

PBS Headquarters

Presented By: Michael Nolan (CEO), Reilly Pelkey (Project Manager), Clint Larkan (Architect) and David Arizabaleta (Civil Engineer)

About PBS Corporation

- Positive Behavior Supports (PBS) provides in-home, community, and school-based Applied Behavior Analysis (ABA) services across the USA.
- PBS was founded in 2007 in Hobe Sound.
- Today, PBS Corp. employs thousands of individuals across the country who are dedicated to helping families and individuals effected with Autism in over 30 states.
- The administrative headquarters of PBS Corp has always remained in Martin County, and the growth of PBS is requiring a new administrative office. It is a dream of CEO, Michael Nolan, to return its headquarters to Hobe Sound, where PBS Corp. got its start.
- PBS Corp has developed in-house technology to help support staff and our administrative team is extremely lean. Our small group of less than 40 high level leaders need this administrative hub for tech servers and staff in Hobe Sound to have an effective space for clinical and IT leaders to collaborate and work.



About Michael Nolan BCBA-D

Michael Nolan founded PBS in 2007 in Hobe Sound and continues to serve as its CEO today. His wife Tammy by his side, spent 15 years in the Martin County School District before retiring to join him in 2018.



Benefits for Hobe Sound

- PBS will be a positive economic impact to downtown Hobe Sound while having a limited footprint of traffic and people.
- High earners who relocate to Hobe Sound for the headquarters will likely be purchasing local houses
- PBS looks forward to being an active participant in the Hobe Sound Chamber of Commerce
- PBS looks forward to partnering with the neighborhood association to support Hobe Sound needs



Project Location & Existing Conditions

- **South Lot**

- **Address:**

- 9074 SE Anstis Pl,
Hobe Sound, FL 33455

- **Parcel ID:**

- 34-38-42-002-000-00051-7

- **Size:** 0.75 Acres

- **North Lot**

- **Address:**

- N/A

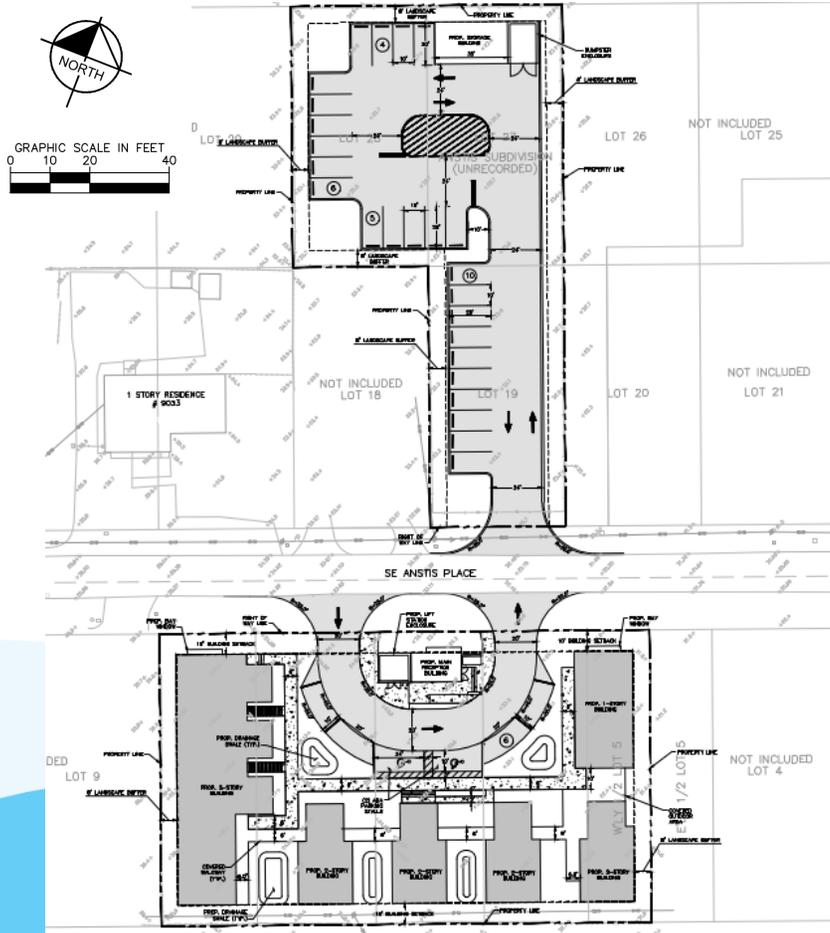
- **Parcel ID:**

- 34-38-42-002-000-00051-7

- **Size:** 0.56 Acres



Proposed Site Plan



Parking Requirements = Business group B
 1 space/ 500 gross sf
 15,281/500 = 31 parking spaces
 = Storage group S
 1 space/ 2000sf N/A
 1,560 sf = 0 parking spaces
 = Residential group R-3
 1 space/ unit
 3 parking spaces
 34 parking spaces required

PARKING COUNT:

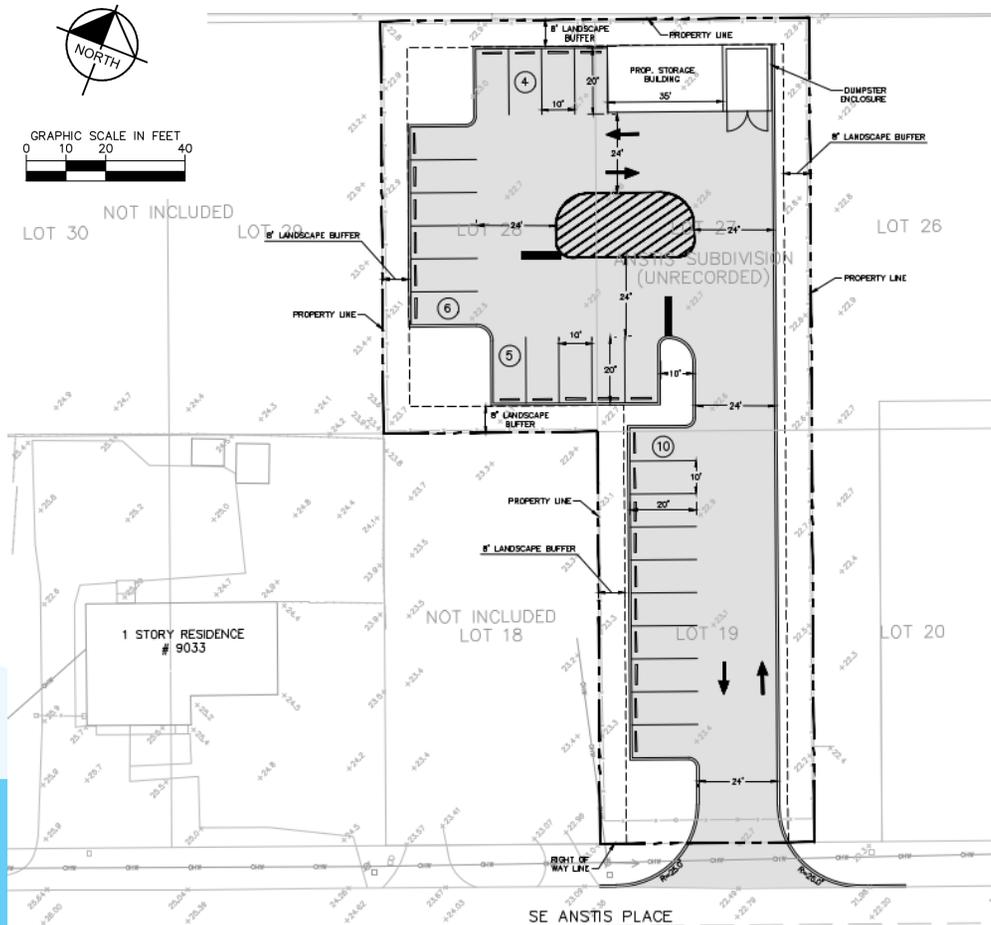
NORTH PARCEL
 -25 STANDARD STALLS

SOUTH PARCEL
 -4 STANDARD STALLS
 -6 TOTAL STALLS

TOTAL
 -29 STANDARD STALLS
 -2 ADA STALLS
 -31 TOTAL PARKING STALLS



Proposed Site Plan – North Lot

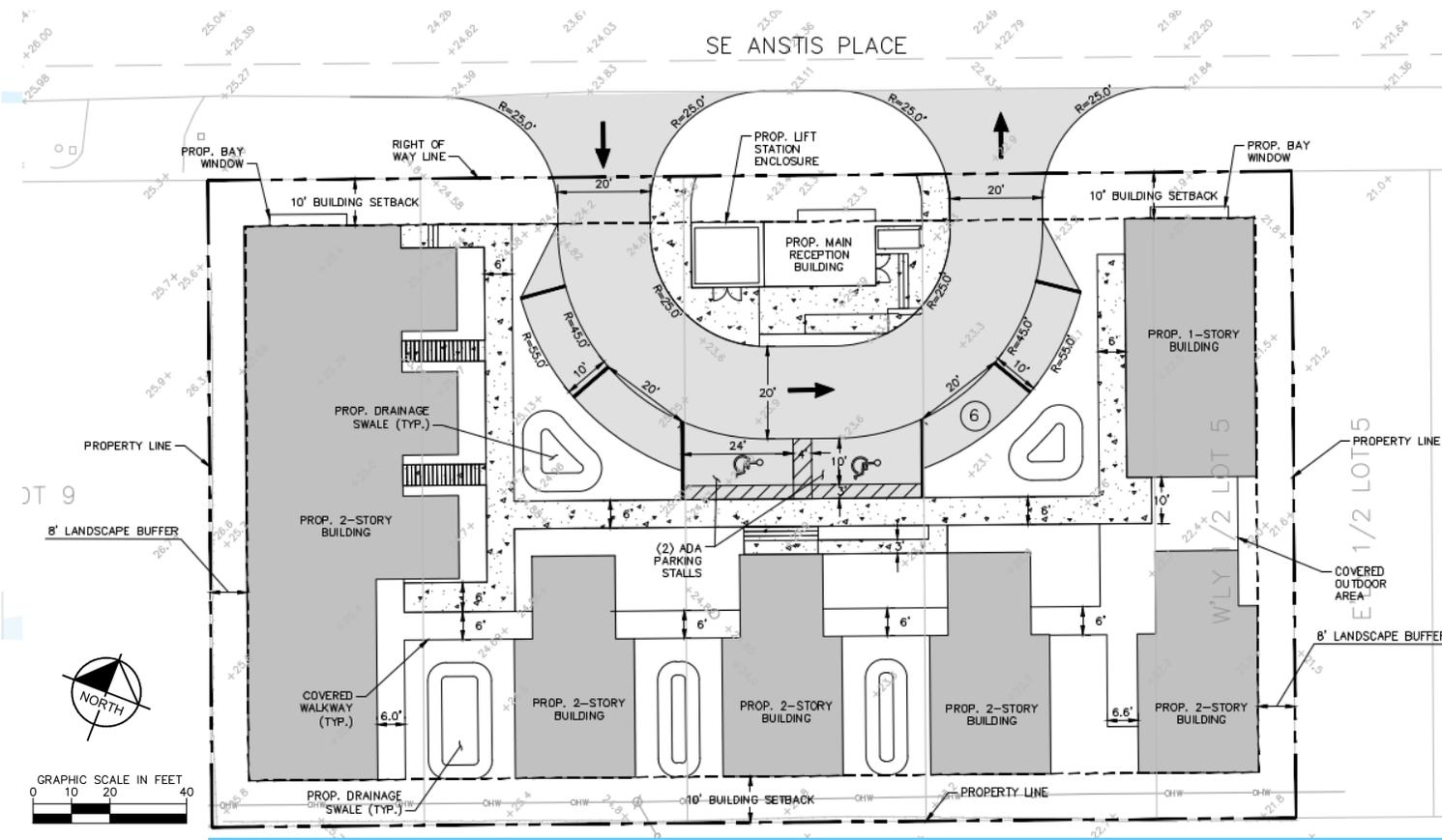


PARKING COUNT:

NORTH PARCEL
-25 STANDARD STALLS



Proposed Site Plan – South Lot

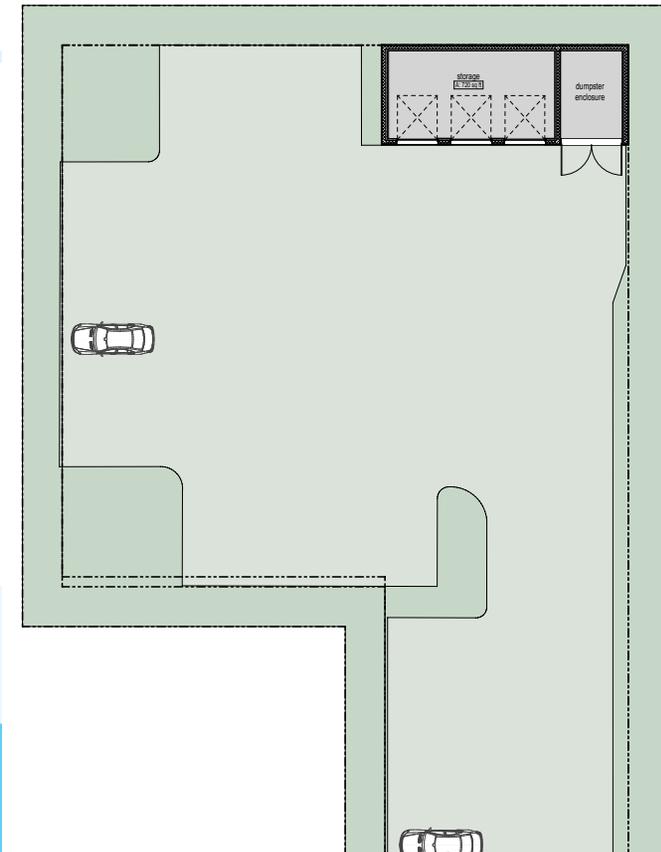


PARKING COUNT:

SOUTH PARCEL
 -4 STANDARD STALLS
 -6 TOTAL STALLS



Proposed first floor plan – north lot



Area	
Total site	= 32,838 + 24,274 SF = 57,112 sf
Occupancy category	= Business group 5
Total conditioned space	= 1st level 4,450 (1104 x 4) + 1810 + 350 (2nd level) (1104 x 4) = 15,281 sf
Occupancy count	= 15,281 sf / 100sf per person = 152 total occupants
Occupancy category	= Residential group 0-3 = 3,289 of total
Occupancy category	= Storage group 5 = 1,350 of total
Planning Calculations = per NBC 2020 table 603.1	
water closets	= 1 per 25 for 1st 50, then 1 per 50 = 75w/ 75m = 3 men & 3 women
restrooms	= 1 per 40 for 1st 50, then 1 per 80 = 2 men & 2 women
drinking fountain	= 1 per 1000 = 1
service sink	= 1 service sink = 1



Aerial view of south lot



Street entry from east side



Street entry from west side



Welcome center



Courtyard street view



Thank you! Any questions?

