY

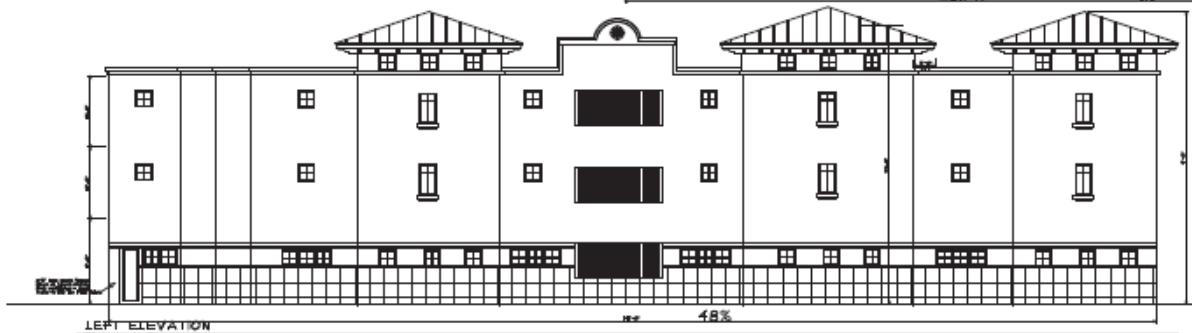


PITCHED ROOFS
 OUTRIGGERS
 SHUTTERS
 STEPPED PARAPETS
 PATTERNED STUCCO BASE
 SILLS AND BANDING

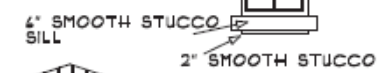
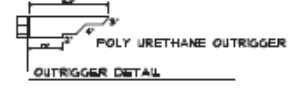
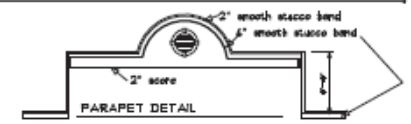
REQUESTING ALTERNATIVE COMPLIANCE
 FOR SECTION 4.812.B5(a)



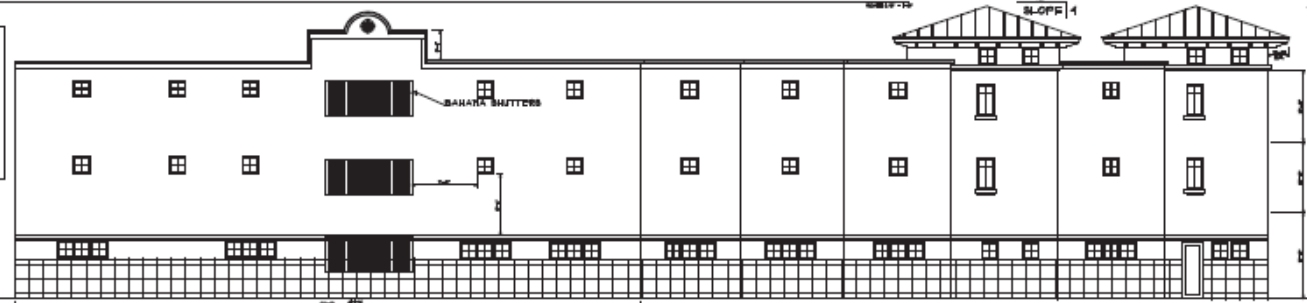
RIGHT ELEVATION PRIMARY



LEFT ELEVATION



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



REAR ELEVATION

Revisions:
 match 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

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 State: FL License #AAC000032



Sheet
 2
 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).
- This application was continued from the May 5, 2026, BCC meeting.
- 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.

