

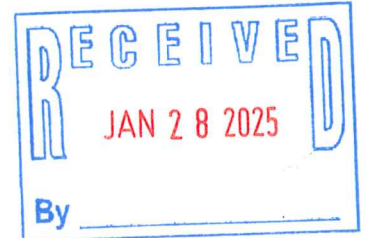


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January 28, 2025

VIA HAND DELIVERY

Paul Schilling
Growth Management Director
Martin County Growth Management
2401 SE Monterey Road
Stuart, FL 34996



**Re: Live Oak Capital Partners
Hobe Sound Storage – Major Final Site Plan and Rezoning
Project Number: H164-002**

Dear Mr. Schilling:

We represent Live Oak Capital Partners (“Live Oak”), the applicant regarding the quasi-judicial hearing for the Hobe Sound Storage Major Final Site Plan and Rezoning referenced above.

In connection with the LPA meeting scheduled on February 6, 2025 and the Board of County Commission hearing that is scheduled February 11, 2025, and pursuant to Section 10.10.A.2 of the Martin County Land Development Regulations, please find enclosed the following documents we intend to offer into evidence and that we request to be included in the record:

1. Resume of Brandon M. Ulmer, P.E. Partner of Mills, Short & Associates.
2. Resume of Steve Tedder, Principal of Live Oak Capital Partners.
3. Resume of Mary Lindgren, Environmental Project Manager of EW Consultants, Inc.,.
4. Resume of Jason M. Gunther, P.E., Branch Manager of Thomas Engineering Group.
5. Fact Sheet – Hobe Sound Storage: A Class A Self-Storage Facility.

We also reserve the right to rely on any documents previously included as part of the record in connection with the Hobe Sound Storage Major Final Site Plan and Rezoning application. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,


Robert S. Raynes, Jr.

RSR/kmb

Enclosures

cc: Elysses Elder, Esq. (via email)
Peter Walden, Deputy Director (via email)
Brian Elam (via email)
Amy Offenbach (via email)

Mills, Short & Associates

Brandon Ulmer, PE

Partner

bulmer@millsshortassociates.com

Academic Credentials:

- B.S. Civil Engineering
- Florida State University
- Licenses: Florida Professional Engineer #68345

Professional Experience

- 2025–Present Mills, Short and Associates
- 2013–2024 Thomas Engineering Group
- 2008–2013 Civil Engineering of South Fl
- 2003–2008 Southern Design Group

Brandon is a licensed Professional Engineer and serves as Partner with Mills, Short and Associates. Brandon has 22+ years of experience in the Treasure Coast area. His knowledge coupled with his understanding of the project and client needs help to ensure a successful project. Brandon has focused his career primarily in the St. Lucie, Marin and Palm Beach Counties.

Brandon has extensive experience in all aspects of Land Development Planning and Civil Design, from initial design concepts to site civil and utility layout to final project closeout with state, county and local jurisdictions.

Brandon has extensive knowledge in all types of Land Development projects from Redevelopments to ground ups. Some of the most common projects Brandon has been Engineer of Record for are Residential Subdivisions, Retail Centers, Schools and various types of commercial uses.

Brandon has experience design and permitting project through FDOT, SFWMD, St Lucie, Martin and Palm Beach County jurisdictions.

Technical and Professional Affiliations:

American Society of Civil Engineers (ASCE)

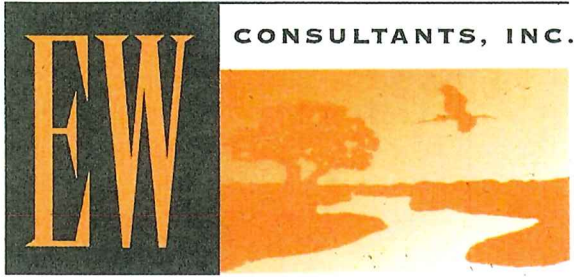


Steve Tedder
Principal

Since 2000, Steve Tedder has participated in the acquisition, development, leasing, management, and disposition of more than \$2 billion in real estate, including office, industrial, retail, hotels, multifamily, single family, manufactured housing, and self-storage properties. Mr. Tedder is the principal founder of Live Oak Capital Partners (www.liveoakcp.com), which he started in 2012 to focus primarily on niche investment opportunities throughout the southeastern United States. To date the firm has acquired, developed, and sold more than \$170 million in commercial properties, including 17 self-storage facilities.

Prior to starting Live Oak, Mr. Tedder was a principal at Iron Horse Properties, and he previously worked as a Director of Development at Barry Real Estate Companies and Carter & Associates in Atlanta. He began his real estate career with The Bissell Companies in Charlotte, N.C.

Mr. Tedder is a graduate of Vanderbilt University and has an MBA from the University of Georgia. After finishing Vanderbilt, he served as an officer in the U.S. Navy for more than five years. Mr. Tedder currently is on the board of directors for CHRIS 180, Crossroads Community Ministries, and the David T. Howard Foundation, he previously served as chairman of the board for HOPE Atlanta, and he has also contributed on several other boards for nonprofits and industry organizations. He is currently a member of the Urban Land Institute, the Real Estate Investment Advisory Council, Real Estate Group Atlanta, the Atlanta Commercial Board of Realtors, and the national Self Storage Association.



Mary Lindgren
Environmental Project Manager

Education

1995

Tallahassee, FL

Florida State University

Bachelor of Science in Environmental Studies

Certification

Certified Wetland Delineator

Experience

2011 – Present

EW Consultants, Inc.
Environmental Project Manager

Jupiter, FL

1998 – 2011

Environmental Services, Inc.
Division Manager

Jupiter, FL

1997 – 1998

Department of Environmental

Palm Beach County
West Palm Beach, FL
Environmental Analyst

1995 – 1997

The Phoenix Environmental Group, Inc.
Environmental Scientist

Tallahassee, FL

Professional Affiliations

National Association of Environmental Professionals

Florida Association of Environmental Professionals

Society of Wetland Scientists

PADI Open Water SCUBA Certified



Natural Resource Management, Wetland, and Environmental Permitting Services

EW Consultants, Inc. is a company comprised of environmental and natural resource professionals with expertise in a wide variety of disciplines including:

- Environmental Assessments
- Water Quality Evaluation and Monitoring
- Wetland Assessment and Permitting
- Listed Species Surveys and Permitting
- Expert Witness Testimony

EW Consultants, Inc. has been involved with over 300 diverse environmental projects throughout the State of Florida. These projects have required close coordination with applicable permitting agencies. As a result, we have developed close working relationships with staff at Water Management Districts, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service.

Our fundamental philosophy consists of technical excellence, creativity, and continuous coordination. This combination provides our clients with leading edge analyses to address environmental challenges and practical results through long-standing relationships with agency personnel.

Our clients span all sectors and our successes show our ability to work with a wide range of interests. Through our experience we have developed a variety of unique qualifications and capabilities to manage projects with complex and multifaceted components. The collective experience of the EW Consultants, Inc. personnel totals over 60 years in professional natural resource and permitting consultation.

Office Location:

2581 Metrocentre Blvd, Suite 1
West Palm Beach, FL 33407

Mary Lindgren, Environmental Project Manager

Education:

BS in Environmental Studies, Florida State University, 1995

PADI Open Water SCUBA Certified

U.S. Army Corps of Engineers Certified Wetland Delineator

Professional Employment History

2011 – Present EW Consultants, Inc.,

Environmental Project Manager

1998 - 2011

Environmental Services, Inc.,

Division Manager

1997 – 1998

Palm Beach County Dept of Environmental

Resources Management, Env. Analyst

1995 – 1997

The Phoenix Environmental Group, Inc.,

Environmental Scientist

Ms. Lindgren is an environmental professional with 30 years of experience in project management, environmental site planning and natural resource management. She oversees ecologists in the company's Palm Beach County office. Ms. Lindgren is responsible for all phases of environmental project management and office operations.

Ms. Lindgren has managed numerous large scale development projects, public sector projects, and environmental restoration projects. Her experience includes environmental assessments, listed species surveys, submerged resource surveys, wetland determinations, wetland impact permitting, mitigation planning, mitigation monitoring, and mitigation bank permitting. Through these efforts, Ms. Lindgren has developed excellent working relationships with not only a myriad of clientele, but government agency review staff as well.

Representative Projects

- Bert Winters Park Improvements Wetland Permitting, Palm Beach County, FL
- The Atlantic permitting, St. Lucie County
- Roebuck Road Widening Wetland Permitting, Palm Beach County, FL
- Burt Reynolds Park Wetland Permitting, Jupiter, FL
- Tuscany on the Intracoastal, Wetland Permitting and Mitigation, Boynton Beach, FL
- Florida Power & Light, Listed Species Surveys and Permitting, Various Counties, South FL
- Expert Witness, Scripps Florida Environmental Permitting, Palm Beach County, FL

Jason M. Gunther, P.E. Branch Manager



jgunther@thomaseg.com

Education

B.S.
Clarkson University,
1995-1997

A.E.S
Caton College of Technology
1993-1995

Professional Licenses

Florida Professional Engineer
#58629, since 2002

Jason currently serves as a Branch Manager for Thomas Engineering Group. His duties include project management, design, permitting and construction related services for numerous projects throughout South Florida. Jason's project experience includes a variety of municipal, commercial, mixed use, multi-family and residential properties. He oversees civil engineering design services for projects ranging from conceptual layouts to design of construction level site plan packages inclusive of drainage studies and permitting at the local, county, states and federal level.

Jason's specific design experience includes site planning, conceptual layouts and traffic circulation, storm sewer design, sanitary sewer design including gravity and force mains, storm water management including retention and detention systems, flood plain and stream encroachment analysis, horizontal and vertical roadway alignments, grading, preparation of construction details, earthwork analysis, preparation of soil erosion and sediment control plans, water main conveyance systems and other miscellaneous related engineering design fields.

Prior to joining Thomas Engineering Group, Jason was directly responsible for running a consulting office, employee training, cost estimation, construction permitting, drainage system planning, engineering calculations and general project management, drainage modeling for both conceptual and construction purposes, neighborhood fire protection analysis and pump station design for wastewater systems.

Work Experience

Thomas Engineering Group, LLC – Ft Lauderdale, Jupiter, Stuart (09-07 – Present)

Managing satellite consulting office consisting of approximately 6 staff members. Full site design and permitting various projects throughout South Florida

Craven Thompson and Associates – West Palm Beach, FL (12/04 – 09/07)

Managing satellite consulting office consisting of approximately 5 employees. Full site design and permitting various projects throughout South Florida.

Craven Thompson and Associates – Ft. Lauderdale, FL (6/99 – 12/04)

Full site design and permitting various projects throughout South Florida.

Paramount Engineering Group - Boca Raton, FL (10/97 – 6/99)

Tasks included working on a survey field crew, preparing Autocad surveys and construction layout, site design for commercial properties.

Fact Sheet

Hobe Sound Storage: A Class A Self-Storage Facility

While communities sometimes raise objections about self-storage, much of that unease may be misguided and perceptions about self-storage facilities may be both outdated and incorrect. A modern, well-run, Class A self-storage business can be a fantastic neighbor and a genuine asset to the community. They are clean, safe, quiet, generate limited traffic, and do very little to tax local utilities and infrastructure.

Safety and Security

- **State-of-the-art security systems:** Class A self-storage facilities feature advanced security measures, including high definition 24/7 video surveillance cameras, interior and exterior LED lighting, fencing to provide privacy and control access, and electrically controlled limited secure access doors with individual entry codes for each tenant, which allow operators to monitor exactly who is coming and going from the facility,
- **Security Protocols:** While isolated incidents of theft and vandalism occasionally occur, the combination of well-trained onsite staff, robust security protocols, and professional management in Class A facilities plays a significant role in maintaining safety and low crime rates.
- **Low crime risk:** Extensive data from law enforcement and self-storage industry studies indicate that Class A, professionally managed, climate-controlled self-storage facilities have very low crime rates. Additionally, the presence of 24/7 security measures deters potential criminal activity.
- **Commitment to safety:** Professional operators are fully committed to working with neighbors, community groups, and local law enforcement to maintain a safe environment for everyone in the area.

Traffic and Accessibility

- **Minimal traffic impact:** Class A self-storage facilities typically generate significantly less traffic than other residential and commercial developments

including retail stores, restaurants, office buildings, and even single-family residential communities. On average, customers visit their storage units very infrequently — usually once a month or less. Most modern, Class A facilities typically have a limited amount of parking because of their small number of visitors per day.

- **Professional traffic management:** A comprehensive traffic study has been completed for this project, and the developer has worked closely with traffic engineers and Martin County to ensure that the facility's entrance has been designed to minimize any potential impact on traffic flow along Federal Highway.
- **Safe access points:** The facility's access point onto Federal Highway will be well positioned to promote safe ingress and egress, with appropriate signage to guide vehicles safely in and out of the facility.
- **Counter cyclical traffic:** The busiest time of the week for most Class A self-storage facilities is Saturday mornings. During the week, the limited number of visitors that most facilities receive typically come between the hours of 9 a.m. to 5 p.m., and those visits tend to be spread throughout the day.

Class A Design

- **High-quality design:** This will be a Class A facility, meaning it will feature superior architectural design and aesthetic elements that complement the surrounding area. Based on feedback received from the county staff, elected officials, and the surrounding neighbors, the developer designed the facility with an "Old Florida" look and feel, which is in keeping with the architectural quality of the Hobe Sound community.
- **Visual appeal:** The exterior design will include attractive facades, enhanced landscaping buffers, and decorative privacy fencing to ensure the facility is visually pleasing and blends seamlessly with neighboring properties.
- **Noise reduction:** Unlike other commercial developments, self-storage facilities produce minimal noise, making it one of the least disruptive prospective neighbors for nearby properties. The loading bay for this facility will be cut into the building footprint, and it will be covered and partially enclosed, making loading and unloading activities less visible and even quieter.
- **Interior Climate-Controlled Units:** All the storage units for this Class A facility will be interior climate-controlled units, which will not be visible from the building exterior and only accessible through the single entry point for loading and unloading.

Location Along Federal Highway

- **Appropriate zoning and use:** The proposed location on Federal Highway is consistent with much of existing zoning and land use patterns in the area. US-1 is a major thoroughfare that already supports a mix of commercial, residential, and institutional properties. The existing residential zoning for this property is seemingly outdated and inappropriate given the high traffic counts (nearly 22,000 average vehicles per day) and high speeds (55 mph) on Federal Highway.
- **Low-intensity commercial use:** Compared to other potential developments, such as retail, dining establishments or medium density residential, self-storage facilities generate far less traffic, noise, and environmental impact on the community.
- **Community benefit:** By providing a safe, secure, and convenient storage option for residents and businesses, this Class A facility will serve as a valuable community resource.