

NPH-1
Ex-1

Brian Elam, PMP
(772) 288-5501 belam@martin.fl.us

PMP certified project manager with experience providing cradle-to-grave management of large-scale integrations.

Professional Experience

- | | |
|--|----------------|
| Martin County – Stuart, Florida | 2023 - Present |
| Principal Planner, Growth Management | |
| <ul style="list-style-type: none">• Review Development Applications for compliance with Martin Counties Land Development Regulations, Comprehensive Growth Management Plan and Code.• Prepare resolutions, legal ads, presentations and other exhibits for the Board of County Commissioners and other stakeholders. | |
| Martin County – Stuart, Florida | 2021 - 2022 |
| Senior Planner, Growth Management | |
| <ul style="list-style-type: none">• Manage various projects submitted by applicants related to development in unincorporated Martin County providing summaries, staff reports and supporting documentation presented to the public when required.• Provide customer service to the public for those seeking information related to development in unincorporated Martin County. | |
| Palm Beach County – West Palm Beach, Florida | 2021 - 2014 |
| Electronic Systems Analyst, Electronic Services & Security | |
| <ul style="list-style-type: none">• Assists or develops County electronics systems standards, policies, procedures, and scopes of work (SOW).• Assists in the development of Requests for Proposals (RFP's) and bids for the procurement and implementation of related electronics systems.• Manage low voltage portions of capital improvement construction projects validating and accepting installations.• Review, approve, and comment on all contractors' submittals, drawings, terms and conditions and contract details.• Performs electronics systems designs, analyses and implementation plans.• Manage multiple projects concurrently up to \$40M. | |
| Walgreens Distribution Center – Jupiter, Florida | 2014 - 2010 |
| Tandem Maintenance Technician | |
| <ul style="list-style-type: none">• Troubleshoot and maintenance of electrical, mechanical and alignment problems related to an automated system of cranes, robots, conveyors, high-speed sorters, articulating lifts, pallet jacks and forklifts. | |
| PAC Seating – Palm City, Florida | 2009 - 2008 |
| Avionics Program Manager | |
| <ul style="list-style-type: none">• Project manager overseeing the design and integration of electronics on custom aircraft seating. | |
| NWL Capacitors – Riviera Beach, Florida | 2008 - 2005 |
| Capacitor Engineer | |
| <ul style="list-style-type: none">• Designer and project manager for the development of new custom high-voltage capacitors and enclosures for commercial and military customers.• Author of test plans, manufacturing shop orders and ISO standards related to work.• Performed corona discharge testing above 90kV for required products. | |
| Northrop Grumman Space Technology – Redondo Beach, California | 2005 - 1997 |
| R&D Project Manager/Associate Engineer | |
| <ul style="list-style-type: none">• Responsible design engineer and project manager for high energy laser weapons systems including data acquisition and control, power and control, and custom electronics.• Managed multiple large projects from requirements definition, production, integration & test and closeout providing in depth analysis and reporting to key stakeholders.• Experienced in R&D, Quality Control, Clean Room and Spacecraft assembly.• Performed Quality Assurance inspection and recommended corrective actions.• Designed, analyzed and improved new and existing electronics circuit boards and assemblies.• Drafted working drawings, wiring diagrams, design reviews, test procedures and failure analysis reports.• Performed functional, acceptance and qualification testing on site and at vendor locations. | |

Education

Project Management Professional (PMP), Project Management Institute, Number 2903859	2020
Stanford Certified Project Manager (SCPM), Stanford Center for Professional Development	2009
Master of Business Administration, University of Phoenix	2007
Bachelor of Science, Electronics Engineering Technology, ITT	1999

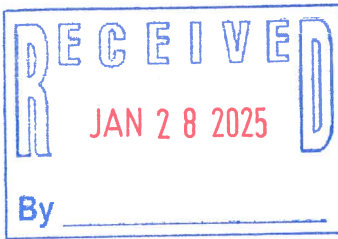
Professional Development & Training

Laser weapon systems engineering (company certificate program)	2005
Class 1000 clean room experience	1997-2005
Electrostatic discharge (ESD) safety training	1997-2005
Material Review Board (MRB) (authorized to define root cause and corrective action)	2000-2005
ISO9001: 2000E NWL internal auditor to verify process compliance	2007
Synchronous Flow Management/Theory of Constraints	2007
NFPA 70 E Electrical Safe Work Practices training	2010-2014
Lock-out/Tag-out	2010-2014
OSHA 1910.269, OSHA 1926.500 personal fall arrest systems	2010-2014
5S+1 Lean Workplace Organization & Six-Sigma experience	1997-2008

Software & Tools

Extensive training and experience with 2D AutoCAD, Microsoft Excel, Word and Project. Experience with many Adobe products and custom software for managing and tracking work.

U.S. Army – Fort Bliss, Texas	1984-1987
Short-range Air Defense Gunnery Crewman	
<ul style="list-style-type: none">Airborne training at Fort BenningPreventive maintenance on 2 ½ ton, 5-ton trucks and Vulcan 20 mm systemsTraining related to desert deployment	



Client Number: 55089.01
Writer's Direct Dial: (772) 288-0610
Writer's E-Mail Address: rraynesjr@gunster.com

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.

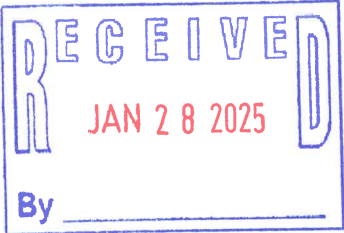
Brandon has extensive experience in all aspects of Land Development Planning and Civil Design, from initial design concepts to site civil and utility layout to final project closeout with state, county and local jurisdictions.

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)



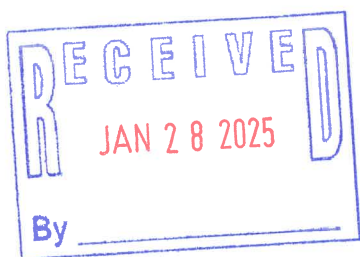


Steve Tedder
Principal

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

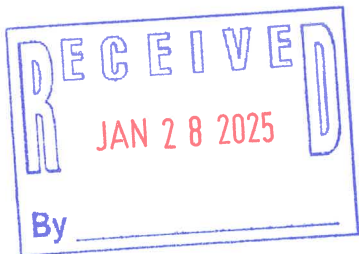
2011 – Present	EW Consultants, Inc., Environmental Project Manager
1998 - 2011	Environmental Services, Inc., Division Manager
1997 – 1998	Palm Beach County Dept of Environmental Resources Management, Env. Analyst
1995 – 1997	The Phoenix Environmental Group, Inc., Environmental Scientist

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)

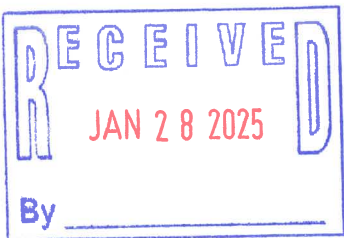
Managing satellite consulting office consisting of approximately 5 employees. Full site design and permitting various projects throughout South Florida.

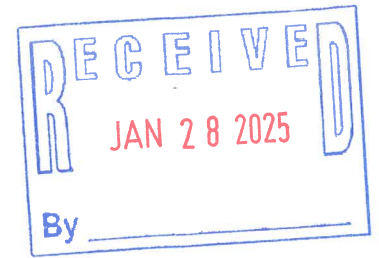
Craven Thompson and Associates – Ft. Lauderdale, FL (6/99 – 12/04)

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.



Local Planning Agency

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0491

NPH-1

Meeting Date: 2/6/2025

PLACEMENT: New Business

TITLE:

HOBE SOUND STORAGE MAJOR FINAL SITE PLAN (H164-002) (QUASI-JUDICIAL)

EXECUTIVE SUMMARY:

This is a request by Thomas Engineering Group, LLC on behalf of Employees Money Purchase Pension Plan & Trust of Boca Cardiology Associates Babic & Vinci PA FBO Stephen Babic for a Major Final Site Plan approval to construct a 3-story, approximately 94,132 square foot residential storage facility and associated infrastructure on an approximate 4-acre undeveloped property. The subject site is located east of SE Federal Highway approximately 0.28 miles south of SE Heritage Boulevard, south of the Bethel Lutheran Church in Hobe Sound. Included in this application is a request for a Certificate of Public Facilities Reservation.

Requested by: Brandon Ulmer, Thomas Engineering Group, LLC.

Presented by: Brian Elam, PMP, Principal Planner, Growth Management Department

PREPARED BY: Joan Seaman, Administrative Assistant

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

Application Information

HOBE SOUND STORAGE MAJOR FINAL SITE PLAN

Applicant:	Live Oak Capital Partners (Steve Tedder)
Property Owner:	Employees Money Purchase Pension Plan & Trust of Boca Cardiology Associates Babic & Vinci PA FBO Stephen Babic
Agent for Applicant:	Thomas Engineering Group, LLC (Brandon Ulmer)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	H164-002
Record Number:	DEV2022110009
Report Number:	2024_1211_H164-002_DRT_STAFF_FINAL
Application Received:	01/09/2023
Transmitted:	01/11/2023
Date of Report:	03/02/2023
Application Received:	07/12/2023
Transmitted:	07/13/2023
Date of Report:	12/14/2023
Application Received:	05/08/2024
Transmitted:	05/08/2024
Date of Report:	07/16/2024
Application Received:	08/02/2024
Transmitted:	08/07/2024
Date of Report:	10/18/2024
Additional Materials Received:	11/18/2024
Date of Report:	12/11/2024

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B. Project description and analysis

This is a request by Thomas Engineering Group, LLC on behalf of Live Oak Capital Partners for approval of a Major Final Site Plan to construct a 3-story, approximately 94,132 square foot residential storage facility and associated infrastructure on an approximate 4-acre undeveloped property. The property is located east of SE Federal Highway approximately 0.28 miles south of SE Heritage Boulevard, south of the Bethel Lutheran Church in Hobe Sound. Included in this application is a request for a Certificate of Public Facilities Reservation.

The future land use designation for the subject property is Medium Density with a RS-6, Medium Density Residential District zoning. Access to the property is proposed from one location from SE Federal Highway. The property is abutting conservation land to the south and a church located on medium density land use to the north. The proposed use is not permitted in the existing zoning and requires approval of a separate application amending the Future Land Use Map (FLUM) to assign a Commercial General future land use and General Commercial zoning district.

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 Sjöholm	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

D. Review Board action

This application meets the threshold requirements for processing as a major development MARTIN COUNTY, FLA., LDR, §10.2.C.1. (2024). Review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated, October 18, 2024 with the resubmittal dated November 18, 2024. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

Parcel number:	343842000140001406
Address:	Unassigned
Existing zoning:	RS-6, Medium Density Residential District
Future land use:	Medium Density
Nearest major road:	SE Federal Highway
Gross area of site:	4.01 acres
Non-residential gross floor area:	30,655 square feet

Table 1: Abutting Properties Details

Direction	Development	Future Land Use	Zoning
Direction	Development	Future Land Use	Zoning
North	Church	Medium Density	RM-8 – Medium Density Residential
South	Undeveloped	Conservation	PC – Public Conservation District
East	ROW	N/A	N/A

Figure 1: Location Map



Figure 2: Subject Site Aerial

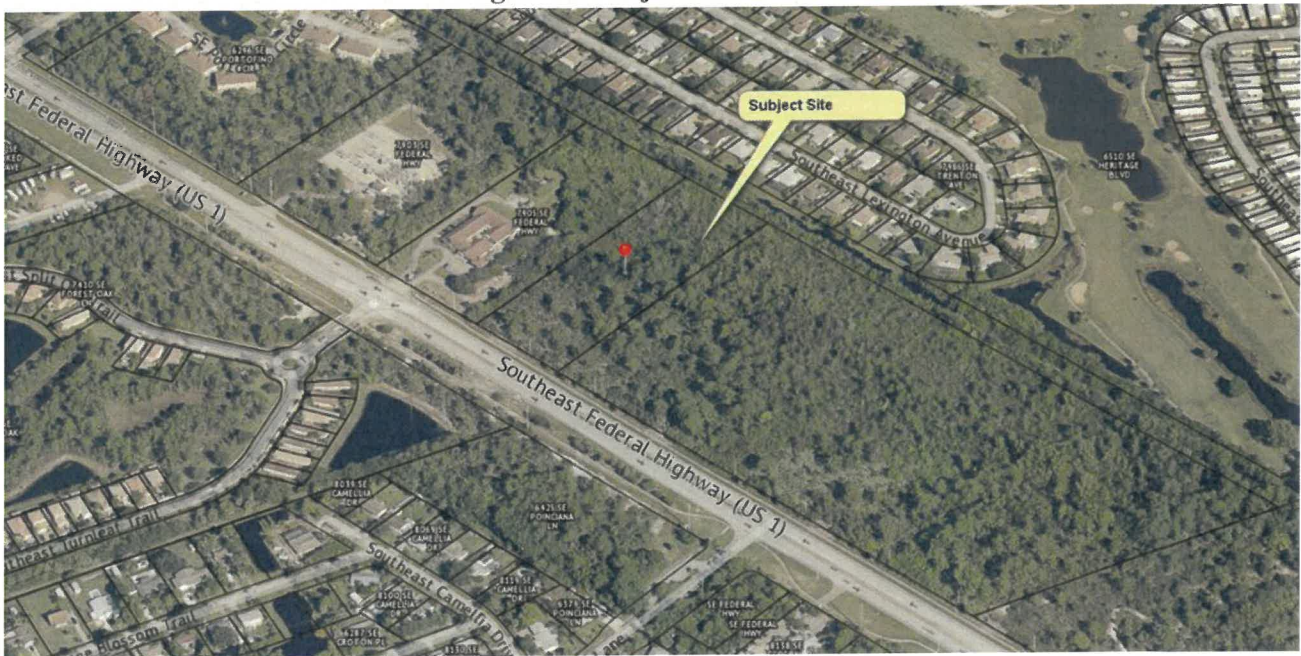


Figure 3: Zoning Atlas

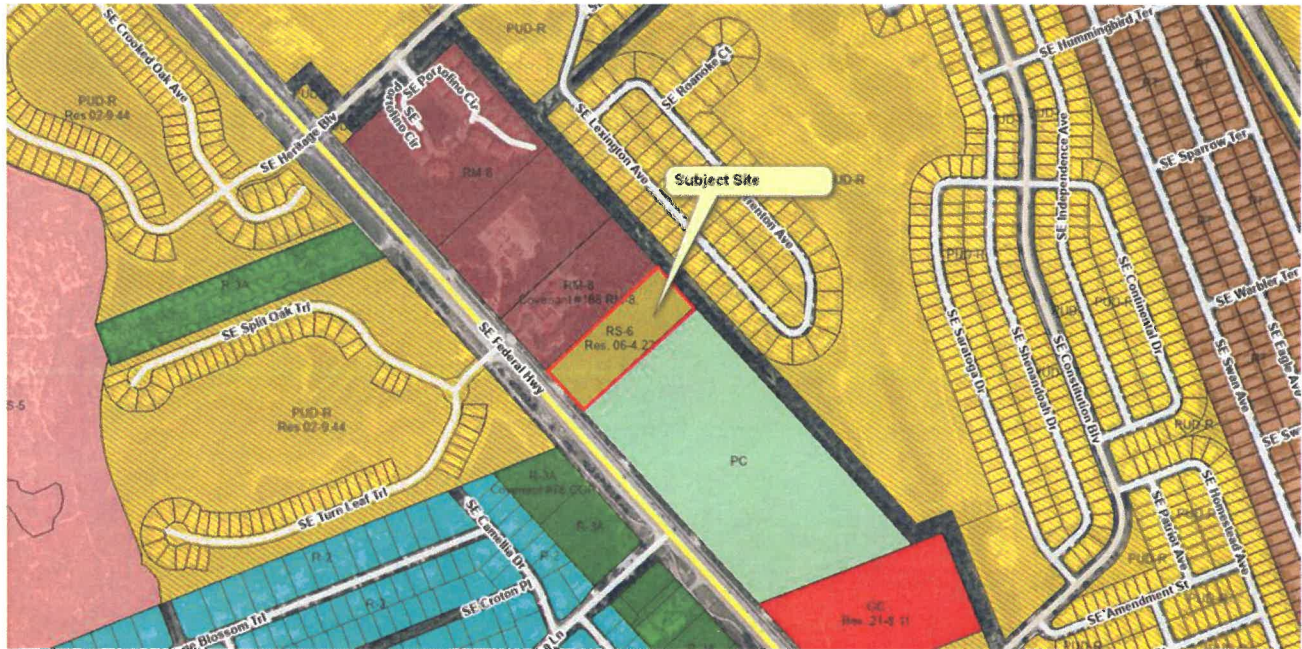


Figure 4: Future Land Use Map



F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department

CONTINGENCY ON FUTURE LAND USE CHANGE

The proposed use is not permitted in the existing zoning and requires approval of a separate application amending the Future Land Use Map (FLUM) to assign a Commercial General future land use and General Commercial (GC) zoning district.

Findings of Compliance:

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department

Findings of Compliance:

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Information #1:

NOTICE OF A PUBLIC HEARING:

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

Information #2:

LAND CLEARING

No land clearing is authorized prior to the pre-construction meeting for the project. 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 by applicable state agency permits may be granted by the Growth Management Department MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2023).

Information #3:

PARKING RATE ADJUSTMENT

Applicant received approval for a parking rate adjustment pursuant MARTIN COUNTY, FLA., LDR SECTION 4.625. (2009).

H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department

Commercial Design

Findings of Compliance:

Development review staff have reviewed the application and finds that it complies with Article 4, Division 20, Commercial Design Standards of the Martin County Land Development Regulations.

Community Redevelopment Area

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

I. Determination of compliance with the property management requirements – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

J. Determination of compliance with environmental and landscaping requirements – Growth Management Department

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. A Preserve Area Management Plan (PAMP) will be approved with the development order that will establish a 2.16-acre wetland preserve area, a wetland buffer (0.33 acres) comprised of rare, unique upland habitat (maritime hammock) and a upland preserve (0.14 acres) comprised of upland scrub. The total area under preservation for the site will be approximately 2.61 acres or about 65% of the site.

INFORMATIONAL COMMENT:

After a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

Landscaping

Findings of Compliance

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a residential storage facility. The applicant has submitted landscape plans that provide 30,146 s.f. of landscape area which equates to 33% of the 60,526 s.f. development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 25 trees for

this project. To demonstrate compliance the applicant has proposed the planting of 46 trees and preservation of 5 existing trees (equal to 13 tree credits) for this 60,526 sq. ft. site.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use on the north and south is institutional general so no land use buffer is required.

Section 4.663.A.4.b.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 s.f. landscape area with 2 trees (3" dbh or greater) for each 5000 s.f. of interior vehicular use area. This project has 8,875 sq.ft. of paving and the applicant is proposing the installation of 8 native trees within the vehicular use area of the site.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

Note: Tree Disposition and clearing plans indicate the removal of 4 dead trees within the preserve area. Dead trees provide important wildlife habitat. These trees do not appear will be a hazard for people or structures. Removal would likely cause disturbance of the preserve therefore these trees should not be removed.

K. Determination of compliance with transportation requirements – Engineering Department

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

L. Determination of compliance with county surveyor – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**M. Determination of compliance with engineering, storm water and flood management requirements
– Engineering Services Division**

Findings of Compliance

COMPLIANCE WITH ADEQUATE PUBLIC FACILITIES ORDINANCE:

This project will provide the proposed development sufficient services based upon the adopted Level-of-Service for stormwater management facilities.

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development will retain the 25-year, 3-day storm event prior to discharging into an adjacent wetland connected to the East Fork Creek drainage basin. The applicant proposed a stormwater system consisting of dry retention areas and supporting drainage infrastructure. The applicant demonstrated the water quality volume is being met in the proposed prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10- Flood Protection: The site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation of 17.75 feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm event (16.72 feet NAVD); therefore, the applicant demonstrated compliance with Division 10.

Division 14- Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19- Roadway Design: The applicant has demonstrated compliance with Division 19 with the design of the proposed turn land and connection to SE Federal Highway.

DEVELOPMENT ORDER CONDITIONS:

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.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

Electronic File Submittal

Findings of Compliance:

The AutoCAD dwg file of the site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

South Martin Regional Utility (SMRU) is the water and sewer utility provider for this project. Developments served by SMRU must receive and submit a letter of capacity reservation directly from the Utility. Please contact SMRU to obtain a reservation letter to demonstrate utility compliance. [ref. South Martin Regional Utility, Regulations, Policies, and Procedures; Section 1.2 “Utility Capacity Reservation Process”]

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Finding of Compliance

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Applicant agrees to comply with documented requests.

The drive aisle has limited staging capabilities for fire apparatus. A fire lane needs to be created beyond the roadway at the FDC location.

Standpipes will be required in the structure.

Emergency Management

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements – General Services Department

Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

S. Determination of compliance with legal requirements – County Attorney's Office

Review ongoing.

T. Determination of compliance with adequate public facilities requirements – responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider - SMRU

Findings - Positive Evaluation

Source – SMRU

Reference - see Section O of this staff report

Sanitary sewer facilities service provider - SMRU

Findings - Positive Evaluation

Source – SMRU

Reference - see Section O of this staff report

Solid waste facilities

Findings - In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Positive Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities

Findings - In Place

Source - Growth Management Department

Road's facilities

Findings - Positive Evaluation

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings - Positive Evaluation

Source - Engineering Services Department

Reference - see section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet. Once submitted, a unique Sharebase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in separate sets as

itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be **brand new, unopened in the original package.**

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Unity of Title	Original executed version Unity of Title in standard County format or one (1) copy of the existing recorded Unity of Title for the subject property. Please note the unity of title form has been updated to include witness addresses, please utilize updated form on County's website.
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item	Description	Requirement
9.	Approved Elevations	One (1) 24" x 36" copy of the approved elevation drawings signed and sealed by a licensed architect.
10.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Engineer's Design Certification	Original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
12.	South Martin Regional Utilities Reservation	Proof of capacity reservation and fees paid to South Martin Regional Utilities (SMRU). The original agreement and payment shall be coordinated directly with SMRU prior to submittal of the post approval package to Growth Management.
13.	Flash/Thumb Drive	One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the approved stamped and signed project plans at the pre-construction meeting.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127		\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **:			
Impact fees***:			

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified after the post approval package has been submitted.

***Impact fees are required at building permit.

X. General application information

Applicant: Live Oak Capital Partners
Steve Tedder
430 Plasters Avenue NE, Suite 200
Atlanta, Georgia 30324
404-202-6121
stedder@liveoakcp.com

Owner: Employees Money Purchase Pension Plan & Trust of BOCA Cardiology
Associates Babic & Vinci PA FBO Stephen Babic
Stephen Babic MD TTEE
7155 Queenferry Circle
Boca Raton, Florida 33496

Agent: Thomas Engineering Group, LLC
Brandon Ulmer
125 West Indiantown Road, Suite 206
Jupiter, Florida 33458
561-203-7503
bulmer@thomaseg.com

Engineer of Record: Thomas Engineering Group, LLC
Brandon Ulmer
125 West Indiantown Road, Suite 206
Jupiter, Florida 33458
561-203-7503
bulmer@thomaseg.com

Y. Acronyms

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LPA	Local Planning Agency

MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Wastewater Service Agreement

Z. Attachments



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Major Final Site Plan

Name or Title of Proposed Project: Hobe Sound Storage

Brief Project Description:

See Project Narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 04/14/22

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

343842000140001406

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): EMPLOYEES MONEY PURCHASE PENSION PLAN & T

Company Representative: Stephen Babic MD TTEE

Address: 7155 Queenferry Cir.

City: Boca Raton, State: FL Zip: 33496

Phone: _____ Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Thomas Engineering Group, LLC
Company Representative: Brandon Ulmer
Address: 125 W. Indiantown Rd., Suite 206
City: Jupiter, State: FL Zip: 33458
Phone: 561-203-7503 Email: bulmer@thomaseg.com

Agent (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Contract Purchaser (Name or Company): Live Oak Capital Partners
Company Representative: Steve Tedder
Address: 430 Plasters Avenue NE, Suite 200
City: Atlanta, State: GA Zip: 30324
Phone: 404-202-6121 Email: stedder@liveoakcp.com

Land Planner (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Landscape Architect (Name or Company): Thomas Engineering Group, LLC
Company Representative: Michael Grosswirth
Address: 6300 NW 31st Avenue
City: Ft Lauderdale, State: FL Zip: 33309
Phone: 954-202-7000 Email: mgrosswirth@thomaseg.com

Surveyor (Name or Company): Keith
Company Representative: Luis Santaliz
Address: 301 East Atlantic Boulevard
City: Pompano Beach, State: FL Zip: 33060
Phone: 954-788-3400 Email: lsantaliz@keithteam.com

Civil Engineer (Name or Company): Thomas Engineering Group, LLC
Company Representative: Brandon Ulmer
Address: 125 W. Indiantown Rd., Suite 206
City: Jupiter, State: FL Zip: 33458
Phone: 561-203-7503 Email: bulmer@thomaseg.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): Kenneth Carlson

Company Representative: Kenneth Carlson

Address: 1166 W. Newport Center Drive, Suite 311

City: Deerfield Beach, State: FL Zip: 33442

Phone: 954-427-8848 Email: alis@kencarlson.com

Attorney (Name or Company): Gunster

Company Representative: Robert Raynes Jr.

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: r-raynesjr@gunster.com

Environmental Planner (Name or Company): EW Consultants, Inc.

Company Representative: Mary Lindgren

Address: 2581 Metrocentre Blvd., Suite 1

City: West Palm Beach, State: FL Zip: 33407

Phone: 561-291-7950 Email: mlindgren@ewconsultants.com

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

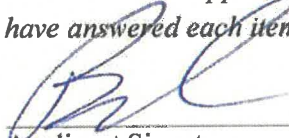
When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

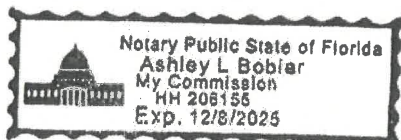
11-23-2022
Date

Brandon Ulmer
Printed Name

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of November, 2022, by Brandon Ulmer, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Ashley L. Bobier

(Printed, Typed or Stamped Name of Notary Public)

Ashley L. Bobier

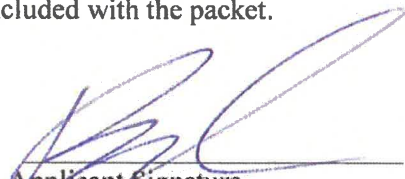


Martin County Florida Growth Management Department
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996
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Digital Submittal Affidavit

I, Brandon Ulmer, attest that the electronic version included for the project Hobe Sound Storage is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

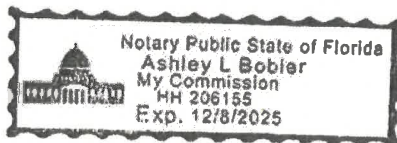

 Applicant Signature

11.23.2022
 Date

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of NOVEMBER, 2022, by Brandon Ulmer, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Ashley L. Bobier

(Printed, Typed or Stamped Name of Notary Public)

Ashley L. Bobier

Narrative

Proposed Storage Facility (Three Story) Hobe Sound, FL (Martin County)

The subject property has a PCN # of 343842000140001406 and totals 4.00 acres.

The site is currently undeveloped. A copy of the Martin County Property Appraiser aerial and information sheet is attached along with the legal description.

The applicant is proposing the development of a self-storage facility. Access for the site will be along US highway 1.

The development will also include corresponding parking spaces, walkways, landscape, signage, utility connections and a stormwater management system.

Additionally, we would like to request the reservation of adequate public facilities for the project.

LAND USE SUMMARY

The Property is designated Medium Density Residential (RS-6) use on Current and Future Land Use Plan for the County. The proposed development requires a change in the Future Land Use Plan to General Commercial and GC zoning.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 26, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42DEG14'43" WEST, A DISTANCE OF 3,102.67 FEET, ALONG THE EAST RIGHT OF WAY OF U.S. #1, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42DEG14'43" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 249.00 FEET; THENCE RUN NORTH 47DEG45'17" EAST, A DISTANCE OF 700.00 FEET; THENCE RUN SOUTH 42DEG14'43" EAST, A DISTANCE OF 249.00 FEET; THENCE RUN SOUTH 47DEG45'17" WEST, A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING.



Designation of Authorized Agent

Consent for: Hobe Sound Property proposed Storage Facility

Hobe Sound

Parcel ID: 343842000140001406

This form shall serve as consent for Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC to act as agent/applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of the Martin County Development Review and Approval, site plan and rezoning as needed; site construction permits; building permits; SMRU, permits and approvals; Martin County Fire Review and approval; Florida Department of Environmental Protection permits; FDOT; South Florida Water Management District Permit and water use permit and any other necessary permits or approvals required for the construction of the proposed Commercial Development.

I do hereby give consent to for Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner: Trust C/O Stephen Babic

Owner/Mail Address 7155 Queenferry Circle

Boca Raton, FL 33496

By:

(signature)

STEPHEN H BABIC (printed name, title)

State of Florida

County of Palm Beach

This foregoing instrument was acknowledged before me this 11 day of October, 2022,

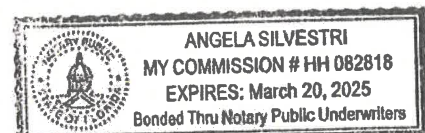
by Stephen Babic

He/she is personally known to me or has produced

as identification and did/did not take an oath.

Notary Public Information :

Agent Information:



Angela Silvestri

Angela Silvestri

(Signature of Notary)

206

(Name – Must be typed, printed or stamped)

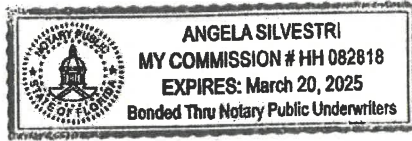
My Commission Expires: 3/20/25

Brandon Ulmer, Thomas Engineering Group, LLC

Ryan Thomas, Thomas Engineering Group, LLC

125 West Indiantown road Suite

Jupiter, FL 33458



WWW.THOMASENGINEERINGGROUP.COM

This Warranty Deed Made the 17th day of June 1987 by
IRWIN S. GARS, as Trustee and individually

heretofore called the grantor by
STEPHEN BABIC, M.D., AS TRUSTEE FOR EMPLOYEES' MONEY PURCHASE PENSION
PLAN AND TRUST AGREEMENT OF BOCA RATON CARDIOLOGY ASSOCIATES, BABIC AND
VINCI, P.A., FOR THE BENEFIT OF STEPHEN BABIC
7321 Estrella Ct.
Boca Raton, Florida 33427

Witnesseth: That the grantor and in consideration of the sum of \$10.00 and other
valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-
leases, conveys and contains unto the grantee all that certain land situate in Martin
County Florida viz

Commencing at the Northwest corner of Ridgeway Mobile Home
Subdivision as recorded in Plat Book 7, Page 26, Public Records
of Martin County, Florida, thence run North 42 14' 43" West a distance
of 3102.67 feet along the East right of way of U.S.#1 to the Point
of Beginning, thence continue North 42 14' 43" West along said right
of way a distance of 249.00 feet, thence run North 47 45' 17" East a
distance of 700.00 feet, thence run South 42 14' 43" East a distance
of 249.00 feet, thence run South 47 45' 17" West a distance of 700.00
feet to the Point of Beginning.

Subject to taxes--Subsequent to December 31, 1986 and restrictions,
reservations, easements and covenants of record.

GRANTOR hereby certifies that said property is not his homestead
and that said property is vacant land.

Together with all the tenements hereditaments and appurtenances thereto belonging or in any
wise appertaining

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land, that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent
to December 31, 19

In Witness Whereof, the said grantor has signed and sealed these presents the day and year

Signed, sealed and delivered in our presence:

IRWIN S. GARS, as Trustee, and individually

STATE OF Florida
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
a knowledge of, personally appeared

Irwin S. Gars, as Trustee, and individually

to me known to be the person described in and who executed the
foregoing instrument and has acknowledged before me that he
executed the same

WITNESS my hand and official seal in the County and
State last aforesaid this 18 day of

June

A. D. 1987

Notary Public -- My Commission Expires

This instrument prepared by

Address STEWART TITLE OF MARTIN COUNTY
409 E. Osceola Ave.
Stuart, FL 33494

Notary Public, State of Florida
My Commission Expires March 18, 1988
Security Bond Associates, Inc.

SPACE BELOW FOR RECORDS USE

FOR BOOK 725 PAGE 1687

ku

11
13

2
100.00

RAMCO FORM 01

Warranty Bond

To

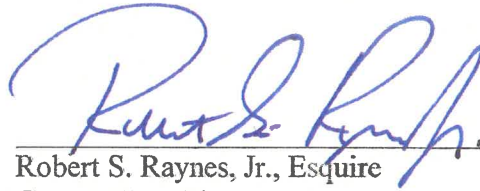
CA

FORM 725 REV 1688

CERTIFICATION OF NON-TRANSFER OF PROPERTY

The undersigned, Robert S. Raynes, Jr., the Attorney for **Live Oak Capital Partners, LLC**, hereby certifies that since the date of the Warranty Deed, recorded in ORB 725, Page 1687, a copy of which is attached hereto as Exhibit "A" (the "Deed"), that no transfer of the property described in the Deed has occurred.

This certificate is dated effective as of the 15th day of August 2022.



Robert S. Raynes, Jr., Esquire
Gunster Law Firm
800 SE Monterey Commons Blvd., Suite 200
Stuart, Florida 34996
772-223-2218

Exhibit A

87-5-74gh
WARRANTY DEED
NO. 2 TO 100-2

66370.1

RAMCO FORM 01

This Warranty Deed Made the 17th day of June A.D. 1987 by
IRWIN S. GARS, as Trustee and individually

hereinafter called the grantor to
STEPHEN BABIC, M.D., AS TRUSTEE FOR EMPLOYEES' MONEY PURCHASE PENSION
PLAN AND TRUST AGREEMENT OF BOCA RATON CARDIOLOGY ASSOCIATES, BABIC AND
VINCI, P.A., FOR THE BENEFIT OF STEPHEN BABIC
a bona possessor of the
7321 Istrella Ct.
Boca Raton, Florida, 33427

Witnesseth: That the grantor, in and to consideration of the sum of \$10.00 and other
valuable considerations, except interest is hereby acknowledged hereby grants, bargains, sells, assigns, re-
leases, releases, conveys and covenants unto the grantee all that certain land situate in Martin
County, Florida, to-wit:

Commencing at the Northwest corner of Ridgeway Mobile Home
Subdivision as recorded in Plat Book 7, Page 26, Public Records
of Martin County, Florida, thence run North 42 14' 43" West a distance
of 3102.67 feet along the East right of way of U.S.#1 to the Point
of Beginning, thence continue North 42 14' 43" West along said right
of way a distance of 249.00 feet, thence run North 47 45' 17" East a
distance of 700.00 feet, thence run South 42 14' 43" East a distance
of 249.00 feet, thence run South 47 45' 17" West a distance of 700.00
feet to the Point of Beginning.

Subject to taxes--Subsequent to December 31, 1986 and restrictions,
reservations, easements and covenants of record.

GRANTOR hereby certifies that said property is not his homestead
and that said property is vacant land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent
to December 31, 19

In Witness Whereof, the said grantor has signed and sealed these presents the day and year

Signed, sealed and delivered in our presence:

IRWIN S. GARS, as Trustee, and individually

STATE OF Florida
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State of Florida and in the County aforesaid to take
acknowledgments, personally appeared
Irwin S. Gars, as Trustee, and individually

is the person to be the person described in and who executed the
foregoing instrument and has acknowledged before me that he
executed the same

WITNESS my hand and official seal in the County and
State last aforesaid this 18 day of
June, A.D. 1987

Notary Public -- My Commission Expires

This instrument prepared by

STEWART TITLE OF MARTIN COUNTY
409 E. Osceola Ave.
Stuart, FL 33494

Notary Public, State of Florida
My Commission Expires March 18, 1988
Security Bond Associates, Inc.

DP 725 PAGE 1687

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m

100.00

Warranty Bond	To
---------------	----

725 1658



LOCATION MAP

PROJECT: HOBE SOUND STORAGE
 LOCATION: MARTIN COUNTY, FLORIDA

PROJECT NO: FJ220006

PAGE NO: 1 OF 1

PREPARED BY: NJL

DATE: 09/21/2022

CHECKED BY: BMU

SCALE: N.T.S.



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 PHONE: (561) 203-7503



DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

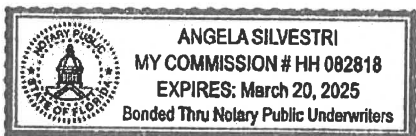
Stephen Babic
Signature

STEPHEN BABIC
Print name

STATE OF: Florida

COUNTY OF: Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 11 day of October 2022, by Stephen Babic, who is personally known to me or have produced as identification.



(Notary Seal)

Angela Silvestri
Signature

Notary Public, State of Florida

Print Name: Angela Silvestri

My Commission Expires: 3/20/2025

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A"
(Disclosure of Interest and Affidavit) (Legal
Description)

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
STEPHEN BARNER	7155 QUEEN PERRY CIRCLE BOCA RATON 33496

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

Advertiser: Martin County - Growth Management

Ad Number: 10948470

Insertion Number: N/A

The Stuart News

Agency: N/A

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Notice to Creditors
IN THE CIRCUIT COURT FOR THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2024-00189
IN RE: ESTATE OF JOE MARIO MONTANO a/k/a JOE M. MONTANO, Deceased.
NOTICE TO CREDITORS
TO ALL WHO HAVE CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the Estate of Joe Mario Montano, who died on December 25, 2024, is pending in the Circuit Court for Martin County, Florida, Probate Division, Case No. 2024-00189. The names and addresses of the personal representative and the personal representatives of the estate are set forth below:
All creditors of the decedent and other persons having claims or demands against the estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE TIME PERIODS SET FORTH ABOVE. ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death is the decedent's surviving spouse is property to which the decedent's surviving spouse is entitled under the Uniform Probate Code, or if the decedent is a creditor or a beneficiary as described in s. 732.216, 732.28, or if the date of first publication of this notice is January 15, 2025.
The date of first publication of this notice is January 15, 2025.
Attorney for Personal Representative:
Blanca E. Necessary
Charles H. Sanford
Blanca E. Necessary
2151 So. Mink Ct.
Vero Beach, Florida 33593
Phone: (772) 475-1967
Fax: (772) 475-1967
Email: charles@chsanford.com
Personal Representative:
Blanca E. Necessary
2151 So. Mink Ct.
Vero Beach, Florida 33593
January 15, 2025
LSAR022449

Notice to Creditors
OR BEFORE THE LATER OF 30 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE, THEN.
All other creditors of the decedent and other persons having claims or demands against the estate must file their claims with this court WITHIN THE TIME PERIODS SET FORTH ABOVE. ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death is the decedent's surviving spouse is property to which the decedent's surviving spouse is entitled under the Uniform Probate Code, or if the decedent is a creditor or a beneficiary as described in s. 732.216, 732.28, or if the date of first publication of this notice is January 15, 2025.
The date of first publication of this notice is January 15, 2025.
Attorney for Personal Representative:
Blanca E. Necessary
Charles H. Sanford
Blanca E. Necessary
2151 So. Mink Ct.
Vero Beach, Florida 33593
January 15, 2025
LSAR022449

Notice to Creditors
IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2024-00201
IN RE: Estate of David L. Hedberg
NOTICE TO CREDITORS
The administration of the estate of David L. Hedberg, deceased, whose date of death was November 14, 2024, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, Case No. 2024-00201. The names and addresses of the personal representative and the personal representatives of the estate are set forth below:
All creditors of the decedent and other persons having claims or demands against the estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON A CREDITOR.
All other creditors of the decedent and other persons having claims or demands against the estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON A CREDITOR.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death is the decedent's surviving spouse is property to which the decedent's surviving spouse is entitled under the Uniform Probate Code, or if the decedent is a creditor or a beneficiary as described in s. 732.216, 732.28, or if the date of first publication of this notice is January 15, 2025.
The date of first publication of this notice is January 15, 2025.
Attorney for Personal Representative:
Blanca E. Necessary
Charles H. Sanford
Blanca E. Necessary
2151 So. Mink Ct.
Vero Beach, Florida 33593
January 15, 2025
LSAR022449

Notice to Creditors
IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2024-00201
IN RE: Estate of David L. Hedberg
NOTICE TO CREDITORS
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The date of first publication of this notice is January 15, 2025.
Attorney for Personal Representative:
Blanca E. Necessary
Charles H. Sanford
Blanca E. Necessary
2151 So. Mink Ct.
Vero Beach, Florida 33593
January 15, 2025
LSAR022449

Public Notice
BILLING NAME: ESSENCIA, LLC
BILLING ADDRESS: 2024 S.W. 20th Court, Suite 202 SAME
BILLING CITY: MIAMI, FL 33134
BILLING STATE: FL
BILLING ZIP: 33134
BILLING PHONE: (305) 441-1522
BILLING FAX: (305) 441-1522
BILLING EMAIL: info@essencia.com
BILLING WEBSITE: www.essencia.com
BILLING DATE: 1/15/25
BILLING PERIOD: 1/1/25 - 1/15/25
BILLING TYPE: REGULAR
BILLING AMOUNT: \$1,000.00
BILLING BALANCE: \$1,000.00
BILLING DUE DATE: 1/22/25
BILLING STATUS: PAID
BILLING REMARKS: 2025-01-15-2025-01-15

Public Notice
2025 at 11:00 a.m. (delisted time not-
delisted) in the Nineteenth Judicial
Circuit, Honorable Steven J. Levin Vice
Application in Case No. 2024-00201
in Courtroom 2-E of the St. Lucie
County Courthouse, 201 S. 2nd
Street, Port Pierce, FL 34950, and
upon notice of the hearing, the
proceedings of the hearing shall be
granted and the Bonds, the proceeds
thereof, and the other matters set
forth in said Complaint, should not
be considered as a matter of public
record. The parties and public
may access the hearing on the
following dates:
1. January 22, 2025, at 11:00 a.m.
2. January 23, 2025, at 11:00 a.m.
3. January 24, 2025, at 11:00 a.m.
4. January 25, 2025, at 11:00 a.m.
5. January 26, 2025, at 11:00 a.m.
6. January 27, 2025, at 11:00 a.m.
7. January 28, 2025, at 11:00 a.m.
8. January 29, 2025, at 11:00 a.m.
9. January 30, 2025, at 11:00 a.m.
10. January 31, 2025, at 11:00 a.m.
11. February 1, 2025, at 11:00 a.m.
12. February 2, 2025, at 11:00 a.m.
13. February 3, 2025, at 11:00 a.m.
14. February 4, 2025, at 11:00 a.m.
15. February 5, 2025, at 11:00 a.m.
16. February 6, 2025, at 11:00 a.m.
17. February 7, 2025, at 11:00 a.m.
18. February 8, 2025, at 11:00 a.m.
19. February 9, 2025, at 11:00 a.m.
20. February 10, 2025, at 11:00 a.m.
21. February 11, 2025, at 11:00 a.m.
22. February 12, 2025, at 11:00 a.m.
23. February 13, 2025, at 11:00 a.m.
24. February 14, 2025, at 11:00 a.m.
25. February 15, 2025, at 11:00 a.m.
26. February 16, 2025, at 11:00 a.m.
27. February 17, 2025, at 11:00 a.m.
28. February 18, 2025, at 11:00 a.m.
29. February 19, 2025, at 11:00 a.m.
30. February 20, 2025, at 11:00 a.m.
31. February 21, 2025, at 11:00 a.m.
32. February 22, 2025, at 11:00 a.m.
33. February 23, 2025, at 11:00 a.m.
34. February 24, 2025, at 11:00 a.m.
35. February 25, 2025, at 11:00 a.m.
36. February 26, 2025, at 11:00 a.m.
37. February 27, 2025, at 11:00 a.m.
38. February 28, 2025, at 11:00 a.m.
39. February 29, 2025, at 11:00 a.m.
40. February 30, 2025, at 11:00 a.m.
41. March 1, 2025, at 11:00 a.m.
42. March 2, 2025, at 11:00 a.m.
43. March 3, 2025, at 11:00 a.m.
44. March 4, 2025, at 11:00 a.m.
45. March 5, 2025, at 11:00 a.m.
46. March 6, 2025, at 11:00 a.m.
47. March 7, 2025, at 11:00 a.m.
48. March 8, 2025, at 11:00 a.m.
49. March 9, 2025, at 11:00 a.m.
50. March 10, 2025, at 11:00 a.m.
51. March 11, 2025, at 11:00 a.m.
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68. March 28, 2025, at 11:00 a.m.
69. March 29, 2025, at 11:00 a.m.
70. March 30, 2025, at 11:00 a.m.
71. March 31, 2025, at 11:00 a.m.
72. April 1, 2025, at 11:00 a.m.
73. April 2, 2025, at 11:00 a.m.
74. April 3, 2025, at 11:00 a.m.
75. April 4, 2025, at 11:00 a.m.
76. April 5, 2025, at 11:00 a.m.
77. April 6, 2025, at 11:00 a.m.
78. April 7, 2025, at 11:00 a.m.
79. April 8, 2025, at 11:00 a.m.
80. April 9, 2025, at 11:00 a.m.
81. April 10, 2025, at 11:00 a.m.
82. April 11, 2025, at 11:00 a.m.
83. April 12, 2025, at 11:00 a.m.
84. April 13, 2025, at 11:00 a.m.
85. April 14, 2025, at 11:00 a.m.
86. April 15, 2025, at 11:00 a.m.
87. April 16, 2025, at 11:00 a.m.
88. April 17, 2025, at 11:00 a.m.
89. April 18, 2025, at 11:00 a.m.
90. April 19, 2025, at 11:00 a.m.
91. April 20, 2025, at 11:00 a.m.
92. April 21, 2025, at 11:00 a.m.
93. April 22, 2025, at 11:00 a.m.
94. April 23, 2025, at 11:00 a.m.
95. April 24, 2025

January 1, 2025

[Addressee]
[Address of Recipient]

Subject and Location: **Hobe Sound Storage Major Final Site Plan (H164-002).**

This is a request by Thomas Engineering Group, LLC on behalf of Live Oak Capital Partners for approval of a Major Final Site Plan to construct a 3-story, approximately 94,132 square foot residential storage facility and associated infrastructure on an approximate 4-acre undeveloped property. The property is located east of SE Federal Highway approximately 0.28 miles south of SE Heritage Boulevard, south of the Bethel Lutheran Church in Hobe Sound. Included in this application is a request for a Certificate of Public Facilities Reservation.

Dear Property Owner:

As a landowner within 500 feet of the property identified in the above description and shown on the attached map, please be advised that the Local Planning Agency and the Board of County Commissioners will conduct public hearings on the subject listed above.

The date, time, and place of the scheduled hearings are as follows:

Governing Body: **LOCAL PLANNING AGENCY**

7:00 P.M., or as soon after as the matter may be heard, on
Thursday, February 6, 2025

Governing Body: **BOARD OF COUNTY COMMISSIONERS**

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, February 11, 2025

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the date of the meeting. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff and applicant and may provide testimony. To be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Article 10, Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least seven (7) business days prior to the Local Planning Agency (LPA) or Board of County Commissioners (BOCC) meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead, signed by an authorized representative of the

group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least seven (7) business days prior to the LPA or BCC meetings

If any person who decides to appeal a decision made with respect to any matter considered at the meetings or hearings of a board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made. This record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the original application documents or agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Brian Elam, PMP, Principal Planner, at belam@martin.fl.us or to 2401 SE Monterey Road, Stuart, FL 34996.

Sincerely,

Live Oak Capital Partners

Attachment: Location Map (legal description if no address is available)

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE RUN NORTH 42°14'43" WEST A DISTANCE OF 3102.67 FEET ALONG THE EAST RIGHT OF WAY OF U.S. #1 TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 42°14'43" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 249.00 FEET, THENCE RUN NORTH 47°45'17" EAST A DISTANCE OF 700.00 FEET, THENCE RUN SOUTH 42°14'43" EAST A DISTANCE OF 249.00 FEET, THENCE RUN SOUTH 47°45'17" WEST A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

PROJECT: HOBE SOUND STORAGE
LOCATION: MARTIN COUNTY, FLORIDA

PROJECT NO: FJ220006

PAGE NO: 1 OF 1

PREPARED BY: NJL

DATE: 09/21/2022

CHECKED BY: BMU

SCALE: N.T.S.



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
125 W. INDIANTOWN RD, SUITE 206 JUPITER, FL 33458 PHONE: (561) 203-7503



D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

May 12, 2023

Thomas Engineering Group, LLC
840 SE Osceola St.
Stuart FL 34994

REF: Hobe Sound Storage
CPA #23-02
& Project # H164-002

Attn::

This Letter is to Certify that the above referenced sign(s) were installed per Martin County requirements. On 5/12/23 This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.

Sign 1 Zoning Change

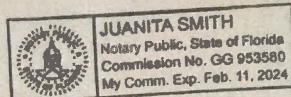
Sign 2 Major Final Site Plan

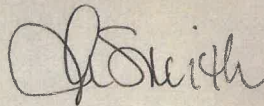

Kurt C. Larsen

5/12/23
Date

State of Florida
County of Martin

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on May 12, 2023.





**NOTICE
DEVELOPMENT APPLICATION**

**HOBE SOUND STORAGE
MAJOR FINAL SITE PLAN**

ADDITIONAL INFORMATION CAN BE OBTAINED FROM
MARTIN COUNTY GROWTH MANAGEMENT @ 772-208-5485

PROJECT # H164-002

**PRELIMINARY LAND USE
APPLICATION
23-02
ZONING REZONING
TO CHANGE THE ZONE AND REZONING
FROM TO: GENERAL COMMERCIAL
ZONING DESIGNATION
TO: CC
GROWTH MANAGEMENT DEPARTMENT
8-5485**

NOTICE

DEVELOPMENT APPLICATION

HOBE SOUND STORAGE

MAJOR FINAL SITE PLAN

**ADDITIONAL INFORMATION CAN BE OBTAINED FROM
MARTIN COUNTY GROWTH MANAGEMENT @772-288-5495**

PROJECT # H164-002

**NOTICE OF FUTURE LAND USE
AND ZONING CHANGE APPLICATION**

#CPA 23-02

HOBE SOUND STORAGE REZONING

THIS PROPERTY IS THE SUBJECT OF AN APPLICATION TO CHANGE THE FUTURE LAND USE DESIGNATION
FROM: MEDIUM DENSITY RESIDENTIAL TO: GENERAL COMMERCIAL
AND TO CHANGE THE ZONING DESIGNATION
FROM: RS-6 TO: GC

CONTACT MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT
772-288-5495

**NOTICE OF FUTURE LAND USE
AND ZONING CHANGE APPLICATION**

#CPA 23-02

HOBE SOUND STORAGE REZONING

**THIS PROPERTY IS THE SUBJECT OF AN APPLICATION TO CHANGE THE FUTURE LAND USE DESIGNATION
FROM: MEDIUM DENSITY RESIDENTIAL TO: GENERAL COMMERCIAL
AND TO CHANGE THE ZONING DESIGNATION**

FROM: RS-6 TO: GC

**CONTACT MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT
772-288-5495**

HOBE SOUND STORAGE MAJOR FINAL SITE PLAN H164-002

Local Planning Agency
Public Hearing
February 6, 2025

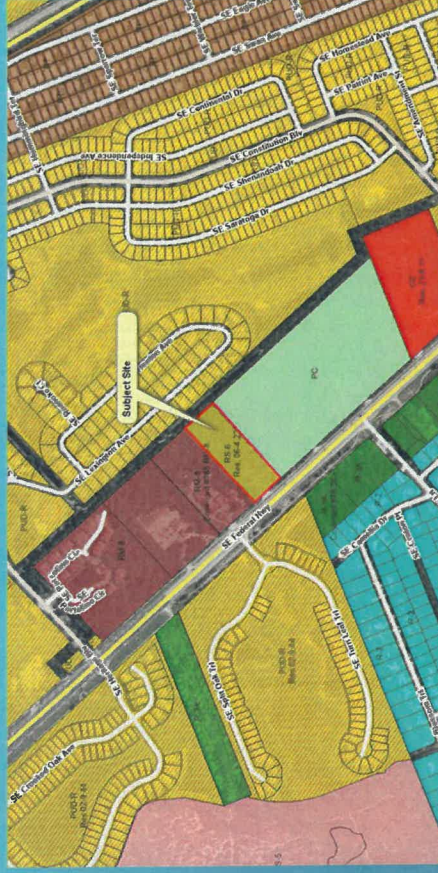
Owner:	Employees Money Purchase Pension Plan & Trust of Boca Cardiology Associates Babic & Vinci PA FBO Stephen Babic (Stephen Babic MD TTEE)
Applicant:	Live Oak Capital Partners (Steve Tedder)
Requested by:	Thomas Engineering Group, LLC (Brandon Ulmer P.E.)
Project Coordinator:	Brian Elam, PMP, Principal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





EXISTING FUTURE LAND USE AND ZONING

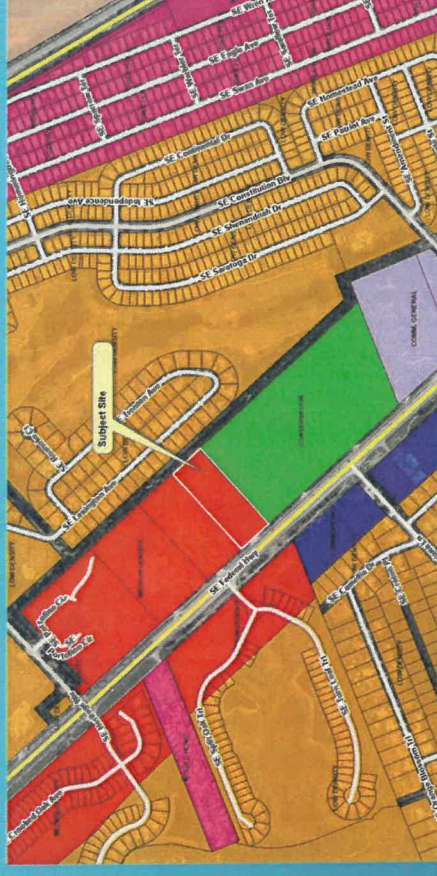
RS-6; MEDIUM DENSITY RESIDENTIAL DISTRICT



Permitted Uses

- Single-family, modular
- Community Centers, Educational Institutions
- Commercial and Family day care
- Bed and Breakfast
- Recycling Drop-off centers
- Places of Worship
- Neighborhood assisted residences with six or fewer residents

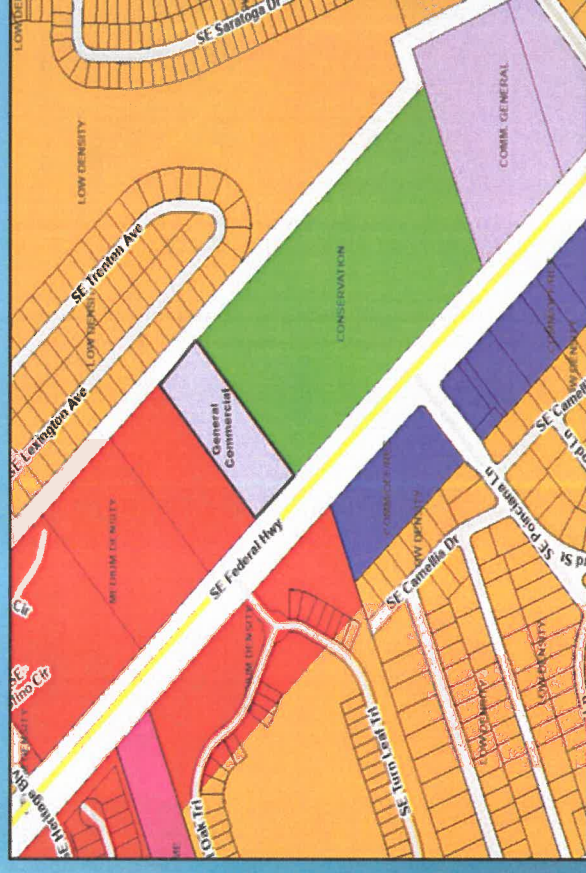
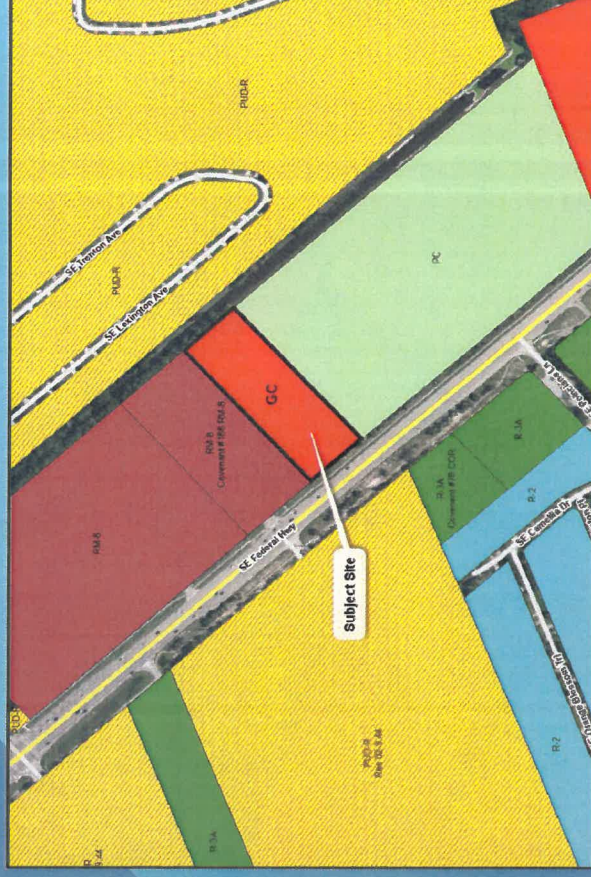
FUTURE LAND USE; MEDIUM DENSITY



Medium Density

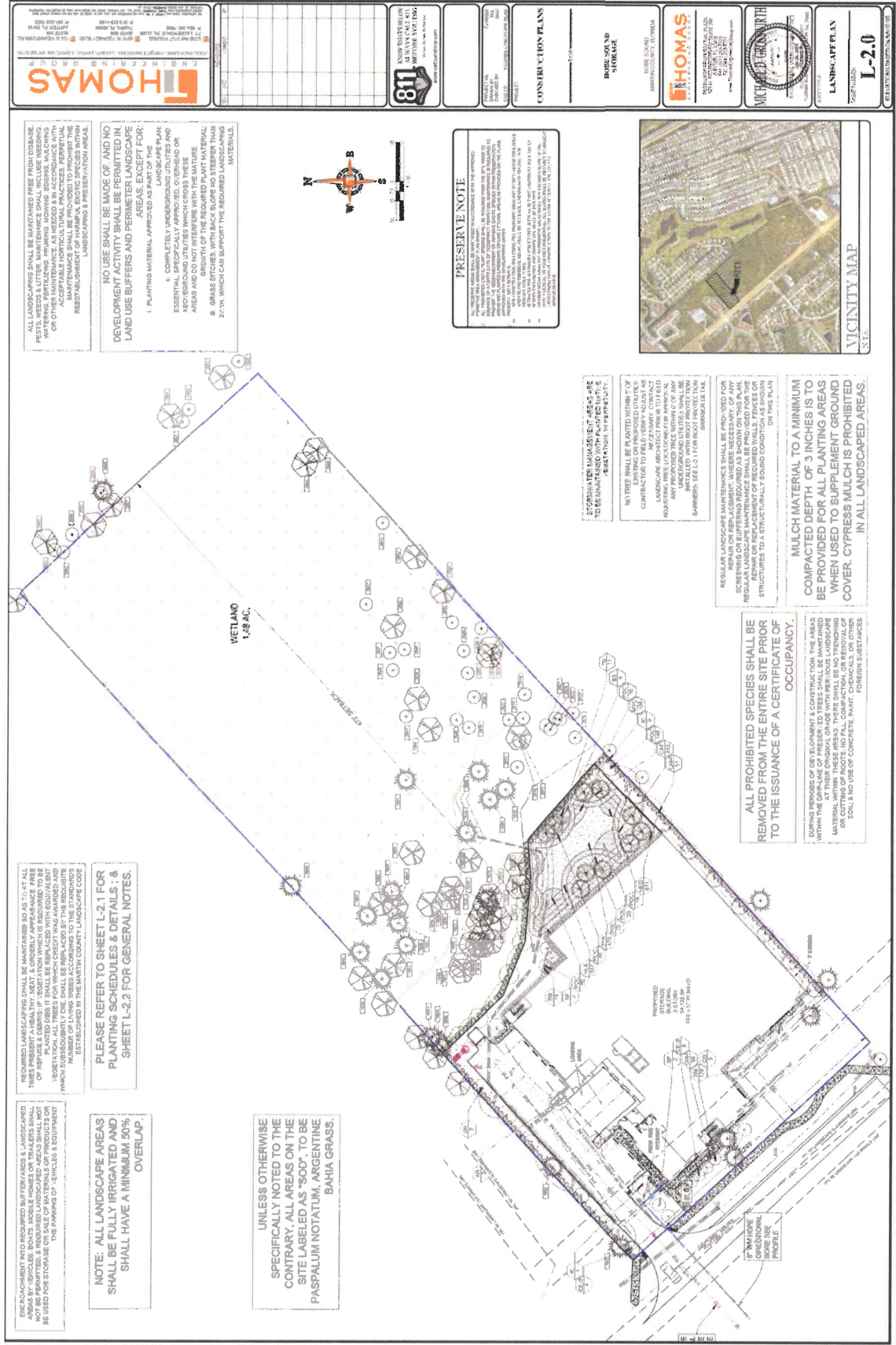
The maximum density is eight units per gross acre. However, sites may be approved for a maximum of 10 units per gross acre... Excerpt Policy 4.13A.7 (4), Comprehensive Growth Management Plan, Martin County Code.

PROPOSED FUTURE LAND USE AND ZONING

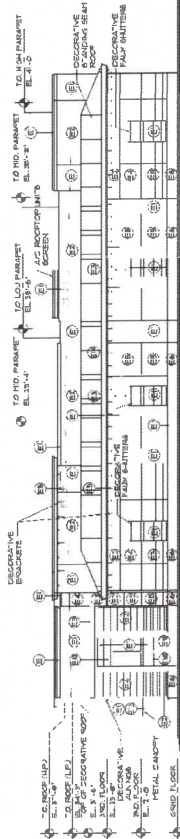


A Comprehensive Plan Amendment is scheduled to be heard on February 11, 2025, before the Board of County Commissioners proposing a change in future land use from Medium Density Residential to General Commercial and a change in zoning district classification from RS-6, Medium Density Residential to GC, General Commercial.

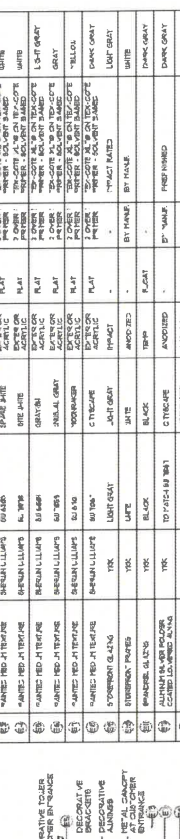




4 SOUTH-EAST ELEVATION
A50 1'6" x 11'6"



SCHEDULE

[illegible]

5 FINISH SCHEDULE

GRAPHIC SCALE
(in Feet)
1/10 inch=1 ft

REPORT OF	A5.0	PAGE OF
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KENNETH R CARLSON - ARCHITECT, P.A.
166 W NEWPORT CENTER DR, SUITE 311
DEERFIELD BEACH, FLORIDA 33442
FAX (954) 427 - 0849
P.H. (954) 427 - 9929
AA C00019
0-001: 10/01/99 07:50 PM

HOBE SOUND STORAGE
U.S. HIGHWAY NO. 1
HOBE SOUND, FLORIDA, 33455

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 I 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.



STAFF RECOMMENDATION

Staffs' recommendation of approval of the Live Oak Capital Partners application for Major Final Site Plan approval and Preserve Area Management Plan (PAMP) for the Hobe Sound Storage Project is contingent upon on Board of County Commissioners approving an amendment to the Future Land Use Map (FLUM) to assign a Commercial General future land use and rezoning from RS-6, Medium Density Residential to General Commercial (GC) zoning district.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?



February 6, 2025

LPA PUBLIC HEARING

H164-002 Hobe Sound Storage

Major Final Site Plan

PUBLIC Comment

1/9/2025 thru 1/28/2025

From: [Lyndsi Beery](#)
To: [Comish](#)
Subject: Storage Units
Date: Thursday, January 9, 2025 1:13:22 PM



Hello,

I would like to be another voice advocating against the rezoning of the property along Federal HWY in Hobe Sound near Bethel Lutheran Church. We do not need any more storage facilities and we do not want one right there. Please consider the public opinion on the matter.

Thank you,
Lyndsi Beery

From: [Bethel Lutheran Preschool](#)
To: [Comish](#)
Subject: My request for you to VOTE no on the Zoning Change SE Federal Highway, Hobe Sound
Date: Thursday, January 9, 2025 12:48:45 PM



Good morning ,

First I would like to introduce myself to you all. My name is Elizabeth Brown, a resident and registered voter in Hobe Sound since 2000. I am a parent, homeowner, active member of the community and also work full time here. I am the Director at Bethel Lutheran Preschool which is on site of Bethel Lutheran Church at 7905 SE Federal Highway, Hobe Sound. I have sent you all my thoughts on this before when it was up for consideration in 2023. My feelings and those of our families have not changed.

I wanted to reach out to all of you in regards to an issue on the docket for the upcoming Board of County Commissioners Meeting on Tuesday, February 11, 2025. The owners of the property just to the south of our Church and Preschool will be going in front of you all to ask that their property zoning be changed to Commercial so that they can build a large 2 story Storage facility. The property is currently zoned residential.

While I am all for progress and improving our area, as the preschool director, I am concerned about what adding a storage facility right next to us would mean in regards to safety, security and traffic. We have 110 children here and it is our number one responsibility to keep them safe and danger away. What would it mean to have people coming and going at all times of the day mean to our student body? What about the increases in the possibility of break ins after hours? If you google crime rate associated with storage facilities it is a reported fact that these facilities are a haven for crime and drugs. As it pertains to me as a homeowner in The Oaks of Hobe Sound, also on SE Federal, do we really need to change the landscape and continuity on our stretch of the Federal Highway? These large commercial utilitarian buildings do nothing for our visual landscape and appeal. I want Martin County to continue growing but with some thought on how and where the changes should occur and be permitted. There are plenty of areas off our main thoroughfare where such building would fit in and still be accessible to their patrons.

Again as a parent, voter and residents I am imploring you to think of Martin County's future, not just our smallest and most precious children, but for our the aesthetic look as well and possibly posing less safety concerns for all our local residents.

Please call or email me with any questions or follow up.

Prayers,
Elizabeth Brown, Director

Bethel Lutheran Preschool
772-546-7506
Fax 772-546-9847
cell 772-341-7606



From: [Katie Cannistraci](#)
To: [Comish](#)
Subject: Board of County Commissioners Meeting 2/11/25 — Property South of Bethel Lutheran Preschool
Date: Thursday, January 9, 2025 1:19:55 PM



Hello,

This letter is for the Board of County Commissioners Meeting taking place on Tuesday, February 11, 2025, and is in regard to the property just south of Bethel Lutheran Preschool on US-1. My name is Kathryn Cannistraci and I am resident of Stuart, Florida and my son attends Bethel Lutheran Preschool and has attended since he was a year old.

My submission is to show that I am against the re-zoning of this property from residential to commercial. I believe that the property owners proposal for another storage facility (2-story facility) should be denied and the property should stay zoned as residential.

I am all for improving and growing our wonderful town, but this particular property would increase the safety risks and traffic concerns if it were to be changed to commercial. I would be extremely concerned about the safety of my child and the other children that attend Bethel if a commercial building or storage facility were to be built on this property. I believe this property is better suited for a nice neighborhood, that would increase the value and looks of that stretch of US-1. A storage facility creates additional traffic, an influx of non-residents in close proximity to a school, and is an extreme eye sore.

I hope the Board truly takes into account that the residents of Hobe Sound and Stuart do not want this change, and we would be very appreciative if the Board would deny the proposal for re-zoning indefinitely. Thank you for your time.

Best,
Kathryn Cannistraci
Martin County Resident and Mother

From: [Yuri Zevallos](#)
To: [Comish](#)
Cc: [Sam Gentile](#)
Subject: Board of County Commissioners Against Storage Facility Construction next to Bethel Lutheran Church & Preschool
Date: Thursday, January 9, 2025 1:34:18 PM



To Whom it May Concern,

Hope this email finds you well and that you and your family had a great start of the year. We are Yuri and Samuel Gentile, parents of students attending Bethel Lutheran Church and Preschool, it was brought to our attention that there is a plan to vote for or against the construction of a Storage facility next to our children's Preschool. For safety and security concerns I recommend this project to be voted NO. The safety of our kids should be the number one reason, since construction will affect the traffic on US1 and if the building is there we are not protected against robbers and possible fires. We don't want the safety of our families to be compromised with this project.

Please consider our hopes to keep our children's safety first. They are little kids who need protection from the authorities and of course from us.

As citizens and as parents we recommend for this project to be stopped.

Thank you for your time and consideration,

Respectfully,

Yuri Gentile & Samuel Gentile (Member of the United States Marine Corps, Fire Rescue City of Stuart)

From: [Alex_P](#)
To: [Comish](#)
Subject: Concerned Hobe Sound Resident
Date: Thursday, January 9, 2025 1:30:13 PM



Hello,

My name is Alex Philippi and my young family and I moved to Hobe Sound a little over two years ago. We love it! Small town with an amazing beach, what's not to love?. Our youngest son attends Bethel Lutheran and we've been informed a new storage facility is being proposed next door. As one who is all for gradual progression, I have to voice my concern for a storage facility in that location. Am I not wrong in saying there is a planned storage location on bridge rd just south of the Publix plaza? And a car storage facility farther west on Bridge rd? And the new storage facility just north of Bethel in Stuart? And another storage facility east of Bridge rd by Gomez?

My main question is why so many storage facilities for such a small town? Does the town of Hobe Sound need 4 storage facilities? Seems a little overkill.

From the perspective of the people building and owning the storage units, I get it. Low operating cost for a storage facility. Appreciation of real estate value over time for the land and building they own. Easy money for them. But why not put townhomes, or a small neighborhood or something that isn't an eye sore in such a great location? South Florida needs more homes, not storage units.

As a Martin county transplant from Northern Palm Beach County, this type of proposal and progression is what we wanted to get away from. The land will eventually get developed, and I think most people can live with that. I just hope the people making the decision on what will be built there have the common sense to vote no on the fourth storage facility proposal in the small town of Hobe Sound.

-Alex Philippi

From: [Kaitlyn Seng](#)
To: [Comish](#)
Subject: Zoning changes Hobe Sound
Date: Thursday, January 9, 2025 1:28:12 PM



To Whom This May Concern,

I am writing on behalf of the safety of my 3 children. They currently attend Bethel Lutheran Preschool in Hobe Sound, a remarkable preschool that prioritizes our children's education and safety.

It has been brought to our attention that the area directly south of the school property is under consideration for being changed from residential property to commercial property with the intention to build a multi-level storage unit.

While I support the growth of my beautiful town of Hobe Sound, this crosses a line of safety and comfort for my family and this school. This will increase unregulated traffic directly next to an establishment that prides themselves on the safety of our children. Living in 2025, we all have paid witness to the **horrific consequences** of compromised safety in a school setting. My family has personally been affected by school violence and to this day, that stands to be the most personally terrifying thing we have been through. The idea of commercial property being newly permitted in such close proximity to this school is **extremely** unsettling. It opens the doorway for unwanted and unregulated people to be within close proximity of our **most precious population**.

Please consider our children. We prioritize their safety FAR more than the need for another storage unit in Martin County.

Thank you for your time and attention to this matter.

Regards,

Kaitlyn Seng

From: [Joanna Baier](#)
To: [Comish](#)
Subject: Storage center
Date: Wednesday, January 15, 2025 6:28:16 PM



To whom it may concern,

There is a move to put a storage facility next to Bethel Lutheran. I would like to chime in to encourage you to vote no. While aesthetics would change, I'm more concerned with safety of students at the school next door. A neighborhood would be much preferred. Thank you for your consideration as you consider how to vote.

-Joanna Nassar Baier

From: [Christopher Tellex](#)
To: [Comish](#)
Subject: Objection to Zoning Change - Hobe Sound
Date: Tuesday, January 21, 2025 10:28:47 PM



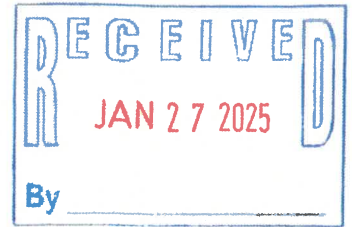
Commissioners,

I hope this letter finds you well. I am writing you tonight to discuss the upcoming vote to change the zoning on Parcel Number: 343842000140001406 on US1 just South of the Bethel Lutheran Church and Preschool. Hearing about the intended development of this parcel for development didn't surprise me. Over the last decade our state unfortunately has seen much development. The sad part of this development is to see the encroaching entities who bring no benefit to our community while quickly changing the character of South Florida. The storage facility would be for those that live here temporarily/seasonal, with proceeds/profits instantly leaving our county, providing little to no trickle down benefits to our local economy, and taking away from the future potential of our community. It seems like all of Hobe Sound is quickly being turned into storage facilities. Why do we need another storage facility?

I urge the Commissioners to think about the future of our Hobe Sound and what we truly need within our limited space. Surrounded by churches, schools, and homes we need the this piece of land to be something that creates jobs, delivers commerce, and provides a sense of community. We urge the owners of the parcel to think about the town they have invested it and how we wish to keep Hobe Sound and Martin County special. Please reject the storage building zoning and challenge the owners to investigate commerce which boosts and reflects our community.

Regards,
Chris Tellex
561-723-2170

Heritage Ridge North
Property Owners Association, Inc.



January 22, 2025

Brian Elam, PMP
Principal Planner
Growth Management Department
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996

Dear Mr. Brian Elam,

On behalf of the Board of Directors of the Heritage Ridge North Property Owners Association Inc., please consider this correspondence as an endorsement for the Hobe Sound Storage Project by Live Oaks Capital Partners.

We believe the project is consistent with the development of property along the US 1 (SE Federal Highway) corridor. It is our expectation that the developers will honor all promises with respect to building location, exterior design, lighting, and landscaping. They have assured us that quality of life issues will be addressed for all 837 homes within the Heritage Ridge North Community.

Should this project proceed, we anticipate an ongoing dialogue between the developers, county officials, and the HRNPOA.

Sincerely,

Matt Sullivan
President, HRNPOA

5757 S.E. Federal Highway, Stuart, Florida 34997

Phone: (772) 287-8882 • Fax: (772) 287-7526 • Email: heritageridgenorth@yahoo.com
Heritage Ridge North | [SCHOOL]

Heritage Ridge North Property Owners Association, Inc.

January 23, 2025

Commissioner Don Donaldson
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996

Dear Commissioner Donaldson,

On behalf of the Board of Directors of the Heritage Ridge North Property Owners Association Inc., please consider this correspondence as an endorsement for the Hobe Sound Storage Project by Live Oaks Capital Partners.

We believe the project is consistent with the development of property along the US 1 (SE Federal Highway) corridor. It is our expectation that the developers will honor all promises with respect to building location, exterior design, lighting, and landscaping. They have assured us that quality of life issues will be addressed for all 837 homes within the Heritage Ridge North Community.

Should this project proceed, we anticipate an ongoing dialogue between the developers, county officials, and the HRNPOA.

Sincerely,

Matt Sullivan
President, HRNPOA

5757 S.E. Federal Highway, Stuart, Florida 34997

Phone: (772) 287-8882 • Fax: (772) 287-7526 • Email: heritageridgenorth@yahoo.com
Heritage Ridge North | [SCHOOL]

From: [Lynda Smith Real Estate](#)
To: [Stacey Hetherington](#)
Subject: Opposed to Hobe Sound Storage development
Date: Friday, January 24, 2025 5:17:28 PM



Hi Ms. Hetherington,

I have recently learned about the pending zoning change request that will come before the bocc to change the zoning from residential to commercial on the lot adjacent to Bethel Lutheran Church to the south.

Here are some reasons why I urge you not to approve this zoning change request:

1. First and foremost, Hobe Sound is (currently) different from Stuart, Palm City, and Jensen. The look and feel of Hobe Sound compared to those other areas of the County is visually less commercialized, and more old Florida. This is an important aspect to the quality of life that we in Hobe Sound have, and is part of what attracted each one of us to call the area our home. When driving down US 1 in that area, would a 3 story storage unit building or a residential development (likely townhomes or something of that nature due to the small buildable footprint of the property) be more in keeping with the look and feel of Hobe Sound? My answer is a residential development.
2. There is currently a significantly sized (per amount of SF) storage unit apprx 2 miles north of this property. This area is not lacking in easily accessible storage unit rental availability.
3. There is a church with a school adjacent to that lot. I do not attend that church, however, in light of something that happened to my Mom at the Prime Storage unit 2 miles north of this location, I would be cautious about have a 3 story storage unit next to a church/school. My mom rented a unit at Prime Storage and encountered a lady on drugs inside of the building. The lady apparently spent the night in there. She cornered my Mom and was yelling at her accusing her of stealing money from this lady. Either my Mom or the storage unit staff called the police. My mom wasn't hurt but it was a scary experience.
4. My husband and I live in Poinciana Gardens very near the proposed storage unit. We travel by this property almost daily. A 3 story storage building, no matter nicely it was curated architecturally, would still stick out like a sore thumb in Hobe Sound.
5. While I understand Hobe Sound will be developed, and we can't keep that from happening, nor should we, I believe making an exception and changing a current zoning from residential to commercial sets a precedent for future zoning request changes. We have a golden opportunity with this request to keep the look and feel of Hobe Sound, by not granting an exception and changing the zoning.

Please consider these points when that vote comes up.

Thank you. Do good work, for the collective good.

Cheers,

Lynda Smith

6208 SE Amethyst Terrace

HS

[772-643-0334](tel:772-643-0334)

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Tara Goldstein](#)
To: [J. Blake Capps](#); [Stacey Hetherington](#); [Eileen Vargas](#); [Sarah Heard](#); [Edward Ciampi](#)
Subject: Storage Facility in Hobe Sound
Date: Saturday, January 25, 2025 4:15:31 PM



Hello commissioners,

I have been a resident of Hobe Sound for 19 years and I am concerned about the storage facility that is going up for approval in Hobe Sound on 2/11. Hobe Sound doesn't need a storage facility when they are building one a mile up the road and we have countless others in the area. We need to keep this land zoned residential to keep the peace in our community. Way too much construction and destruction of green areas. If this property is zoned residential it needs to stay that way. I'm also concerned about the extra traffic it will bring near a preschool and 4 neighborhoods. Please vote NO

Thank you,

Tara Fontana-Goldstein



Tara Fontana-Goldstein | 561.951.5757



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Inman 2023

From: [Jill Corcoran](#)
To: [Stacey Hetherington](#)
Subject: Storage Unit
Date: Monday, January 27, 2025 4:33:33 PM



Hello,

I am writing to you today because I am very against the storage unit that is being proposed in Hobe Sound on US1.

How many storage units do we need? Is it worth changing the zoning for this? I mean it's like all that they are building here. If we are building more higher priced housing in the area maybe we should think about the look and feel of the town. I work on Palm Beach Island and there is a reason why they live there. The town has character, and reflects the culture of the area. Hobe Sound and Stuart is becoming nothing but car washes and storage units. It's pretty ugly. With additional homes being build on Bridge Rd, why don't we build something for people to do.. instead everyone is just going to go into Jupiter to dine and shop.

I'm starting to lose faith in our county. Please, consider what I have to say and take into consideration tax payer opinions.

Sincerely,
Jill C

Heritage Ridge North
Property Owners Association, Inc.



January 22, 2025

Commissioner Sarah Heard
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996

Dear Commissioner Heard,

On behalf of the Board of Directors of the Heritage Ridge North Property Owners Association Inc., please consider this correspondence as an endorsement for the Hobe Sound Storage Project by Live Oaks Capital Partners.

We believe the project is consistent with the development of property along the US 1 (SE Federal Highway) corridor. It is our expectation that the developers will honor all promises with respect to building location, exterior design, lighting, and landscaping. They have assured us that quality of life issues will be addressed for all 837 homes within the Heritage Ridge North Community.

Should this project proceed, we anticipate an ongoing dialogue between the developers, county officials, and the HRNPOA.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Sullivan".

Matt Sullivan
President, HRNPOA

5757 S.E. Federal Highway, Stuart, Florida 34997

Phone: (772) 287-8882 • Fax: (772) 287-7526 • Email: heritageridgenorth@yahoo.com

Heritage Ridge North | [SCHOOL]



Sharon I. Norris
7933 S.E. Lexington Avenue
Hobe Sound, FL 33455

January 28, 2025

Commissioner Sarah Heard
Commissioner Blake Capps
Martin County
2401 S.E. Monterey Road
Stuart, FL 34996

Subject: Hobe Sound Storage Major Final Site Plan (H164-002)

Dear Commissioners:

The history of this piece of property is that in June of 1987 an investment group of doctors from Boca Raton purchased the property. At the time of the purchase the property was designated A-1 Small Farm District.

In June of 2006 a company by the name of Vineyard II submitted a proposal to the County to change the zoning of the property to RM-8, Medium Density Residential. The proposal indicated the construction of townhomes from the front of the property on U.S. 1 to the flood control canal at the rear of the property. When the residents on Lexington Avenue across from the subject site received notice of a hearing scheduled before the Planning Committee the residents recognized that the proposal did not identify the large amount of wetlands on back half of the property. A location map the County used when the County accepted ownership of the Biele Parcel to the north for conseration indicates some of the wetlands. The Lexington Wood residents notified the County of the wetlands and the County had the property tested and verified the wetlands.

At the County Commission meeting in April of 2006 I served as "intervenor" for the residents directly affected by the project. Following our presentation and the information furnished by County personnel, the Commissioners discussed what the appropriate zoning for the property would be in view of the wetlands limitation. The County personnel noted that considering the wetlands limitation a designation of RS-6 could be applied to the property which would permit some construction on the property

adjacent to U.S.1. As the “intervenor” for the Lexington Avenue residents, I advised the Commissioners that the RS-6 zoning of the property would be acceptable to the Lexington Avenue residents and limit run-off into the canal. The Commissioners discussed the matter and unanimously approved zoning the property RS-6.

To our knowledge no application to build on the RS-6 zoning was submitted to the County from 2006 until 2023 when we received notice that the owners of the property were applying to change the zoning from RS-6 to General Commercial to construct a large three story storage building on the property. We attended the Planning Committee meeting and the vote was two members against the change and two in favor of the change.

When the subject zoning change application was to be heard by the County Commissioners, I applied to serve as “intervenor” again and the residents did a lot of research and contacted specialists for information. We arrived at the Commission meeting prepared to present the reasons why the property should not be rezoned. Before the Commissioners started the meeting it was announced that the developer requesting the zoning change had submitted their request to remove the rezoning item from the Commission Agenda. At the request of Commissioner Heard the County staff answered Commissioner Heard's questions in order that everyone attending the meeting understood the removal of the item from the Agenda.

We have now received notice that Live Oak Capital Partners has applied to build a 3-story storage facility on the property. The subject property is adjacent to a long established Church and pre-school. In addition to the pre-school, the Church has an active summer camp and the children spend a lot of time outside engaging in various activities. The Church objects to building a storage building adjacent to their property. The surrounding residents of the Oakes across from the property have actively objected to the zoning change. Many of the residents of Poinciana Gardens have also objected to the change. The site is not suitable for commercial development. The flood control canal at the rear of the property should be considered.

The flood control at the rear of the property flows north under Lexington Avenue and on to the intercoastal. The pipe that carries the flow of the canal under Lexington Avenue was originally metal. The County has lined the pipe with a concrete substance due to the fact the road over the pipe is the only entrance and exit to the majority of the homes in Lexington Wood. There is no property available to establish a temporary entrance and exit in order to replace the pipe. The County has constructed lakes on their

Page 3

property to the south of the site to relieve the flow of storm water in the canal. However, a major rain event could possibly cause flooding. The flow in the canal originates in Poinciana Gardens, flows under U.S. 1 and continues parallel to the rear of the lots on U.S. 1 past the site in question. The runoff from the 3 acres of wetlands on the subject property would add additional water to the canal. The canal flows threw a pipe under Lexington Avenue. The pipe cannot be enlarged as it is the only entrance and exit to a large number of Lexington Wood homes.

I am writing this detailed letter because I am now suffering from severe arthritis in my entire body and am unable to serve as intervenor for my neighbors when this zoning change comes before the Commission.

I would be pleased to meet with any Commissioner who may have additional questions and urge you to vote against the rezoning request when it comes before you.

Thank you.

Respectfully,



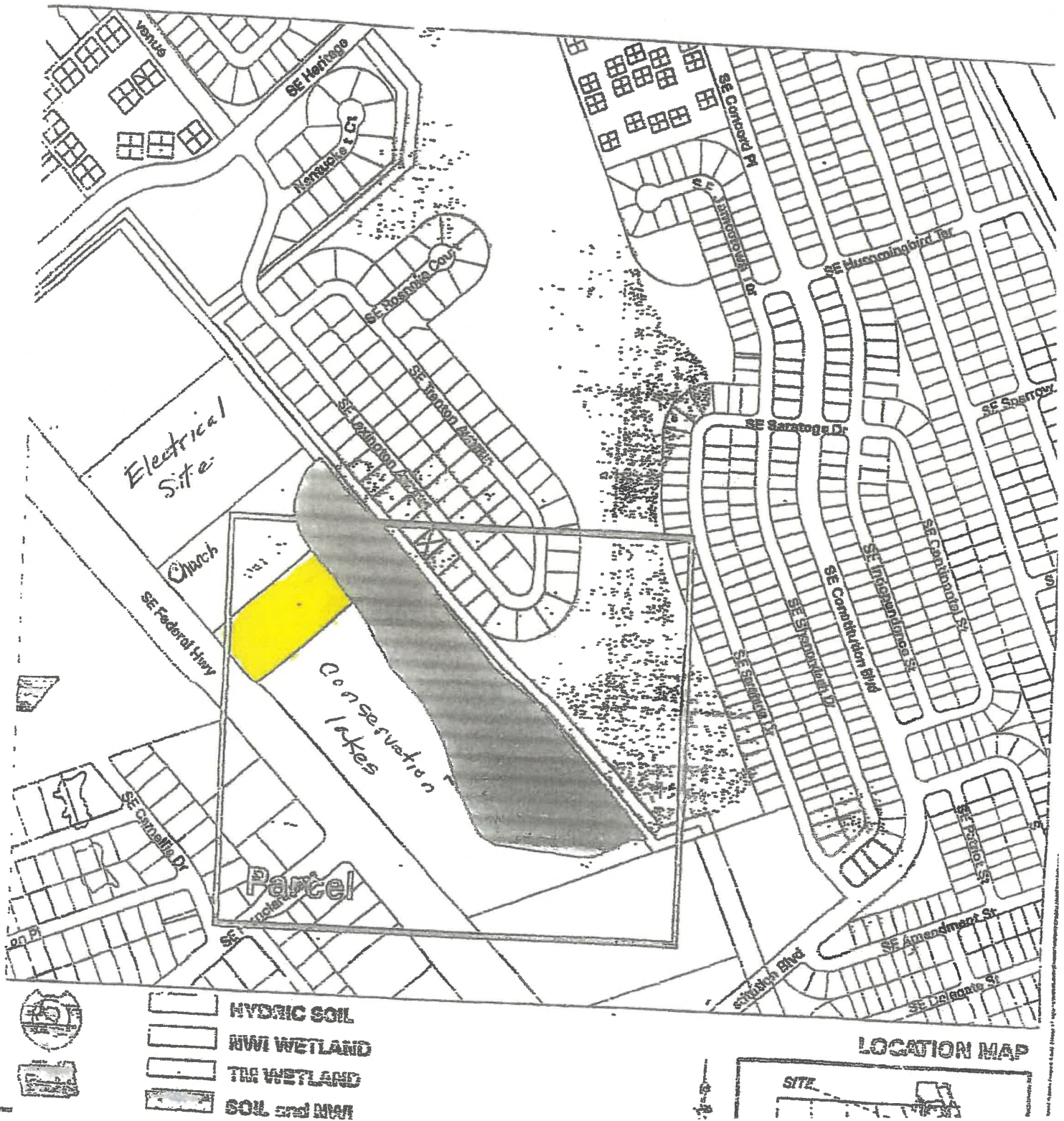
Sharon I. Norris
Home 772-546-4811
Cell 561-632-9073

Attachment:

County location map from acquisition of
the Biele Parcel documents

cc: Commissioner Edward Ciampi
Commissioner Stacey Hetherington
Commissioner Eileen Vargas
Mr. Brian Elam, PMP, Principal Planner
Martin County

Figure 4. BIELE PARCEL - SOILS AND WETLANDS



Sharon I Norris
7933 SE Lexington Ave
Hobe Sound, FL 33455-5827

Commissioner Hetherington

Hand Delivered





Heritage Ridge North Property Owners Association, Inc.

January 22, 2025

Commissioner J. Blake Copps
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996

Dear Commissioner Copps,

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Sincerely,

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Commissioner J. Blake Copps
Martin County Board of County
Commissioners
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Stuart, FL 34996

34996-339799

