

ISLAND CROSSINGS COMMERCIAL PUD

SIXTH AMENDMENT INCLUDING REVISED MASTER SITE PLAN
AND OUTPARCEL A FINAL SITE PLAN
(A/K/A BRIDGE ROAD SELF-STORAGE) (R059-011)

Board of County Commissioners

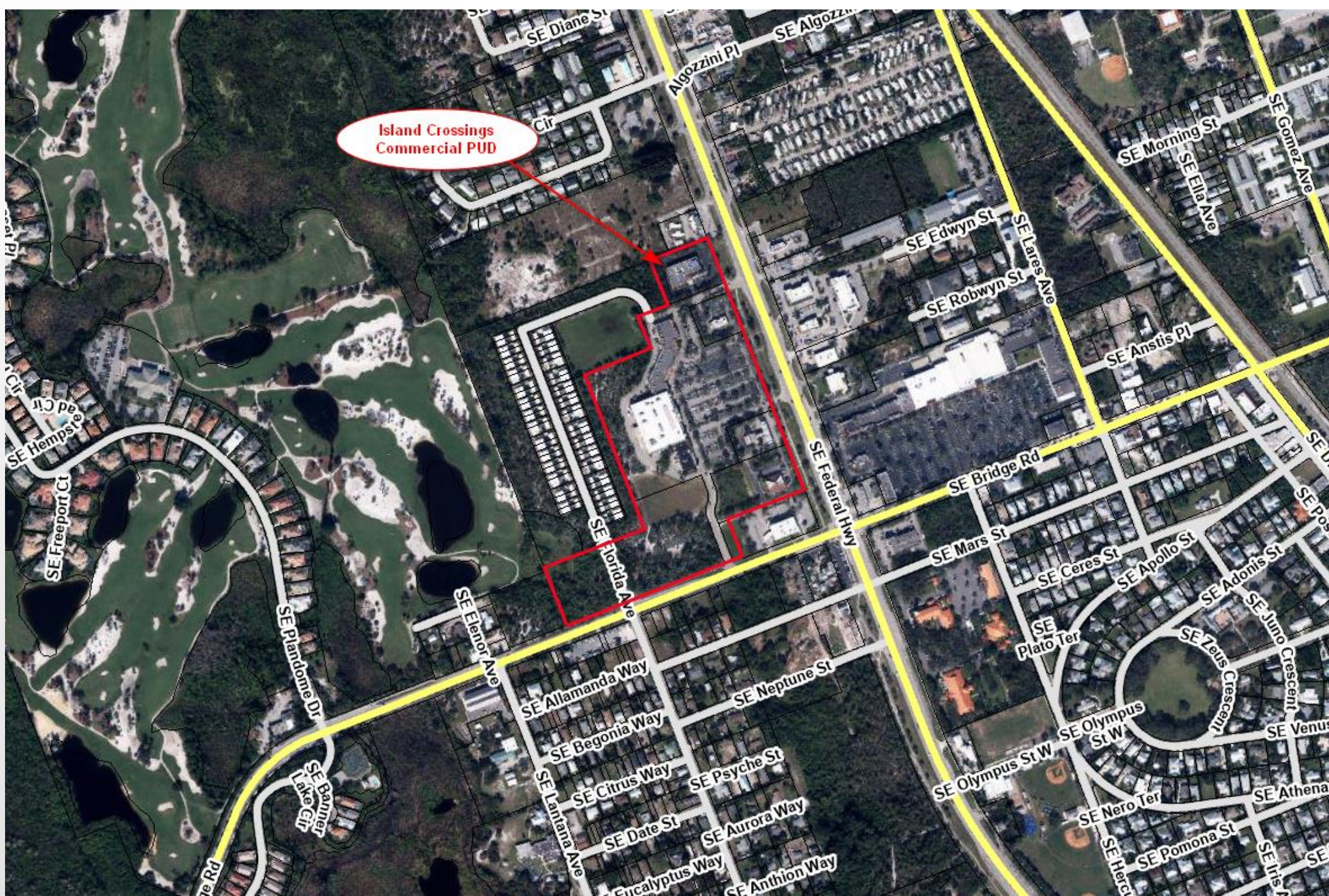
April 7, 2026 (continued from the March 10, 2026, BCC hearing)

Owner/Applicant: Buhl Land South LLC

Requested by: McCarty & Associates Land Planning & Design LLC

Project Coordinator: John Sinnott, Principal Planner



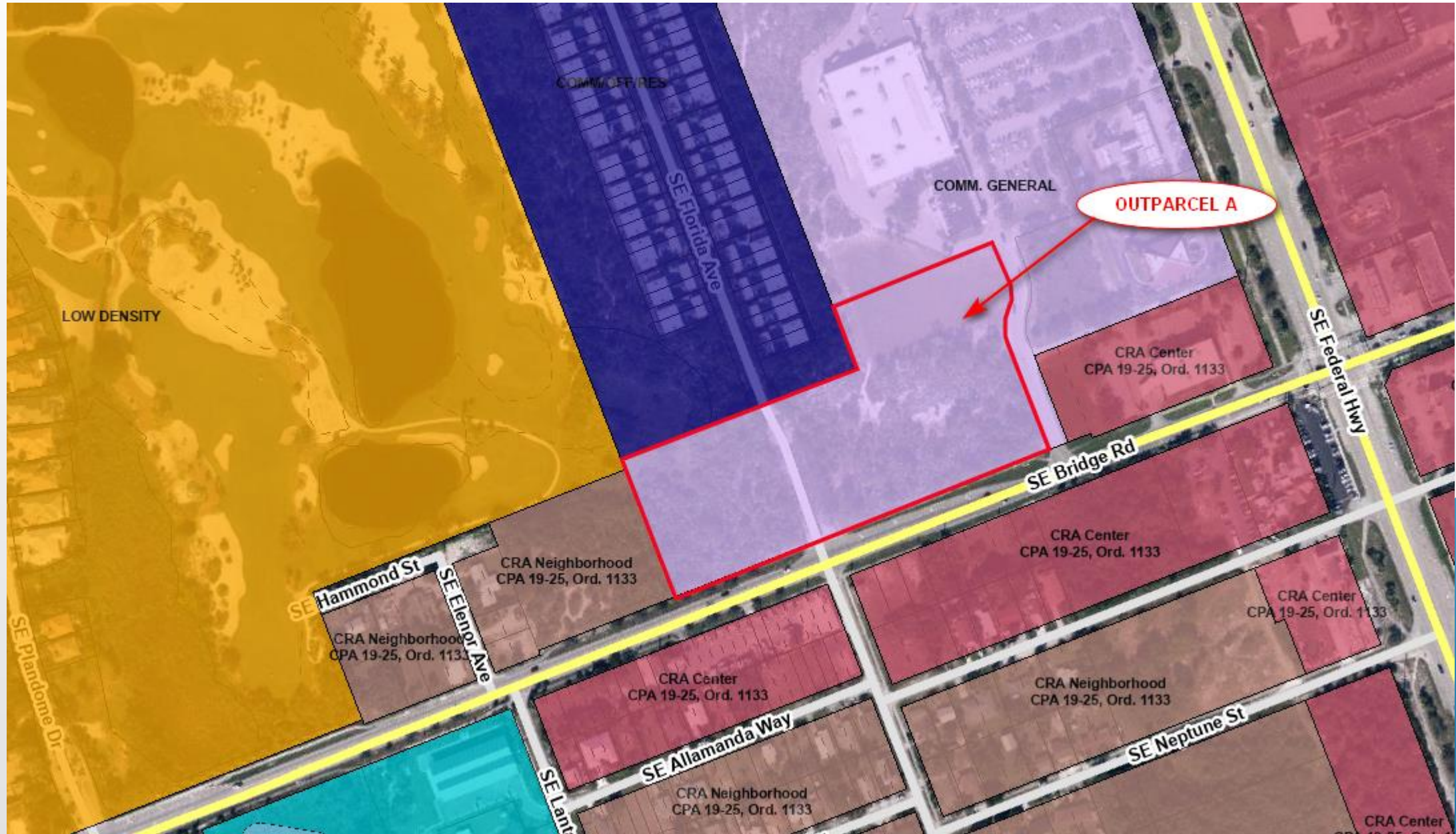




ZONING



FUTURE LAND USE



ISLAND CROSSINGS COMMERCIAL PUD

- f/k/a Roscommon Square
- Adopted in August 1989
- Most recently modified via the Fifth Amendment in August 2007
- Seven parcels totaling ~25.6 acres



PROPOSED SIXTH AMENDMENT

- Adds residential storage facility as a permitted use for Outparcel A
- Clarifies that SMRU shall provide water/wastewater service
- Removes the 0.23-acre Outparcel G, which is currently within the Hobe Sound Community Redevelopment Area
- Includes revised master site plan to reflect an increase in maximum allowable building square footage and the removal of Outparcel G
- Includes revised timetable of development for Outparcel A



OUTPARCEL A FINAL SITE PLAN

- Two story, 99,922 square foot residential storage facility (a/k/a Bridge Road Self-Storage) and associated infrastructure.
- Outparcel A owner will construct turn lanes, including a right turn lane in the SE Bridge Road right-of-way as well as left and right egress lanes in the existing internal drive connecting to SE Bridge Road.
- No change to existing 2.30-acre preserve area on Outparcel A. Exotic vegetation removal to be conducted in accordance with existing PAMP.



OUTPARCEL A FINAL SITE PLAN

- A parking rate adjustment is requested pursuant to Section 4.625, Martin County LDR. Ten parking spaces are proposed.
- Applicant's proposed PUD public benefits:
 - Pedestrian plaza with benches in southeast corner of Outparcel A.
 - ~0.52 acres of additional native upland vegetation will be preserved in landscape buffers on Outparcel A.
 - \$25,000 contribution to the Hobe Sound Historical Society to be used for restoration and maintenance of the Hobe Sound Railroad Station.



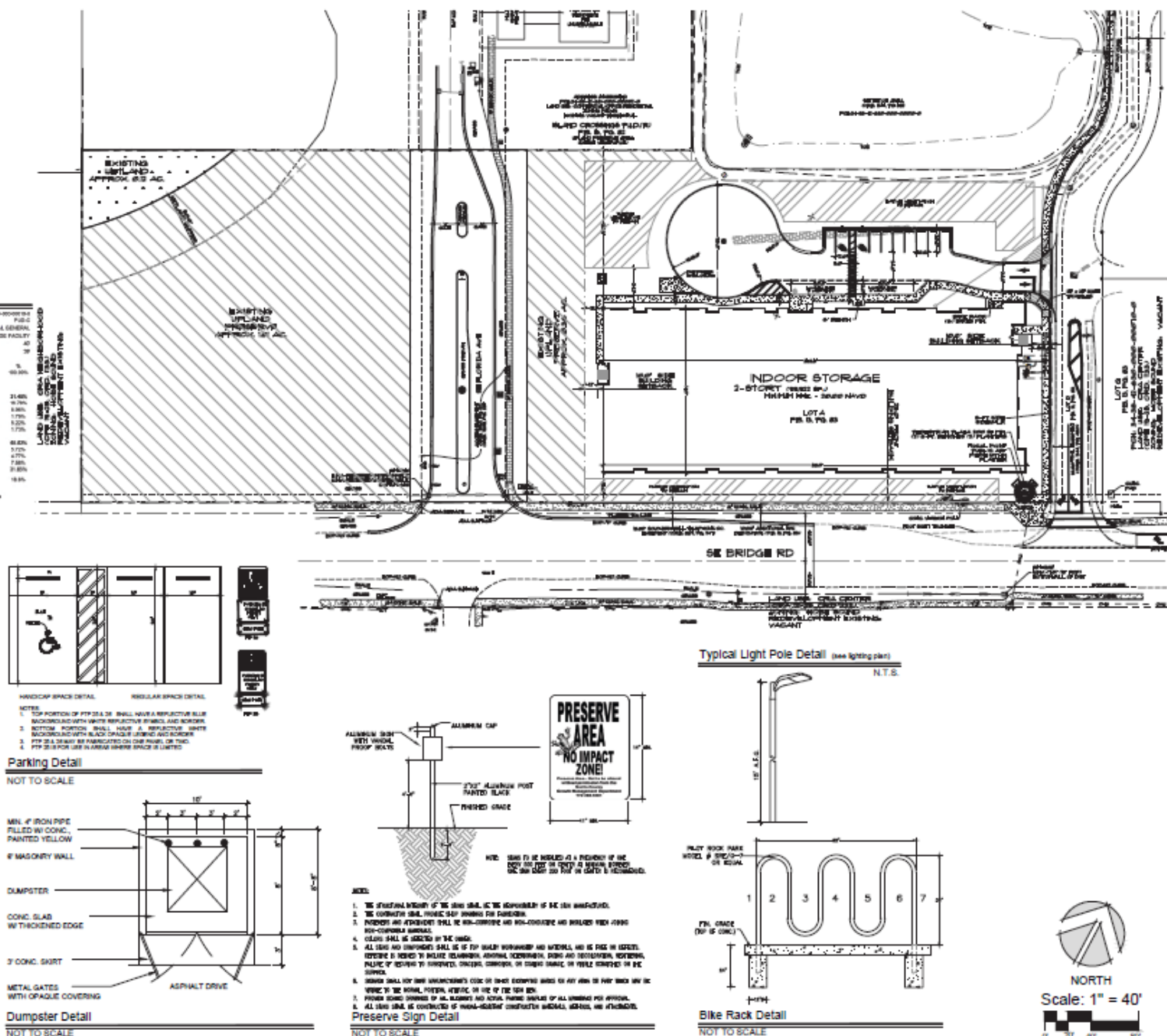
LOT A, PLAT NO. 1 OF ISLAND CROSSINGS, A P.U.D. (C), ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 80,
OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Site Data

PICK	2010-01-01 TO 2010-12-31		
ENTRANCE ZONE	PUB		
ENTRANCE LANE USE	90 DISCOUNT		
PROPOSED USE	RECREATIONAL STORAGE FACILITY		
MAX BUILDING HEIGHT	40		
PROPOSED MAXIMUM HEIGHT	40		
TOTAL SITE AREA			
	SQ FTS	AC	%
	267.37	6.63	100.00%
IMPROVEMENTS AREA			
PROPOSED BUILDING (10' HIGH) (MAX. 40' H)	50,776	2.58	31.40%
PROPOSED BUILDING (10' HIGH) (MAX. 40' H)	40,000	1.93	24.70%
PROPOSED RECREATIONAL AREA	17,733	0.61	6.66%
PROPOSED RECREATIONAL AREA	3,000	0.12	1.77%
ENTRANCE IMPROVEMENTS (PAVED AREA)	16,606	0.68	9.23%
ENTRANCE IMPROVEMENTS (PAVED AREA)	3,141	0.12	1.62%
PROPOSED AREA			
PROPOSED IMPROVEMENTS AREA	100,000	4.96	60.86%
PROPOSED RECREATIONAL AREA	17,733	0.68	9.77%
PROPOSED RECREATIONAL AREA	14,000	0.53	6.46%
PROPOSED RECREATIONAL AREA	10,000	0.37	4.43%
ENTRANCE IMPROVEMENTS AREA	16,606	0.68	7.88%
ENTRANCE IMPROVEMENTS AREA	3,141	0.12	1.62%
ENTRANCE IMPROVEMENTS AREA	16,606	0.68	9.23%
ENTRANCE IMPROVEMENTS AREA	3,141	0.12	1.62%
PERMITS			
PERMIT NUMBER		DATE	
(1) PERMIT PER 100' (100' H)		07-10-10	
PERMIT NUMBER		DATE	
(2) PERMIT PER 100' (100' H)		07-10-10	
(3) PERMIT PER 100' (100' H)		07-10-10	
(4) PERMIT PER 100' (100' H)		07-10-10	
(5) PERMIT PER 100' (100' H)		07-10-10	
(6) PERMIT PER 100' (100' H)		07-10-10	
(7) PERMIT PER 100' (100' H)		07-10-10	
(8) PERMIT PER 100' (100' H)		07-10-10	
(9) PERMIT PER 100' (100' H)		07-10-10	
(10) PERMIT PER 100' (100' H)		07-10-10	
(11) PERMIT PER 100' (100' H)		07-10-10	
(12) PERMIT PER 100' (100' H)		07-10-10	
(13) PERMIT PER 100' (100' H)		07-10-10	
(14) PERMIT PER 100' (100' H)		07-10-10	
(15) PERMIT PER 100' (100' H)		07-10-10	
(16) PERMIT PER 100' (100' H)		07-10-10	
(17) PERMIT PER 100' (100' H)		07-10-10	
(18) PERMIT PER 100' (100' H)		07-10-10	
(19) PERMIT PER 100' (100' H)		07-10-10	
(20) PERMIT PER 100' (100' H)		07-10-10	
(21) PERMIT PER 100' (100' H)		07-10-10	
(22) PERMIT PER 100' (100' H)		07-10-10	
(23) PERMIT PER 100' (100' H)		07-10-10	
(24) PERMIT PER 100' (100' H)		07-10-10	
(25) PERMIT PER 100' (100' H)		07-10-10	
(26) PERMIT PER 100' (100' H)		07-10-10	
(27) PERMIT PER 100' (100' H)		07-10-10	
(28) PERMIT PER 100' (100' H)		07-10-10	
(29) PERMIT PER 100' (100' H)		07-10-10	
(30) PERMIT PER 100' (100' H)		07-10-10	
(31) PERMIT PER 100' (100' H)		07-10-10	
(32) PERMIT PER 100' (100' H)		07-10-10	
(33) PERMIT PER 100' (100' H)		07-10-10	
(34) PERMIT PER 100' (100' H)		07-10-10	
(35) PERMIT PER 100' (100' H)		07-10-10	
(36) PERMIT PER 100' (100' H)		07-10-10	
(37) PERMIT PER 100' (100' H)		07-10-10	
(38) PERMIT PER 100' (100' H)		07-10-10	
(39) PERMIT PER 100' (100' H)		07-10-10	
(40) PERMIT PER 100' (100' H)		07-10-10	
(41) PERMIT PER 100' (100' H)		07-10-10	
(42) PERMIT PER 100' (100' H)		07-10-10	
(43) PERMIT PER 100' (100' H)		07-10-10	
(44) PERMIT PER 100' (100' H)		07-10-10	
(45) PERMIT PER 100' (100' H)		07-10-10	
(46) PERMIT PER 100' (100' H)		07-10-10	
(47) PERMIT PER 100' (100' H)		07-10-10	
(48) PERMIT PER 100' (100' H)		07-10-10	
(49) PERMIT PER 100' (100' H)		07-10-10	
(50) PERMIT PER 100' (100' H)		07-10-10	
(51) PERMIT PER 100' (100' H)		07-10-10	
(52) PERMIT PER 100' (100' H)		07-10-10	
(53) PERMIT PER 100' (100' H)		07-10-10	
(54) PERMIT PER 100' (100' H)		07-10-10	
(55) PERMIT PER 100' (100' H)		07-10-10	
(56) PERMIT PER 100' (100' H)		07-10-10	
(57) PERMIT PER 100' (100' H)		07-10-10	
(58) PERMIT PER 100' (100' H)		07-10-10	
(59) PERMIT PER 100' (100' H)		07-10-10	
(60) PERMIT PER 100' (100' H)		07-10-10	
(61) PERMIT PER 100' (100' H)		07-10-10	
(62) PERMIT PER 100' (100' H)		07-10-10	
(63) PERMIT PER 100' (100' H)		07-10-10	
(64) PERMIT PER 100' (100' H)		07-10-10	
(65) PERMIT PER 100' (100' H)		07-10-10	
(66) PERMIT PER 100' (100' H)		07-10-10	
(67) PERMIT PER 100' (100' H)		07-10-10	
(68) PERMIT PER 100' (100' H)		07-10-10	
(69) PERMIT PER 100' (100' H)		07-10-10	
(70) PERMIT PER 100' (100' H)		07-10-10	
(71) PERMIT PER 100' (100' H)		07-10-10	
(72) PERMIT PER 100' (100' H)		07-10-10	
(73) PERMIT PER 100' (100' H)		07-10-10	
(74) PERMIT PER 100' (100' H)		07-10-10	
(75) PERMIT PER 100' (100' H)		07-10-10	
(76) PERMIT PER 100' (100' H)		07-10-10	
(77) PERMIT PER 100' (100' H)		07-10-10	
(78) PERMIT PER 100' (100' H)		07-10-10	
(79) PERMIT PER 100' (100' H)		07-10-10	
(80) PERMIT PER 100' (100' H)		07-10-10	
(81) PERMIT PER 100' (100' H)		07-10-10	
(82) PERMIT PER 100' (100' H)		07-10-10	
(83) PERMIT PER 100' (100' H)		07-10-10	
(84) PERMIT PER 100' (100' H)		07-10-10	
(85) PERMIT PER 100' (100' H)		07-10-10	
(86) PERMIT PER 100' (100' H)		07-10-10	
(87) PERMIT PER 100' (100' H)		07-10-10	
(88) PERMIT PER 100' (100' H)		07-10-10	
(89) PERMIT PER 100' (100' H)		07-10-10	
(90) PERMIT PER 100' (100' H)		07-10-10	
(91) PERMIT PER 100' (100' H)		07-10-10	
(92) PERMIT PER 100' (100' H)		07-10-10	
(93) PERMIT PER 100' (100' H)		07-10-10	
(94) PERMIT PER 100' (100' H)		07-10-10	
(95) PERMIT PER 100' (100' H)		07-10-10	
(96) PERMIT PER 100' (100' H)		07-10-10	
(97) PERMIT PER 100' (100' H)		07-10-10	
(98) PERMIT PER 100' (100' H)		07-10-10	
(99) PERMIT PER 100' (100' H)		07-10-10	
(100) PERMIT PER 100' (100' H)		07-10-10	

[illegible]

Copyright
All ideas, designs, arrangements, and plans included or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in accordance with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

LAND PLANNING
AND DESIGN

www.McGraw-Hill.com

Final Site Plan
Bridge Road Self-Storage

Hobe Sound, Florida 33455
Martin County, Florida

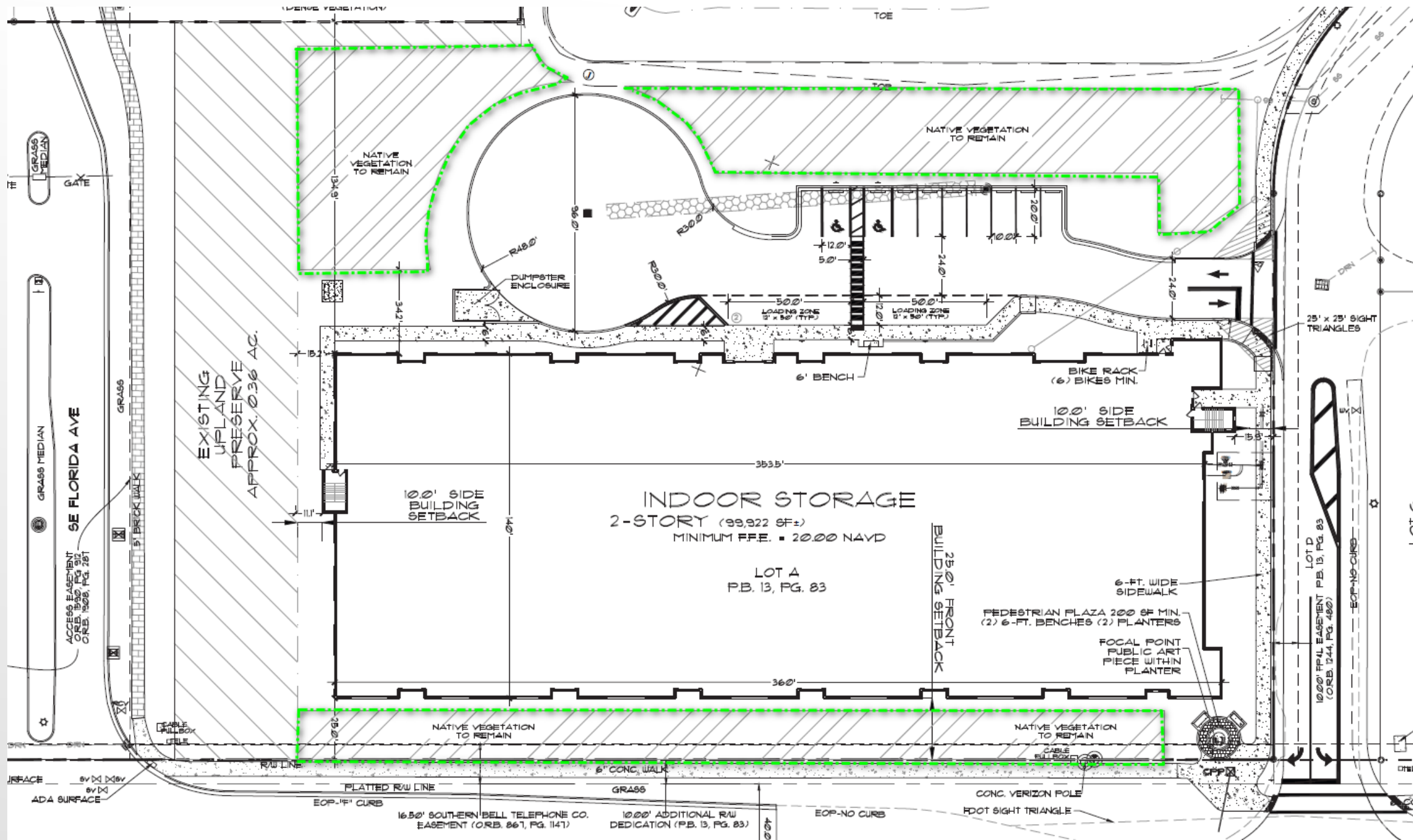


Dani
McR
Sup

Drawn By _____ DMS
 Checked By _____ MM
 Scale _____ 1" = 40'
 Drawing Date _____ 7/6/2022
 1/24/2024 2/9/2024 3/19/2024
 9/12/2024 10/3/2024 11/25/2024
 1/21/2025 5/29/2025 7/1/2025
 12/9/2025

S-1

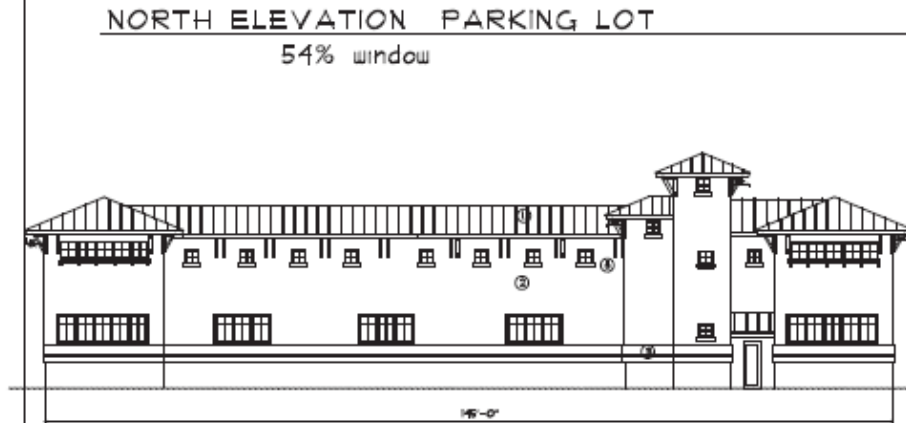
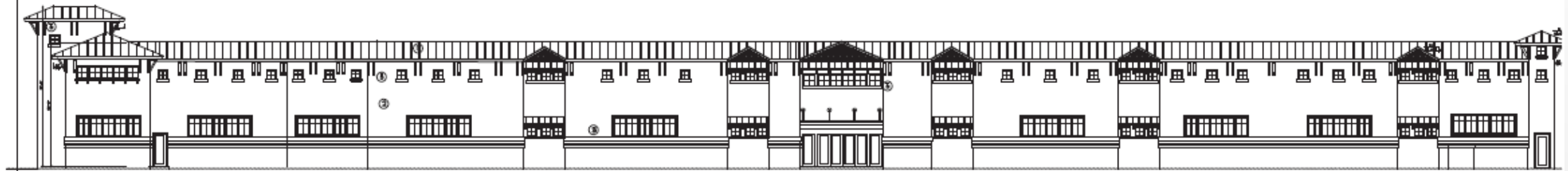
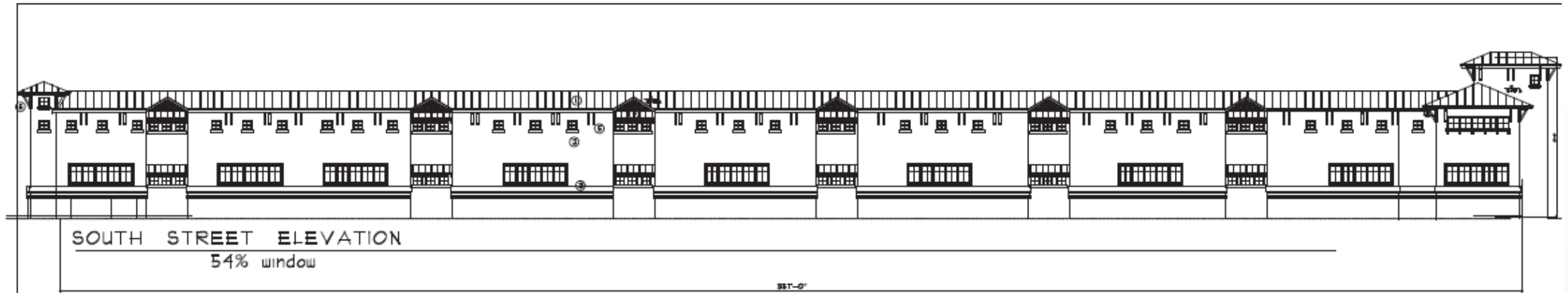




ARTICLE 4, DIVISION 20 – COMMERCIAL, MULTIFAMILY, AND INDUSTRIAL DESIGN

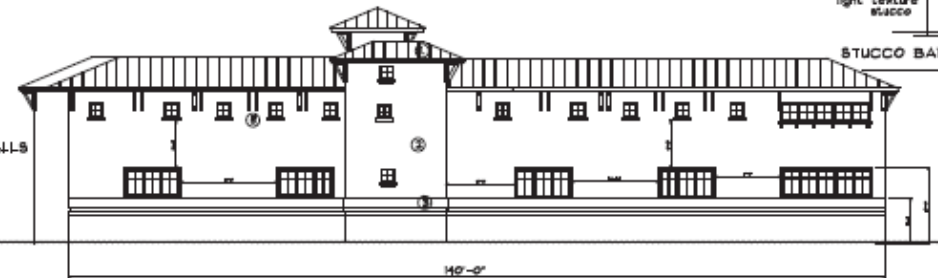
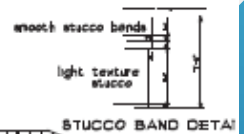
- The applicant is requesting alternative compliance from the primary façade transparency/fenestration criteria of Article 4, Division 20.
- Staff recommend approval.
- The Board of County Commissioners is the final decision maker for this application.





ARCHITECTURAL FEATURES
PEAKED ROOFS
3' OVERHANGS
ROOFS AT ENTRY
REVEAL AND RELET WORK
BANDING AND SILLS
OUTRIGGERS

FINISH SCHEDULE
① STANDING SEAM METAL ROOF
WHITE
② LIGHT TEXTURED 5/8" STUCCO WALLS
PEACH
③ SMOOTH STUCCO BANDS WHITE
④ HARDPLANK SHINGLE WHITE
⑤ POLYURETHANE OUTRIGGERS
WHITE



NOTE ALL FACADES ARE PRIMARY AND COMPLY WITH THE LDR CODES
REQUESTING ALTERNATIVE COMPLIANCE FOR SECTION 4.872.B5(a).



Braden & Braden, AIA, PA
Architects - Planners
471 Central Avenue
Fort Lauderdale, FL 33301
Tel: 954-584-2255
Fax: 954-584-2256
www.bradenbraden.com
SINCE 1971 2240000023

ISLAND CROSSING
PUD OUTPARCEL A
BRIDGE ROAD SELF STORAGE
Harris County, Florida

Date Drawn: 1/31/24
Drawn by: D.R.B.
Checked by: D.R.B.

Revised: 1/31/24
Sheet: 1

OF 4

Case # 23-147



PUBLIC HEARINGS

- This matter was heard before the Local Planning Agency (LPA) on March 5, 2026.
- The LPA voted 3-0 recommending approval.
- This application was heard before the BCC at the March 10, 2026, hearing and was continued to today's hearing at the request of the applicant.



REVIEW OF APPLICATION

- Development review staff have found the Buhl Land South LLC, application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board approve the Sixth Amendment to the Island Crossings Commercial PUD Zoning Agreement including the Revised Master Site Plan.
- Move that the Board adopt the Resolution approving the final site plan for the Island Crossings Commercial PUD, Outparcel A project a/k/a Bridge Road Self-Storage.

