

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
RESOLUTION NUMBER 26-  
[REGARDING FINAL SITE PLAN APPROVAL  
FOR PARCEL C-4, LOT 2B OF THE HERITAGE RIDGE PUD  
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

**WHEREAS**, this Board has made the following determinations of fact:

1. 8280 Constitution, LLC, submitted an application for approval of the final site plan for the Heritage Ridge Planned Unit Development (PUD), Parcel C-4, Lot 2B project (a/k/a Storage Place Hobe Sound) (K024-006), located on lands described in Exhibit A, attached.
2. Pursuant to Table 10.5.F.9., Land Development Regulations (LDR), Martin County Code, a review of this application is not required by the Local Planning Agency (LPA).
3. This Board considered approval at a public meeting on the application on May 5, 2026. The Board continued the hearing for this application to May 19, 2026.
4. The Board considered approval at a public meeting on the application on May 19, 2026.
5. At the public meetings, all interested parties were given an opportunity to be heard.
6. The final site plan for the Heritage Ridge PUD, Parcel C-4, Lot 2B project is consistent with the Comprehensive Growth Management Plan and the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

- A. The final site plan for the Heritage Ridge PUD, Parcel C-4, Lot 2B project is approved. More specifically, this approval is for the development of a three-story residential storage facility totaling approximately 64,260 square feet and associated

infrastructure. Development of Heritage Ridge PUD, Parcel C-4, Lot 2B shall be in accordance with the approved final site plan attached as Exhibit B.

B. The decision-maker for a particular development application, as determined by Article 10, Development Review Procedures, may approve a design plan that varies from the standards set forth in Division 20, Commercial, Multifamily, and Industrial Design, in order to accommodate unique site features or to provide a more innovative design, provided that the decision-maker finds that the alternative plan generally fulfills the purpose and intent as set forth in section 4.871 or complies to the maximum extent practicable considering the configuration of the development that existed prior to the effective date of this Division 20. Accordingly, the approved Alternative Compliance request is documented on the approved elevations and approved final site plan.

C. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

D. No permits for construction or development activity shall be issued until all required documents, plans, fees and federal and state permits and approvals are received and approved as required by Section 10.11, Land Development Regulations, Martin County Code.

E. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the final site plan for the Heritage Ridge PUD, Parcel C-4, Lot 2B project null and void.

F. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, Land Development Regulations, Martin County Code.

G. All permits for the Heritage Ridge PUD, Parcel C-4, Lot 2B project must be obtained within one year, by May 19, 2027. Development must be completed within two years, by May 19, 2028.

H. In order to ensure that the drainage/stormwater management system functions as designed and permitted in perpetuity, Owner shall maintain the drainage/stormwater management system according to the Stormwater Management System Maintenance Plan as submitted with the final site plan application. The Maintenance Plan will provide that Owner shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Growth Management Director at final site plan approval in order to ensure it functions as intended and as approved by County. County shall not have any responsibility in maintaining the system.

I. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

J. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

K. The Owner shall dedicate an estimated 128-square foot drainage easement to the County along the northerly property boundary as shown on the final site plan within 60 days of approval of the final site plan.

L. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2026.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
ELYSSE A. ELDER  
COUNTY ATTORNEY

ATTACHMENTS:  
Exhibit A, Legal Description  
Exhibit B, Final Site Plan