



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: PUD Final Site Plan

Name or Title of Proposed Project: Storage Rentals of America (Eastridge Estates PUD Block 1

Brief Project Description:

The proposed project consists of a three-story climate controlled self-storage facility on approximately 2.51 acre site. The development will include surface parking, sidewalk, stormwater management system, and landscaping per the requirements of Martin County's current Code of Ordinances and Land Development Regulations.

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** 12/19/2025

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: O039-003

Previous Project Name if applicable: Storage Rentals of America (Eastridge Estates PUD Block 1

Parcel Control Number(s)

34-38-42-045-009-00210-5

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): SROA SE Sandy FL, LLC

Company Representative: _____

Address: 2751 S. Dixie Highway

City: West Palm Beach, State: FL Zip: 33405

Phone: _____ Email: beau@sroa.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Storage Rentals of America
Company Representative: Beau Raich
Address: 2751 S. Dixie Hwy, Suite 450
City: West Palm Beach, State: FL Zip: 33405
Phone: 561-631-9555 Email: Beau@SROA.com

Agent (Name or Company): Kimley-Horn and Associates, Inc.
Company Representative: Aaron Mackey, P.E.
Address: 8201 Peters Rd, Suite 2200
City: Plantation, State: FL Zip: 33324
Phone: 954-613-2418 Email: Aaron.Mackey@Kimley-Horn.com

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

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

Landscape Architect (Name or Company): Kimley-Horn and Associates, Inc.
Company Representative: Tom Hargrett, PLA
Address: 8201 Peters Rd, Suite 2200
City: Plantation, State: FL Zip: 33324
Phone: _____ Email: Tom.Hargrett@Kimley-Horn.com

Surveyor (Name or Company): Pulice Land Surveyor
Company Representative: Jane Storms
Address: 5381 Nob Hill Rd
City: Sunrise, State: FL Zip: 33351
Phone: 954-572-1777 Email: jane@pulicelandsurveyors.com

Civil Engineer (Name or Company): Kimley-Horn and Associates, Inc.
Company Representative: Aaron Mackey, P.E.
Address: 8201 Peters Rd, Suite 2200
City: Plantation, State: FL Zip: 33324
Phone: 954-613-2418 Email: Aaron.Mackey@Kimley-Horn.com

PROJECT PROFESSIONALS CONTINUED

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

Architect (Name or Company): GDC Architects Engineers
Company Representative: Shaun Kogut
Address: 502 NW 2nd Street
City: Okeechobee, State: FL Zip: 34972
Phone: 863-467-1111 Email: Shaun@GDCFlorida.com

Attorney (Name or Company): Gunster, Yoakley & Stewart, P.A.
Company Representative: Robert S. Raynes, Jr.
Address: 800 SE Monterey Commons Blvd, Suite 200
City: Stuart, State: FL Zip: 34996
Phone: 772-223-2200 Email: RRaynes@Gunster.com

Environmental Planner (Name or Company): Ecotone Services, Inc.
Company Representative: Jerry Renick, MS, CEP
Address: 13945 89th Street
City: Fellsmere, State: FL Zip: 32948
Phone: 772-453-3339 Email: ecotoneservices@gmail.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.

B/M
Applicant Signature

03/14/2025
Date

Benjamin MacFarland
Printed Name

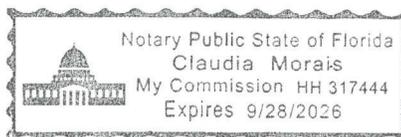
STATE OF FLORIDA
COUNTY OF ~~MARTIN~~ PALM BEACH

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 14 day of March, 2025, by Benjamin MacFarland, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida

Claudia Moraes
(Printed, Typed or Stamped Name of Notary Public)





Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
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Digital Submittal Affidavit

I, Aaron Mackey, attest that the electronic version included for the project Storage Rentals of America (Eastridge Estates Block 1, Lot 21) 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.

Aaron Mackey
 Applicant Signature

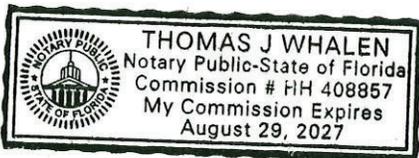
3/12/25
 Date

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 12 day of MARCH, 2025, by Aaron Mackey, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



THOMAS J. WHALEN
 (Printed, Typed or Stamped Name of Notary Public)



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Digital Submittal Affidavit

I, Tom Hargrett, attest that the electronic version included for the project Landscape Plans 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.

Thomas C Hargrett
 Applicant Signature



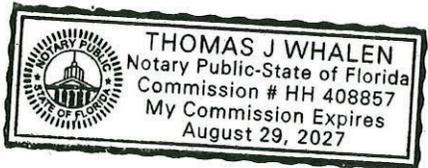
3/12/25
 Date

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 12 day of MARCH, 2025, by Tom HARGRETT, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Thomas J. Whalen
 (Printed, Typed or Stamped Name of Notary Public)



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Digital Submittal Affidavit

I, Jane Storms, attest that the electronic version included for the project SROA Hobe Sound 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.

Jane Storms
 Applicant Signature

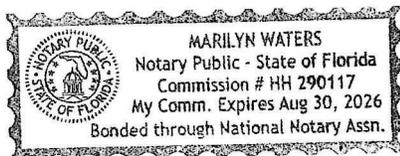
3-12-25
 Date

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 12 day of March, 2025, by Jane Storms, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Marilyn Waters

(Printed, Typed or Stamped Name of Notary Public)



**Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
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Digital Submittal Affidavit

I, Shaun M. Kogut, attest that the electronic version included for the project Storage Rentals of America - Hobe Sound- SE Osprey St & Dixie Hwy, Lot 12, Block 1 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

03/17/2025
Date

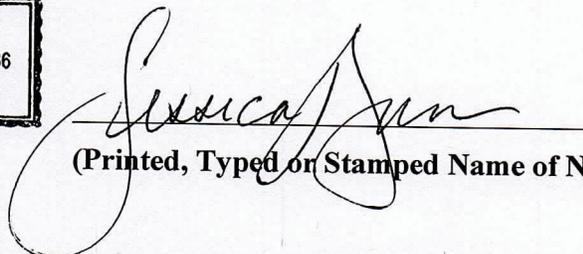
**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 17 day of March, 2025, by SHAUN KOGUT, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida




(Printed, Typed or Stamped Name of Notary Public)



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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Tom Hargrett, am the copyright owner of the following materials:
Landscape Plans (“Copyright Materials”). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

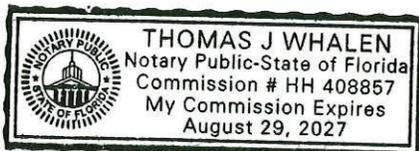
I warrant that I have the authority to grant the permission requested by Martin County.

Printed Name: Thomas C Hargrett
Digitally signed by Thomas C Hargrett
 DN: cn=Thomas C Hargrett, o=HUMBLEY HORN AND ASSOCIATES INC, c=US
 Date: 2025.03.12 12:21:38-0400

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 12 day of MARCH, 2025 by TOM HARGRETT, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

THOMAS J. WHALEN

(Printed, Typed or Stamped Name of Notary Public)



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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Aaron Mackey, am the copyright owner of the following materials:
Storage Rentals of America (Eastridge Estates Block 1, Lot 21) PUD Final Site Plan, Civil Plans, and Stormwater Management Report (“Copyright Materials”). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

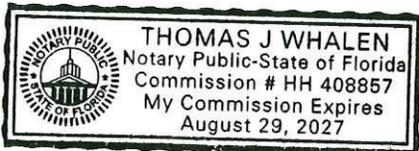
I warrant that I have the authority to grant the permission requested by Martin County.


 Printed Name: 3/12/25

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 12 day of MARCH, 2025 by AARON MACKEY, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

THOMAS J. WHALEN
 (Printed, Typed or Stamped Name of Notary Public)



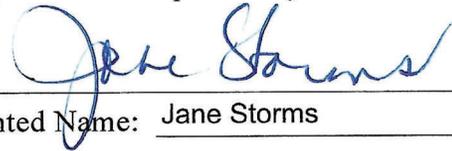
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Jane Storms, am the copyright owner of the following materials: Pulice Land Surveyors, Inc. (“Copyright Materials”). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.



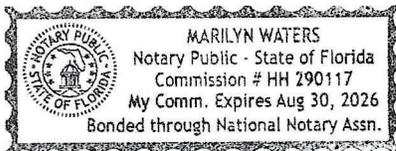
Printed Name: Jane Storms

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 12 day of March, 2025, by Jane Storms, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida




 (Printed, Typed or Stamped Name of Notary Public)



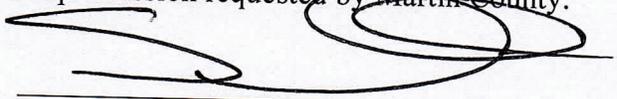
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Shaun M. Kogut, am the copyright owner of the following materials:
 Storage Rentals of America - Hobe Sound- SE Osprey St & Dixie Hwy, Lot 12, Block 1 ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.



Printed Name: Shaun M. Kogut

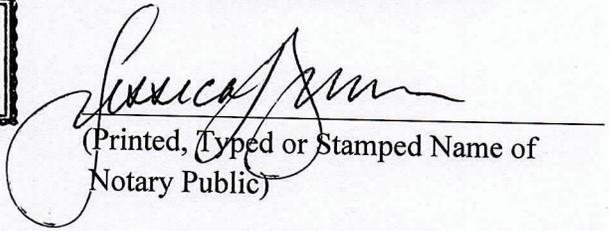
STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 17 day of March, 2025, by SHAUN KOGUT, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)

RECEIVED

APR 18 2025

GROWTH MANAGEMENT
DEPARTMENT



March 25, 2025

Peter Walden
Deputy Growth Management Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

***RE: Self-Storage Development
Eastridge Estates Block 1, Lot 21, PUD Final Site Plan
Hobe Sound, Florida 33455***

On behalf of the applicant, Storage Rentals of America, Kimley-Horn submits this Development Review Application for PUD Final Site Plan of the proposed three-story climate controlled self-storage development. The proposed area of development is bounded by SE Dixie Highway, SE Osprey Street, and SE Sandy Lane, located in Hobe Sound, Florida. The property area is approximately 2.51 acres based upon available property appraisal information and Alta survey provided by Pulice Land Surveyors. The existing parcel is vacant with minimal vegetation.

The site is required to utilize the zoning dimensional requirements for the R-3A Liberal Multiple-Family District per the approved PUD agreement. The parcel is zoned for Future Land Use is CG (Commercial General) zone. The Client is seeking to develop a new 3-story, 32,500 square foot self-storage facility, and associated parking consistent with the existing PUD Agreement *Eastridge Estates*.

We look forward to working with you on this project. Please contact me at (954) 613-2418 or aaron.mackey@kimley-horn.com should you have any questions regarding the submission.

Sincerely,

Aaron Mackey, PE



August 15, 2025

Luis Aquilar
Deputy Growth Management Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

RE: Self-Storage Development
Eastridge Estates Block 1, Lot 21, PUD Final Site Plan
Hobe Sound, Florida 33455

On behalf of the applicant, Storage Rentals of America, Kimley-Horn submits this Development Review Application for PUD Final Site Plan of the proposed three-story climate controlled self-storage development. The proposed area of development is bounded by SE Dixie Highway, SE Osprey Street, and SE Sandy Lane, located in Hobe Sound, Florida. The property area is approximately 2.51 acres based upon available property appraisal information and Alta survey provided by Pulice Land Surveyors. The existing parcel is vacant with minimal vegetation.

The Property has a Future Land Use designation of General Commercial (GC) with a zoning classification of Planned Unit Development Residential (PUD-R). The Client is seeking to develop a new 3-story, 32,500 square foot self-storage facility, and associated parking consistent with the existing PUD Agreement *Eastridge Estates*.

The Client is seeking alternative compliance for the Ground Floor Fenestration. The request is for an increase to the required percent fenestration for the North-East, South-West, and North-West primary façade. As alternative compliance, the Client has presented additional landscaping, greater than the required code to break up the building façade. Table 1 below demonstrates the increase in the required tree/shrub quantity compared to the proposed tree/shrub quantity.

Table 1

	Required	Provided	Delta
Total Project Area	67 Trees	78 Trees	11 Trees
75% Native Trees	48 Trees	78 Trees	30 Trees
Total Project Area	1,267 Shrubs	2,092 Shrubs	825 Shrubs
75% Native Shrubs	950 Shrubs	1,973 Shrubs	1,023 Shrubs

We look forward to working with you on this project. Please contact me at (954) 613-2418 or aaron.mackey@kimley-horn.com should you have any questions regarding the submission.

Sincerely,



Aaron Mackey, PE

SROA SE SANDY FL, LLC
2751 South Dixie Highway
Suite 450
West Palm Beach, FL 33405

April 15, 2025

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Limited Power of Attorney
Eastridge Estates Block 1, Lot 21, PUD Storage Rentals of America Final Site Plan
Project Number O039-005

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Robert S. Raynes, Jr. Attorney for Gunster, Yoakley, Stewart, P.A., to represent SROA SE SANDY FL, LLC, a Foreign Limited Liability Company, as the attorney / agent for the above referenced project.

Sincerely,

SROA SE SANDY FL, LLC,
a Foreign Limited Liability Company

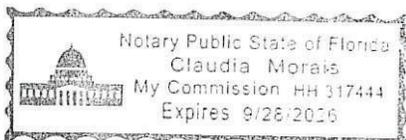
By: 
Benjamin Macfarland III, President
And Authorized Signor

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing was acknowledged before me by means of physical presence or online notarization, this 15 day of April, 2025, by SROA SE SANDY FL, LLC, a Foreign Limited Liability Company, by Benjamin Macfarland III, as President and Authorized Signor. He is personally known to me or has produced Driver's License as identification.

(Notarial Seal)


NOTARY PUBLIC
My Commission Expires: 09/28/2026



SROA SE SANDY FL, LLC
2751 South Dixie Highway
Suite 450
West Palm Beach, FL 33405

April 15, 2025

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Limited Power of Attorney
Eastridge Estates Block 1, Lot 21, PUD Storage Rentals of America Final Site Plan
Project Number O039-005

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Aaron Mackey of Kimley-Horn, to represent **SROA SE SANDY FL, LLC**, a Foreign Limited Liability Company, as the agent for the above referenced project.

Sincerely,

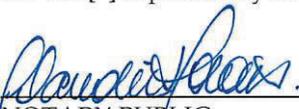
SROA SE SANDY FL, LLC,
a Foreign Limited Liability Company

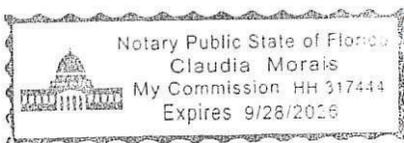
By: 
Benjamin Macfarland III, President
And Authorized Signor

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing was acknowledged before me by means of physical presence or online notarization, this 16 day of April, 2025, by SROA SE SANDY FL, LLC, a Foreign Limited Liability Company, by Benjamin Macfarland III, as President and Authorized Signor. He is personally known to me or has produced Driver's License as identification.

(Notarial Seal)


NOTARY PUBLIC
My Commission Expires: 09/26/2026





This instrument prepared by:
Record and Return to:
Theresa Marie Kenney, Esq. B.C.S.
Duss, Kenney, Safer, Hampton & Joos, P.A.
4348 Southpoint Boulevard, Suite 101
Jacksonville, Florida 32216
File No.: 1001.097TK

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made March 19, 2025 by **BENJIE SPERLING AS TRUSTEE OF FLORIDA LAND TRUST NO. 2019-NOVEMBER 19**, with full power and authority to deal in and with real property held therein; all in accordance with Section 689.071, Florida Statutes, as amended, hereinafter called Grantor, whose address is: PO Box 817058, Hollywood, Florida 33081, to **SROA SE Sandy FL, LLC, a Delaware limited liability company**, whose address is: 2751 South Dixie Highway, Suite 450, West Palm Beach, Florida 33405, hereinafter called Grantee: (Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, pursuant to the powers and authority granted by the terms and provisions of the aforesaid Trust Agreement, and in consideration of the sum of Ten and no/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Martin County, Florida, to-wit:

Lot 21, Block I, EASTRIDGE ESTATES, according to the map or plat thereof as recorded in Plat Book 7, Page 27, Public Records of Martin County, Florida.

Parcel ID Number: **34-38-42-045-009-00210.50000**

SUBJECT TO those matters set forth on Exhibit A attached hereto and made a part hereof (the "Permitted Exceptions"); provided, however, this reference thereto shall not operate to reimpose same.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same to the Grantee in fee simple forever.

ANY contract, obligation, or indebtedness of any nature whatsoever, incurred, undertaken, or entered into by the Trustees in connection with the real estate is as trustees of an express trust, and not individually; and the Trustees shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the property from time to time in the actual possession of the Trustees pursuant to this deed and the Trust Agreement shall be applicable to its payment or other discharge. It is expressly understood that any and all representations, warranties, covenants, undertakings, and agreements hereafter made by the Trustees, although in form purporting to be the representations, warranties, covenants, undertakings, and agreements of the Trustees, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings, and agreements or for the purpose or with the intention of binding the Trustees personally, but are made and intended for the purpose of binding only the real estate and other property from time to time in the actual possession of the Trustees pursuant to this deed and the Trust Agreement. No personal liability or personal responsibility is assumed by, nor

shall at any time be asserted or enforceable against, the Trustees individually on account of any instrument, act or omission by the Trustees with respect to the real estate or by or on account of any representation, warranty, covenant, undertaking, or agreement of the Trustees, express, implied or otherwise arising by operation of law; and all such personal liability, if any, is hereby expressly waived, released, and disclaimed. All parties shall be charged with notice of the foregoing from and after the recording of this deed in the Public Records of Martin County, Florida.

AND the Grantor hereby covenants to and with the Grantee that the Grantor is the duly appointed, qualified and acting Trustee under the aforesaid Trust Agreement, and in all things preliminary to and in and about the sale and conveyance of the property described herein, the terms, conditions and provisions of the aforesaid Trust Agreement, and the laws of the State of Florida have been followed and complied with in all respects, and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free from all encumbrances 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 specially warrants the title to said land and will defend the same against the lawful claims of all persons by through or under the said Grantor, but against no other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness

Benjie Sperling
Benjie Sperling as Trustee of Florida Land Trust No. 2019-November 19

Uni Chury
Witness Name Printed
Witness Address:
4600 Sheridan St, FL
Hollywood, FL 33021

[Signature]
Witness
MIRIAM BORRO
Witness Name Printed
Witness Address:
4600 SHERIDAN STREET
Hollywood, FL 33201

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, on March 15 2025, by Benjie Sperling as Trustee of Florida Land Trust No. 2019-November 19, who is personally known to me or who produced FL DL as identification.

Abella
Notary Public, State and County aforesaid
Printed Name: ABIOLA BELLO-DANIA

My Commission expires: OCT, 07 2028

(SEAL)

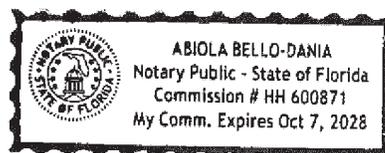


Exhibit A

Permitted Exceptions

1. Real estate taxes for the year 2025 and subsequent years, which are not yet due and payable.
2. Matters shown on the Plat of Eastridge Estates, recorded in Plat Book 7, Page 27 of the official public records of Martin County, Florida (the "Official Records").
3. Easements, covenants and restrictions as contained in that certain Master Form Deed from Keathley Enterprises, Inc., recorded in Book 445, Page 2237 of the Official Records.
4. The terms, provisions, and conditions contained in that certain Resolution No. 78-6.9, recorded in Book 452, Page 2168 of the Official Records.
5. Terms and conditions of the Second Amendment to the Planned Unit Development Zoning Agreement between Eastridge Estates Property Owners Association, Inc., successor to Ridgeway Mobile Home Subdivision, Inc. and Martin County, Florida, a political subdivision of the state of Florida recorded in Book 757, Page 693 of the Official Records.
6. The terms, provisions, and conditions contained in that certain Recorded Notice of Environmental Resource Permit, recorded in Book 3392, Page 2403 of the Official Records.

CERTIFICATION OF NON-TRANSFER OF PROPERTY

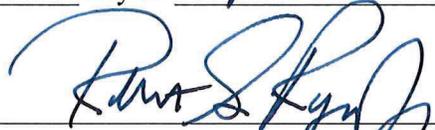
The undersigned, Robert S. Raynes, Jr., the attorney agent under limited power of attorney from **SROA SE SANDY FL, LLC**, a Foreign Limited Liability Company, hereby certifies that as of the date of the Trustee's Deed recorded 3/19/2025 in Official Records Book 3488, page 2969, Martin County, Florida public records that no transfer of the property described below has occurred.

Property:

Lot 21, Block I, EASTRIDGE ESTATES, according to the map or plat thereof as recorded in Plat Book 7, Page 27, Public Records of Martin County, Florida.

Parcel Identification Number: **34-38-42-045-009-00210.50000**

This certificate is dated effective as of the 15th day of April, 2025.



Robert S. Raynes, Jr., Esquire
Gunster Law Firm
800 SE Monterey Commons Blvd., Suite 200
Stuart, FL 34996
772-288-1980

LEGAL DESCRIPTION

LOT 21, BLOCK I, "EASTRIDGE ESTATES", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 27, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOBE SOUND, MARTIN COUNTY, FLORIDA AND CONTAINING 109,422 SQUARE FEET (2.5120 ACRES), MORE OR LESS.

Drawing name: K:\FTL_Civil\143_Jobs\14338800X_SROA\143388006_SROA_Hobe Sound FL\Design\CADD\PlanSheets\Aerial 8.5x11.dwg Layout1 Oct 06, 2022 7:12am by Justin.Wood
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SCALE	NTS
DESIGNED BY	JTW
DRAWN BY	RMJ
CHECKED BY	LJT

Kimley»Horn
 © 2022, KIMLEY-HORN AND ASSOCIATES, INC.
 8201 PETERS ROAD, SUITE 2200, PLANTATION, FLORIDA 33324
 PHONE: 954-335-8100
 WWW.KIMLEY-HORN.COM

DATE	09-09-2022
PROJECT NO.	143388006

SROA – SE OSPREY STREET &
 SE DIXIE HIGHWAY
 PREPARED FOR
 STORAGE RENTALS OF AMERICA

DESIGN ENGINEER:	JUSTIN THOMPSON
FLORIDA P.E. LICENSE NUMBER:	
DATE:	

SHEET NUMBER	
AERIAL LOCATION	



MEMORANDUM

To: Martin County

From: Aaron Mackey, P.E.
Kimley-Horn and Associates, Inc.

Date: April 17, 2025

**Subject: *Eastridge Estates PUD Block 1, Lot 21*
PUD Final Site Plan
*Request for Parking Reduction***

The proposed project includes the development of a vacant lot into a three story, 32,500 square-foot, 97,500-gross-square-foot self-storage building with associated parking located at the southeast corner of the intersection at SE Osprey Street and SE Sandy Lane, Hobe Sound, Florida. **The proposed building will provide approximately 674 storage units.** The justification below supports a request for a decrease from the specified on-site parking requirements enumerated in Sec. 4.624. - Parking Rates of the Martin County *Code Volume 2 Land Development Regulations* for residential warehouse use.

Sec. 4.624. - Parking Rates of the Martin County Code Volume 2 Land Development Regulations – Residential Warehouse

1 space/1,500 square feet of gross floor area.

The proposed building is 97,500 square foot building. This would require 65 parking spaces.

Request for Decrease from the Specified On-Site Parking Requirements

Determining Development Parking Demand – The Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 6th edition, was utilized to determine the demand range for the overall development during the peak parking demand period (see attached). Mini-warehouse located in a general urban/suburban setting was utilized. The average peak parking demand rate is commonly utilized to ensure businesses are provided adequate parking to serve both employee and customer demands. The average peak parking demand is 1.26 parking spaces per 100 self-storage units. For the proposed building inclusive of 674 units, this would require 8.50, round up to 9, parking spaces.

The site plan is proposing 11 parking spaces, and 1 ADA parking space. This totals 12 spaces for the on-site storage use.

Existing Storage Rental of America Facilities – Storage Rentals of America (SROA) has developed similar self-storage facilities throughout the United States, and many in Florida. SROA is the owner and developer of this site and is confident the amount of parking spaces is adequate for their users. They have had no parking issues at similar sites. Below is a summary of their facilities (including this project) and the associated parking for each.

Project Location	Units	Parking Spaces*	Parking per 100 Units
			1.26 (Average peak parking demand)
3585 Hwy 17, Fleming Island, FL 32003	1000	6	0.6
996 Blanding Blvd, Orange Park, FL 32065	400	2	0.5

In conclusion the proposed parking for the self-storage uses for the proposed development is sufficient for the site plan as proposed. The proposed parking is shown within the attached site plan.



Mini-Warehouse (151)

Peak Period Parking Demand vs: Storage Units (100s)

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Number of Studies: 7

Avg. Num. of Storage Units (100s): 5.0

Peak Period Parking Demand per 100 Storage Units

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.26	1.05 - 2.38	1.18 / 2.30	***	0.36 (29%)

Data Plot and Equation

