

HOBE SOUND STORAGE MAJOR FINAL SITE PLAN H164-002

Board of County Commissioners

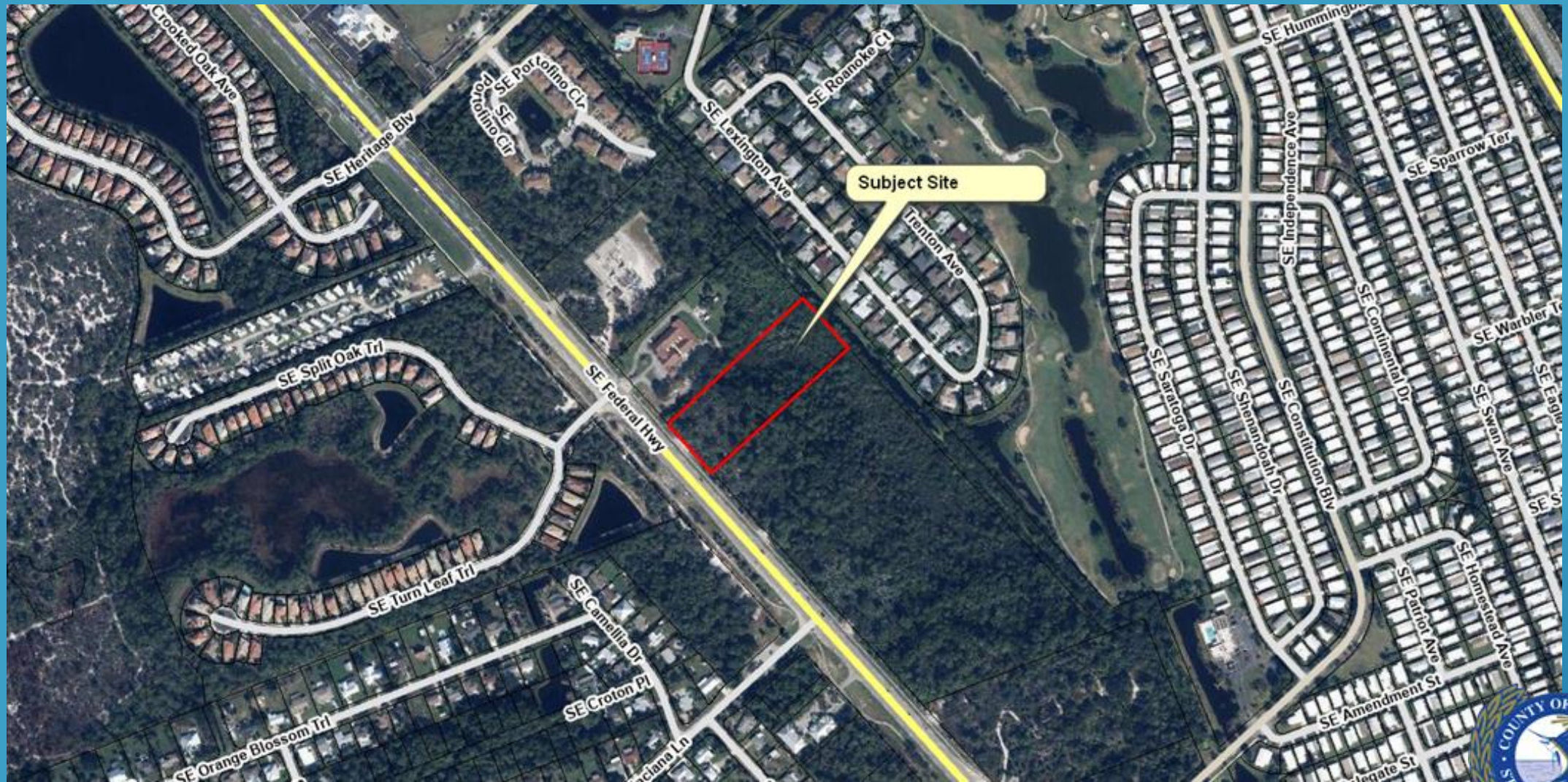
Public Hearing

February 11, 2025

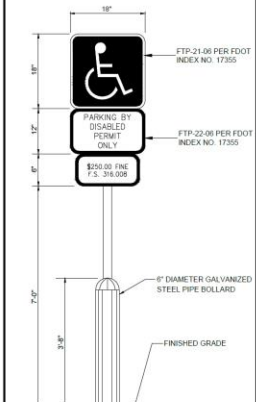
Owner:	Employees Money Purchase Pension Plan & Trust of Boca Cardiology Associates Babic & Vinci PA FBO Stephen Babic (Stephen Babic MD TTEE)
Applicant:	Live Oak Capital Partners (Steve Tedder)
Requested by:	Thomas Engineering Group, LLC (Brandon Ulmer P.E.)
Project Coordinator:	Brian Elam, PMP, Principal Planner



LOCATION



ACCESSIBLE PARKING SIGN



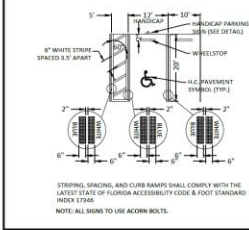
NOTES

- HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE) COLOR. PAINTED BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAPPED SPACE WILL BE OF A BLUE COLOR ON A QUALITY EQUIVALENT TO SUPER STRIP TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC. OF GARY, INDIANA, PHONE 1-800-323-4770 SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAPPED SPACE.

DUMPSTER PLAN

SEE ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS FOR THE DUMPSTER ENCLOSURE

ACCESSIBLE STRIPING DETAIL



STRIPING, SPACING, AND CURB RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND THE DESIGN STANDARDS (LATEST EDITION).

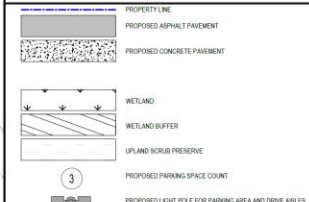
NOTE: ALL SIGNS TO USE ACORN BOLTS.

WETLAND

2.14 AC.



LEGEND:



SITE NOTES:

- ALL PAVEMENT DIMENSIONS SHOWN ARE SHOWN TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. OPEN SPACE DIMENSIONS ARE SHOWN TO BACK OF CURB.
- ALL RADI DIMENSIONS ARE 3' UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION, AND MARTIN COUNTY LAND DEVELOPMENT CODE.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- ALL WORK WITHIN THE MARTIN COUNTY R.O.W. SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND THE DESIGN STANDARDS (LATEST EDITION).
- MAINTENANCE OF TRAFFIC PLAN FOR WORK ZONES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE EDITIONS OF THE FOOT DESIGN STANDARDS ALONG THE FEDERAL HIGHWAY.
- ANY DAMAGED SIDEWALK OR CURB WITHIN THE MARTIN COUNTY R.O.W. SHALL BE REMOVED AND REPLACED.
- ALL SIDEWALKS WITHIN MARTIN COUNTY R.O.W. SHALL COMPLY WITH FOOT STANDARD INDEXES AND BE CONSTRUCTED OF A MINIMUM 4" THICK FOOT CLASS NON-STRUCTURAL 3,000 PSI CONCRETE WITH FIBER MESH. ALL TRUNCATED DORIES SHALL BE INSTALLED PER FOOT INDEXES.
- ALL DISTURBED AREAS WITHIN THE MARTIN COUNTY R.O.W. WILL BE SOGGED.
- ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE OR LAKE LITTORAL AREAS AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.
- IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY OR MECHANICALLY OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAND EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNER'S ASSOCIATION TO SUCCEED OR ASSUME TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AREA.
- PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.

PRESERVE NOTE

- ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).
- ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE OR LAKE LITTORAL AREAS AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.
- PRESERVE AREA SETBACKS:
 - NEW CONSTRUCTION INCLUDING FILL PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS SHALL BE SET BACK A MINIMUM OF TEN FEET FOR PERMANENT STRUCTURES.
 - SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND PORCHES, SHALL BE FIVE FEET.
 - GRADED AREAS ADJACENT TO PRESERVE AREAS SHALL NOT EXCEED A SLOPE OF ONE HORIZONTAL TO FOUR VERTICAL (1:4). ALL SLOPES SHALL BE PROPERLY STABILIZED UPON COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ADMINISTRATION.

General Commercial	Required	Provided
Min. Lot Area (SF)	10,000	174,300
Min. Lot Width (Ft)	80	249
Min. Open Space (%)	20%	23%
Max Building Coverage (%)	60%	18%

DEVELOPMENT REGULATIONS

Local Jurisdiction: Martin County

Parcel ID: 34-38-42-000-140-00340-6

Current Zoning Classification: General Commercial-GC

Proposed Zoning Classification: Medium Density Residential R5-6

Flood Zone Classification: Flood Zone "AE" & "X"

FIRM Panel: 130803C0310H

Gross Site Area: 174,300 SF 4.00 AC 100%

Impervious Area: 133,713 SF 3.07 AC 77%

Wetland Preserve: 93,323 SF 2.14 AC 54%

Building Footprint: 30,665 SF 0.70 AC 18%

Vehicle Use Area (incl dumpster): 8,875 SF 0.20 AC 5%

Side Walk: 800 SF 0.02 AC 0%

Perforous Area: 40,587 SF 0.93 AC 23%

Landscaping: 14,451 SF 0.33 AC 8%

Wetland Buffer: 14,451 SF 0.33 AC 8%

Dry Retention: 6,712 SF 0.15 AC 4%

Upland Scrub Preserve Area: 6,000 SF 0.14 AC 3%

Open Space: 138,900 SF 3.17 AC 77%

Perforous Area: 40,587 SF 0.93 AC 23%

Wetland Preserve: 93,323 SF 2.14 AC 54%

Parking Data: Total Parking (15 Stall / 1,500 SF) - 94,132 SF

Accessible Parking 2% of total parking: 1 1 2 Stalls

Leaving Space: 1 1 2 Stalls

Building Setback Data: Front (1/2 Federal Highway) 25 ft 25 ft

Rear: 30 ft 30 ft

Side: 30 ft 30 ft

Side: 30 ft 30 ft

Building Data: Max coverage (10,665/174,300) 60%

Max height: 40' 38'

** PARKING RATE ADJUSTMENT REQUIRED

Preserve Calculations (Site)	Area (SF)	Area (Ac)
Wetland	93,323	2.14
Total Upland Preserve	20,451	0.47
Total Preserve Site	113,774	2.61

Preserve Calculations (uplands)	Area (SF)	Area	%
remainder of site (uplands)	80,977	1.86	100%
Wetland Buffer (Maritime Hammock)	14,451	0.33	18%
Upland Scrub	6,000	0.14	7%
Total Upland Preserve	20,451	0.47	25%
Required Total Upland Preserve	20,244	0.465	25%

THOMAS ENGINEERING GROUP
ENGINEERING - PROJECT MANAGEMENT - LAND PLANNING - LANDSCAPE ARCHITECTURE
800 W. KENNEDY BLVD.
SUITE 100
TAMPA, FL 33609
P: 813-252-7000
F: 813-252-7001
www.thomasingeering.com

REV	DATE	REVISION	BY
1	7-29-2024	REV MC STAFF COMMENTS	BMU

811 KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
P.O. Box 10, Inc. 9th floor
www.call811inc.com

PROJECT NO. FJ11050H
DRAWN BY: ALL
CHECKED BY: BMU
CADD I.D. FJ22000H SITE PLAN

CONSTRUCTION PLANS

FOR
HOBE SOUND STORAGE

HOBE SOUND
MARTIN COUNTY, FLORIDA

THOMAS ENGINEERING GROUP
840 SE OCEOLA STREET
SUITE 100
PH: (772) 888-3138
FX: (407) 203-7721
www.thomasingeering.com

BRANDON ULMER
No. 00345
PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 27520

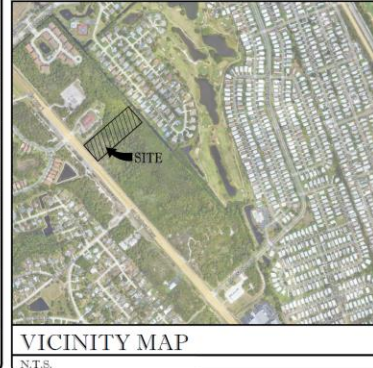
SHEET TITLE:

FINAL SITE PLAN

SHEET NUMBER:

FSP-1

ELEVATIONS BASED ON NAVD '88



VICINITY MAP

N.T.S.

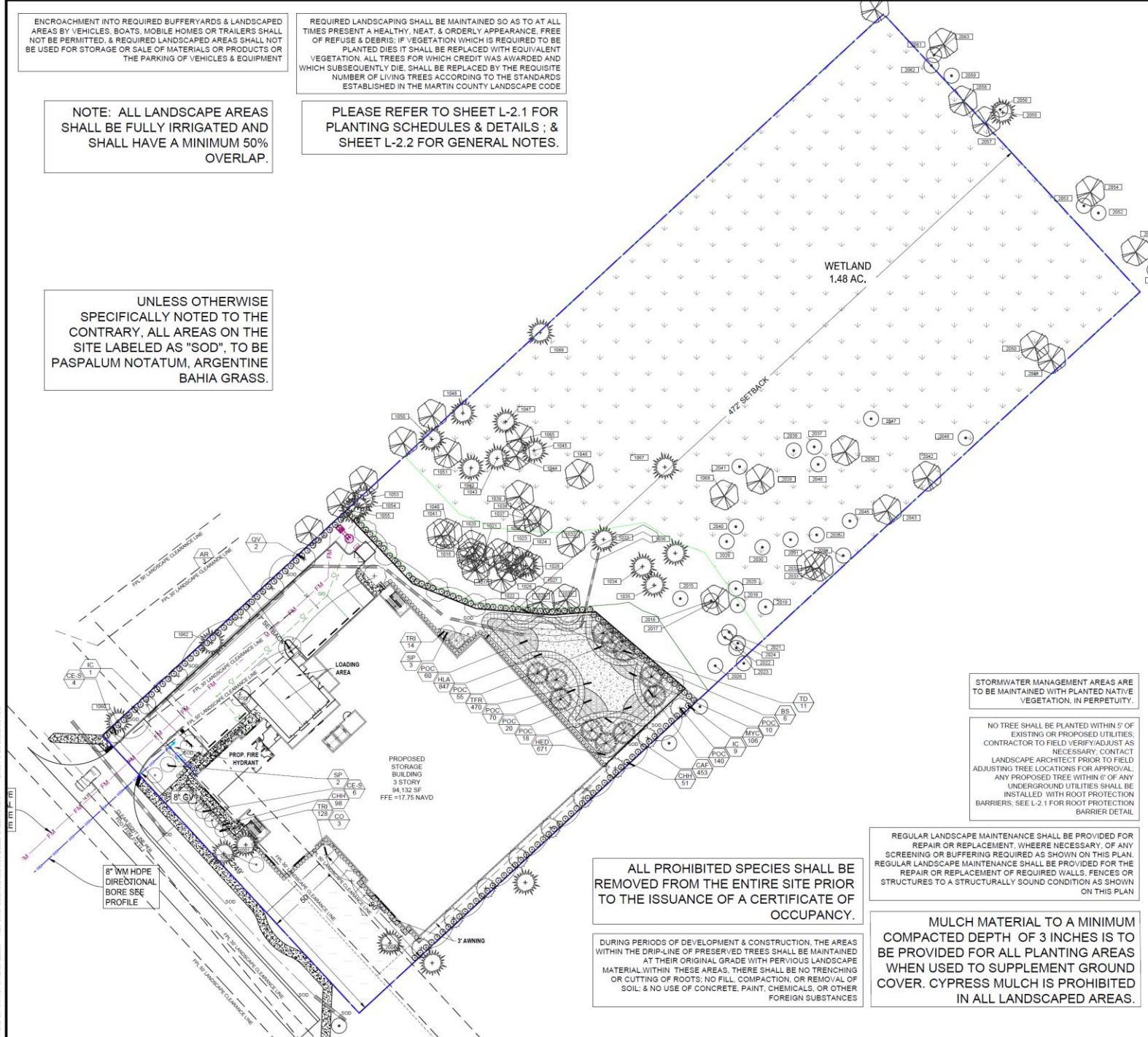
ENCROACHMENT INTO REQUIRED BUFFERYARDS & LANDSCAPED AREAS BY VEHICLES, BOATS, MOBILE HOMES OR TRAILERS SHALL NOT BE PERMITTED. & REQUIRED LANDSCAPED AREAS SHALL NOT BE USED FOR STORAGE OR SALE OF MATERIALS OR PRODUCTS OR THE PARKING OF VEHICLES & EQUIPMENT

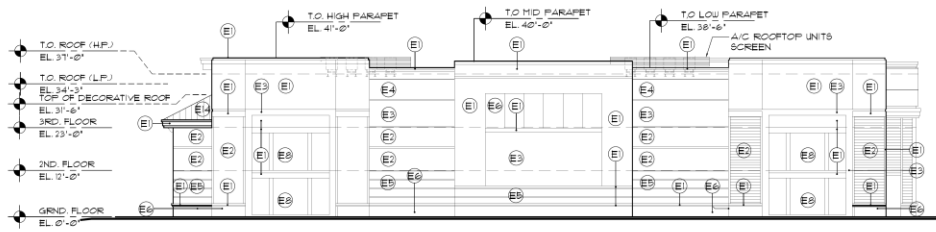
NOTE: ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED AND SHALL HAVE A MINIMUM 50% OVERLAP.

REQUIRED LANDSCAPING SHALL BE MAINTAINED SO AS TO AT ALL TIMES PRESENT A HEALTHY, NEAT, & ORDERLY APPEARANCE. FREE OF REFUSE & DEBRIS. IF VEGETATION WHICH IS REQUIRED TO BE PLANTED DIES IT SHALL BE REPLACED WITH EQUIVALENT VEGETATION. ALL TREES FOR WHICH CREDIT WAS AWARDED AND WHICH SUBSEQUENTLY DIE, SHALL BE REPLACED BY THE REQUISITE NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THE MARTIN COUNTY LANDSCAPE CODE

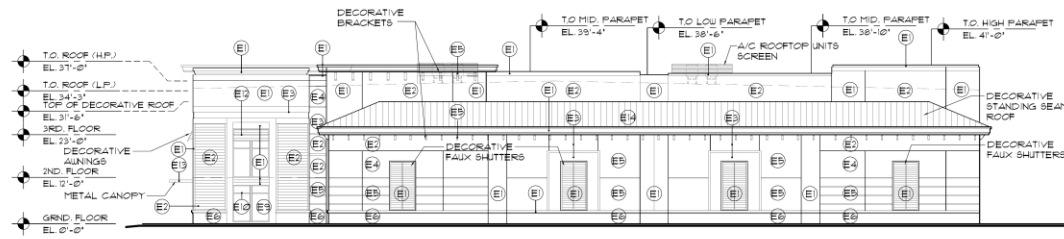
PLEASE REFER TO SHEET L-2.1 FOR PLANTING SCHEDULES & DETAILS ; & SHEET L-2.2 FOR GENERAL NOTES.

UNLESS OTHERWISE SPECIFICALLY NOTED TO THE CONTRARY, ALL AREAS ON THE SITE LABELED AS "SOD", TO BE PASPALUM NOTATUM, ARGENTINE BAHIA GRASS.

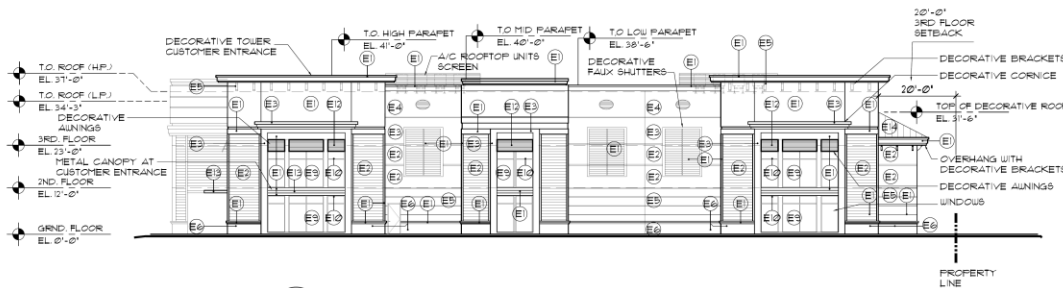




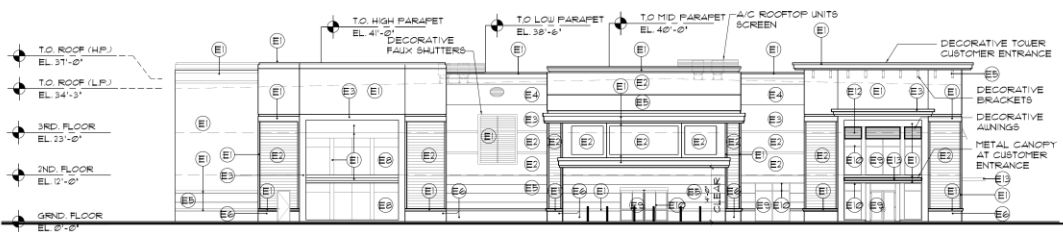
3 NORTH-EAST ELEVATION
A5.0 1/16"=1'-0"



4 SOUTH-EAST ELEVATION
A5.0 1/16"=1'-0"



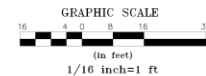
1 SOUTH-WEST ELEVATION
A5.0 1/16"=1'-0"



2 NORTH-WEST ELEVATION
A5.0 1/16"=1'-0"

MARK	DESCRIPTION	MATCH MANUF.	CATALOG NO.	COLOR	TYPE	FINISH	COATS	NOTE	COMMON NAME
(E1)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 1006	EXTRA WHITE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	WHITE
(E2)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 6511	SHADOW	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	LIGHT GRAY
(E3)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 6203	SPARE WHITE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	WHITE
(E4)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 1070	SITE WHITE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	WHITE
(E5)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 6001	GRAYISH	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	LIGHT GRAY
(E6)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 1055	UNUSUAL GRAY	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	GRAY
(E7)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 6101	MOONRAKER	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	YELLOW
(E8)	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 1061	CITYSCAPE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	DARK GRAY
(E9)	STONEFRONT GLAZING	YKK	LIGHT GRAY	LIGHT GRAY	IMPACT	-	-	IMPACT RATED	LIGHT GRAY
(E10)	STONEFRONT FRAMES	YKK	WHITE	WHITE	ANODIZED	-	BY MANUF.	BY MANUF.	WHITE
(E11)	SPANDREL GLAZING	YKK	BLACK	BLACK	TEMP	FLOAT	-	-	DARK GRAY
(E12)	ALUMINUM SILVER POLDER COATED LOUVERED AWNING	YKK	TO MATCH SW 1061	CITYSCAPE	ANODIZED	-	BY MANUF.	PREFINISHED	DARK GRAY
(E13)	PREFAB METAL CANOPY	-	TO MATCH SW 6101	MOONRAKER	ANODIZED	BY MANUF.	BY MANUF.	PREFINISHED	YELLOW
(E14)	STANDING SEAM METAL ROOF	-	-	GRAY	PRE-FINISHED	GLOSS	BY MANUF.	PREFINISHED	GRAY

5 FINISH SCHEDULE
A5.0



HOBB SOUND STORAGE

U.S. HIGHWAY NO. 1
HOBB SOUND, FLORIDA 33485

KENNETH R. CARLSON - ARCHITECT, P.A.

1166 W. NEUPORT CENTER DR., SUITE 1511
DEERFIELD BEACH, FLORIDA 33442
PH. (354) 471 - 8848
FAX (354) 471 - 9323
e-mail: krc@krcarchitect.com

Revisions

DRAWN BY: JRS
CHECKED BY: JRS
DATE: 04/05/02
SCALE: AS NOTED
PROJECT #: 218
CAD FILE: A5.0

KENNETH R. CARLSON
ARCHITECT

SHEET 01 OF 01
A5.0
PAGE 01 OF 01

REVIEW OF APPLICATION

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Brian Elam	772-288-5501	Comply
G	Site Design Review	Brian Elam	772-288-5501	N/A
H	Commercial Design Review	Brian Elam	772-288-5501	Comply
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Matthew Hammond	772-288-5512	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Kim McLaughlin	772-546-6259	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-288-5920	Comply
R	Health Department Review	Juan Lameda	772-219-1200	N/A
R	School Board Review	Nicholas Clifton	772-221-4090	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply

Development review staff have found the Live Oak Capital Partners application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



LOCAL PLANNING AGENCY

This matter is to be heard by the Local Planning Agency on February 6, 2025. The LPA's recommendation will be forwarded to the Board.



STAFF RECOMMENDATION

Staff recommends approval of the Live Oak Capital Partners application.

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt the Resolution approving the Final Site Plan and approve the Preserve Area Management Plan (PAMP) for the Hobe Sound Storage project.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

