

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as Owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: 34994

Phone: _____ Email: _____

Agent (Name or Company): McCarty & Associates Land Planning & Design

Company Representative: Michael T. McCarty

Address: 309 SE Osceola Street, Suite 104

City: Stuart, State: FL Zip: 34994

Phone: (772) 341-9322 Email: mike@mccartylandplanning.com

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): EDC

Company Representative: _____

Address: 10250 Village Parkway, Unit 201

City: Port St Lucie, State: FL Zip: 34987

Phone: 772-462-2455 Email: _____

Civil Engineer (Name or Company): KMA Engineering & Surveying, LLC

Company Representative: Blaine Bergstresser, P.E.

Address: 3001 Industrial Ave 2

City: Fort Pierce, State: FL Zip: 34946

Phone: 772-569-5505 ext 103 Email: blaine@kmafl.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Same as Engineer

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): Braden & Braden AIA, PA

Company Representative: Dan Braden

Address: 417 Coconut Ave, Suite 2

City: Stuart, State: FL Zip: 34996

Phone: (772) 287-8258 Email: danbraden@comcast.net

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

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.

Lawrence D Buhl
Applicant Signature

12-11-2023
Date

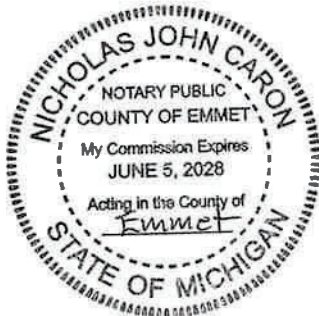
LAWRENCE D. BUHL
Printed Name

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 11 day of December, 2023 by Lawrence Buhl, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of ~~Florida~~

MICHIGAN

Nicholas John Caron
(Printed, Typed or Stamped Name of Notary Public)



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

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Digital Submittal Affidavit

I, Michael McCarty, attest that the electronic version included for the project Bridge Road Self 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.

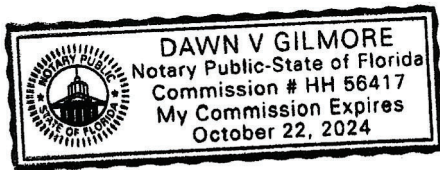
Michael McCarty
Applicant Signature

11/30/2023
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 30th day of November, 2023, by Michael McCarty, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Dawn V. Gilmore

(Printed, Typed or Stamped Name of Notary Public)

DAWN V. Gilmore



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Ave, Suite 104
Stuart FL 34994
772-341-9322

**BRIDGE ROAD SELF-STORAGE
PROJECT NARRATIVE**

The subject property is located at 11850 SE Federal Highway, Hobe Sound, within Unincorporated Martin County and is 6.83 acres which is identified by PCN 34-38-42-630-000-00010-0.

A pre-application meeting for this proposed self-storage facility was held on August 4, 2022. The applicant is requesting PUD Zoning Master & Final Site Plan approval for the Bridge Road Self-Storage, project number for the project is R059-011.

The project is NOT within the boundaries of the Hobe Sound Community Redevelopment Area. The proposed development does NOT lie within a Special Flood Hazard area.

The proposed development is expected to generate trips less than 1% of the adjacent roadway's generalized service capacity. Therefore, a Traffic Impact Analysis is not required.

There native upland habitats on the property is to preserved in perpetuity per the previously approved PAMP. We are proposing no impacts or modifications to the preserve.

The applicant is proposing the construction of a two-story, 99,922 square foot residential storage facility and related infrastructure on approximately 6.83-acre parcel of undeveloped land which is Parcel A within the Island Crossings PUD. This proposed development will require an amendment to the Island Crossings PUD and a revised Final Site Plan for Outparcel A.

The 5th amendment of PUD-C Island Crossing f/k/a Roscommon Square received final development plan approval on August 7, 2007. Construction completion date of December 31st, 2008 (which was recorded on September 27, 2007 via OR Book 2281, Page 1493 and is included in our submittal documents). The timetable extension for Outparcel A has expired and requires an amendment to the PUD in order to accommodate the proposed Bridge Road Self-Storage project. A revised master site plan is also included as part of the proposed amendment.



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Bridge Road Self Storage Statement of Public Benefits

Project Overview

The proposed Bridge Road Self Storage facility is located at 11850 SE Federal Highway in Hobe Sound, within unincorporated Martin County. The 6.83-acre site (PCN 34-38-42-630-000-00010-0) lies within the Island Crossings PUD, originally approved in 1989 and subsequently amended. The applicant is seeking approval for a PUD Final Site Plan amendment and Revised Master Site Plan for Outparcel A to construct a two-story, 99,922-square-foot residential self-storage facility with associated infrastructure.

Designed in alignment with Martin County's goals for smart growth, sustainability, and community enhancement, this project delivers a wide range of meaningful public benefits that go well beyond the County's minimum standards and clearly support local needs.

Public Benefits Overview

1. Fulfillment of a Critical Local Need

The facility addresses a longstanding gap in storage availability for Hobe Sound residents and small businesses. Currently underserved by similar services, the area will benefit from convenient access to secure, climate-controlled storage, reducing the need for long commutes and supporting local efficiency.

2. Strategic Location and Service Provision

Located along SE Federal Highway near the Bridge Road corridor and a Publix-anchored shopping center, the facility is ideally positioned to serve both residential and commercial users. Its accessibility to major roadways makes it a practical and compatible addition to the existing development pattern.

3. Low-Impact Land Use

As a self-storage facility, the project represents a low-traffic, low-utility demand use that reduces

strain on local infrastructure. The land use has less environmental and service impact than alternative by-right retail uses, which would generate significantly more traffic and wastewater (including grease traps).

4. Environmental Preservation and Ecological Stewardship

The project proposes preservation of rare and unique scrub habitat along the site's northern and southern boundaries—exceeding the minimum code requirements. These native vegetation areas contribute to:

- Wildlife habitat preservation
- Natural stormwater filtration
- Reduced irrigation demand
- Improved ecological corridors and serve as a preserve area interphase connecting to habitat in the area

Additionally, the project ensures full compliance with the site's Preserve Area Management Plan (PAMP), including invasive species removal, native replanting, and long-term maintenance for ecological function.

5. Sustainable Design and Low Impact Development (LID)

The project integrates multiple LID features, such as:

- An advanced stormwater system exceeding County standards

These features collectively reduce runoff, protect water quality, and reflect commitment to environmental responsibility.

6. Architectural and Aesthetic Integration

The two-story building incorporates architectural elements that harmonize with the Bridge Road corridor and surrounding neighborhoods. Materials, scale, and façade treatments are designed to maintain visual consistency, reduce massing impacts, and support a cohesive community aesthetic. Enhanced landscape buffers, native canopy trees, and dense understory planting exceed County code and improve both form and function. Pedestrian oriented design elements such as a pedestrian plaza at the corner of Bridge Road with benches and public art enhance the aesthetics and pedestrian oriented experience.

7. Transportation and Connectivity Improvements

The project supports multimodal mobility and traffic safety through:

- Construction of a new dedicated turn lane from Bridge Road into the adjacent shopping center, improving traffic flow and access to a key retail hub
- Installation of new sidewalks and crosswalks to improve pedestrian safety and site connectivity
- Internal pedestrian pathways linking the facility to public sidewalks and adjacent developments
- Covered, secure bike racks that exceed code to encourage non-vehicular access

8. Public Green Space and Community Enhancement

A publicly accessible green space with shaded seating will be created at the southeast corner of the property along Bridge Road. Designed for passive recreation, this space features:

- Native landscaping
- Pedestrian-friendly scale and design
- A visually appealing amenity that contributes to the character of the Bridge Road corridor

9. Economic Development and Local Job Creation

The development supports local economic vitality through:

- Temporary construction jobs and procurement of local services during development
- Ongoing employment opportunities during operations
- Increased property tax revenue that can be reinvested in community infrastructure and services
- Indirect support of local retail by alleviating residential and small business storage constraints

10. Monetary Contribution to Preserving History and Long-Term Stewardship

The project team is committed to active community involvement, including:

- The applicant shall contribute the “Railroad Magnate” pledge in the amount of **\$25,000.00** to the Hobe Sound Historical Society to relocate and restore the old Hobe Sound Railroad Station
- Collaborating with local organizations on beautification and stewardship initiatives
- Maintaining ongoing communication with neighboring stakeholders to address concerns and promote shared benefits

Alignment with the Martin County Comprehensive Plan

This development exemplifies compliance with and advancement of the following policies:

- **Policy 4.1E.8 – Flexible Design & Public Benefit:** By voluntarily providing enhanced landscaping, sustainable infrastructure, and public green space, the project meets and exceeds public benefit thresholds required for PUD flexibility.
 - **Objective 4.5F – Conservation and Open Space:** The preservation of native vegetation and environmentally sensitive design directly supports Martin County’s goals for open space conservation, biodiversity, and water quality protection.
 - **Transportation & Land Use Integration:** Sidewalk and turn lane improvements, internal pedestrian pathways, and bicycle facilities promote connectivity, multimodal travel, and traffic efficiency.
-

Conclusion

The Bridge Road Self Storage development offers a carefully designed site plan, balanced with environmental sensitivity, and community enrichment. From ecological preservation and pedestrian connectivity to public green space and thoughtful design, the project reflects a strong commitment to Martin County's long-term planning objectives and the well-being of its residents. Accordingly, this PUD amendment warrants approval under Policy 4.1E.8 as a forward-thinking, community-oriented initiative that delivers substantial and lasting public benefit.



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
305 SE Osceola Ave, Suite 104
Stuart, FL 34994
772/341-9322

Request for Parking Rate Adjustment

Subject: Justification for Parking Rate Adjustment – Proposed Residential Self-Storage Facility

Project: Buhl Land South – Outparcel A, Island Crossings PUD

Location: 11850 SE Federal Highway, Hobe Sound, FL

On behalf of Buhl Land South LLC, McCarty & Associates Land Planning & Design respectfully submits this request for a parking rate adjustment associated with the proposed 99,922-square-foot, two-story residential self-storage facility within Outparcel A of the Island Crossings Commercial PUD.

Pursuant to Section 4.625 of the Martin County Land Development Regulations (LDR), which allows for parking rate adjustments based on unique operational characteristics, empirical data, and similar local precedents, we propose a reduction in the required parking rate for the proposed use.

Parking Requirement Under Current LDR

The Martin County LDR currently requires **1 parking space per 1,500 square feet** of gross floor area for residential storage facilities. At 99,922 square feet, this standard results in a requirement of approximately **67 parking spaces**.

However, based on industry standards, actual usage data, operational characteristics of self-storage facilities, and the County's stated land use goals, a more appropriate rate is **0.1 spaces per 1,000 square feet**, resulting in **10 total parking spaces**.

Justification for Parking Rate Adjustment

1. Industry Standards and Empirical Data

The Institute of Transportation Engineers provides industry research and summarizes results for trip generation and parking. For the traffic statement that was prepared, the ITE Trip Generation 11th edition was applied using land use code 151 for self-storage as a good representation of the project use. We propose to use that same land use code for the parking generation. The Land Use Code 151 identifies the rate of 0.10 parking spaces per 1,000 square feet of development. Applying that rate to the building square footage yields 10 spaces.

2. Operational Characteristics of Self-Storage Facilities

- Customer visits are **infrequent and staggered**, with most tenants visiting their units **a few times per year**.
- **No peak-hour demand** exists, unlike retail or office land uses.
- The facility will have **a minimal on-site staff**, typically 1–2 employees per shift.
- Visits are **short in duration**, generally less than 30 minutes, and do not generate stacking or queuing on-site.

These characteristics significantly reduce the actual need for traditional parking capacity.

3. Local Precedents

Martin County has previously approved parking reductions for self-storage facilities that have demonstrated similarly low operational demand.

- For example, the **Storage Rentals of America** and other projects have received comparable reductions based on documented industry standards and real-world usage.
- The County has recognized that the **standard parking ratio significantly overestimates** actual needs for this land use type.

4. Land-Use Efficiency and Environmental Benefits

Right-sizing parking capacity is consistent with Martin County's broader planning and environmental goals:

- **Reduces impervious surface area**, improving **stormwater management** and **groundwater recharge**.
- Allows for **additional landscaping**, improved site aesthetics, and increased buffer areas.
- **Minimizes urban heat island effects** by limiting unnecessary pavement.

Conclusion

The proposed parking rate adjustment from 67 spaces to 10 spaces (0.1 spaces per 1,000 square feet) is supported by:

- **Nationally recognized data** from ITE,
- The **operational nature** of self-storage use,
- **Precedents** established in Martin County and other jurisdictions,
- And the **environmental and planning benefits** of a reduced impervious footprint.

We respectfully request approval of this parking rate adjustment as consistent with both the intent and provisions of Section 4.625 of the Martin County LDR. Additional information or supporting documentation can be provided upon request.

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
772/341-9322

AGENT AUTHORIZATION FORM

To Whom It May Concern:

This letter authorizes McCarty & Associates Land Planning and Design LLC, to act as agent and represent our interests for the purposes of obtaining permits and approvals from state and local government agencies for the project known as: **BRIDGE ROAD SELF STORAGE, which is identified by 34-38-42-630-000-00010-0**

BUHL SOUTH, LLC

By: Lawrence D Buhl

Its: Agent

Printed Name: LAWRENCE D. BUHL III Date: 12/14/2023

STATE OF: Michigan
COUNTY OF: Emmet

I HEREBY CERTIFY that for foregoing instrument was acknowledged before me this 14 day of December, 2023, by Buhl, Lawrence of **Buhl South LLC**, a **Florida Limited Liability Company** on behalf of the company who () has produced _____ as identification or (X) is personally known to me.

Notary Public

{NOTARY SEAL}



Nicholas John Caron
Name Printed: Nicholas John Caron
My commission expires: 6-5-2028



Recorded in Martin County, FL 2/24/2023 4:16 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$19,530.00
CFN#3003696 BK 3361 PG 525 PAGE 1 of 3

Prepared by and return to:

Jeffrey S. Raynor
All Florida Land Title Company
790 Juno Ocean Walk
Suite 601
Juno Beach, FL 33408-1121
Telephone: 561-775-7536
File Number: NBRLLC.02
Will Call Number:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed is made this 17 day of February, 2023, between North Beach Rd, LLC, a Florida limited liability company, formerly known as The Bridges, LLC, a Florida limited liability company, "Grantor" and Buhl Land South LLC, a Florida limited liability company, whose post office address is P.O. Box 35, Harbor Springs, MI 49740, "Grantee":

(Whenever used herein the terms "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, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit (the "Property"):

Lot A, PLAT NO. 1 OF ISLAND CROSSINGS, A P.U.D.(C), according to the Plat thereof recorded in Plat Book 13, Page 83, Public Records of Martin County, Florida.

Parcel Identification Number: 34-38-42-630-000-00010-0

Subject to covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; permitted exceptions attached as Exhibit "A"; provided this shall not serve to reimpose any of the foregoing; and taxes for years subsequent to December 31, 2022;

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And Grantor hereby covenants with Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; and (c) Grantor hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under Grantor.

DoubleTime®

CFN#3003696 BK 3361 PG 526 PAGE 2 of 3

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Janet Preman
Witness Name: Janet Preman

Mary Kriske
Witness Name: MARY KRISKE

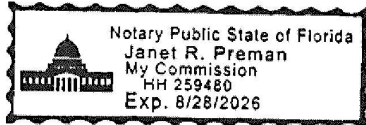
North Beach Rd, LLC FKA The Bridges, LLC

By: Robert R. Rowden
Robert R. Rowden, Manager
Address: 8985 SE Bridge Road, Hobe Sound, FL 33455

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of February, 2023 by Robert R. Rowden, Manager of North Beach Rd, LLC FKA The Bridges, LLC, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:

Exhibit A

1. Easement Reduction and Relocation Agreement recorded in Official Records Book 867, Page 1147, Public Records of Martin County, Florida.
2. Roscommon Square Commercial Planned Unit Development Zoning Agreement recorded in Official Records Book 839, at Page 1696, as amended in Official Records Book 955, at Page 1158; Official Records Book 1071, Page 122; Official Records Book 1082, Page 951; Official Records Book 1121, at Page 2226 and Official Records Book 1132, Page 694, O.R. Book 2058, Page 1062, O.R. Book 2281, Page 1493, Public Records of Martin County, Florida.
3. Declaration of Covenants, Easements and Restrictions recorded in Official Records Book 1121, at Page 2589, as amended in Official Records Book 1247, at Page 582, Public Records of Martin County, Florida.
4. Final Preserve Area Management Plan recorded in Official Records Book 1123, Page 647, Public Records of Martin County, Florida.
5. Grant of Easement from recorded in Official Records Book 1590, Page 912, as affected by Assignment recorded in O.R. Book 1908, page 287, Public Records of Martin County, Florida.
6. Declaration of Outparcel Use Restrictions recorded in Official Records Book 1237, Page 524, as amended in Official Records Book 1267, Page 214, Public Records of Martin County, Florida.
7. Restrictions, covenants, conditions and easements as contained on the Plat of PLAT NO. 1 OF ISLAND CROSSINGS, A P.U.D., recorded in Plat Book 13, page 83, together with Clerk's Certificate of Plat recorded in Official Records Book 1132, Page 693, Public Records of Martin County, Florida.
8. Ordinance No. 364 recorded in Official Records Book 824, Page 1050, Public Records of Martin County, Florida.
9. Easement granted to Florida Power & Light Company recorded in Official Records Book 1244, Page 480, Public Records of Martin County, Florida.
10. Easement to Bellsouth Telecommunications Inc. recorded in O.R. Book 1963, Page 2877, Public Records of Martin County, Florida.
11. Conservation Easement recorded in O.R. Book 2289, Page 2953, re-recorded in O.R. Book 2347, Page 2751, Public Records of Martin County, Florida.
12. Development Order Change recorded in O.R. Book 2354, Page 1074, Public Records of Martin County, Florida.
13. Notice of Environmental Resource or Surface Water Management Permit recorded in O.R. Book 2520, Page 40, Public Records of Martin County, Florida.
14. Right of Way for SE Florida Avenue.
15. Rights of the lessees under unrecorded leases.
16. Resolution of Special Assessments recorded June 1, 2022, in O.R. Book 3284, Page 1078, Public Records of Martin County, Florida.

(NBRLLC.02.00794581. 1)

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
772/341-9322

PROPERTY TRANSFER

To Whom It May Concern:

This letter is to certify that there has NOT been a property transfer since the recorded deed for Buhl Land South LLC, a Florida limited liability company. The property is identified by parcel ID: **34-38-42-630-000-00010-0**.

BUHL LAND SOUTH, LLC

By: Lawrence D Buhl

Its: Agent

Printed Name: LAURENCE D. BUHL

Date: 12/14/2023

STATE OF: Michigan
COUNTY OF: Emmet

I HEREBY CERTIFY that for foregoing instrument was acknowledged before me this 14 day of December, 2023, by Lawrence Buhl who () has produced _____ as identification or (X) is personally known to me.

Notary Public

{NOTARY SEAL}



Nicholas John Caron
Name Printed: Nicholas John Caron
My commission expires: 6-5-2028

Bridge Road Self Storage

34-38-42-630-000-00010-0

11850 SE Federal Highway
Hobe Sound, Florida

McCARTY & ASSOCIATES

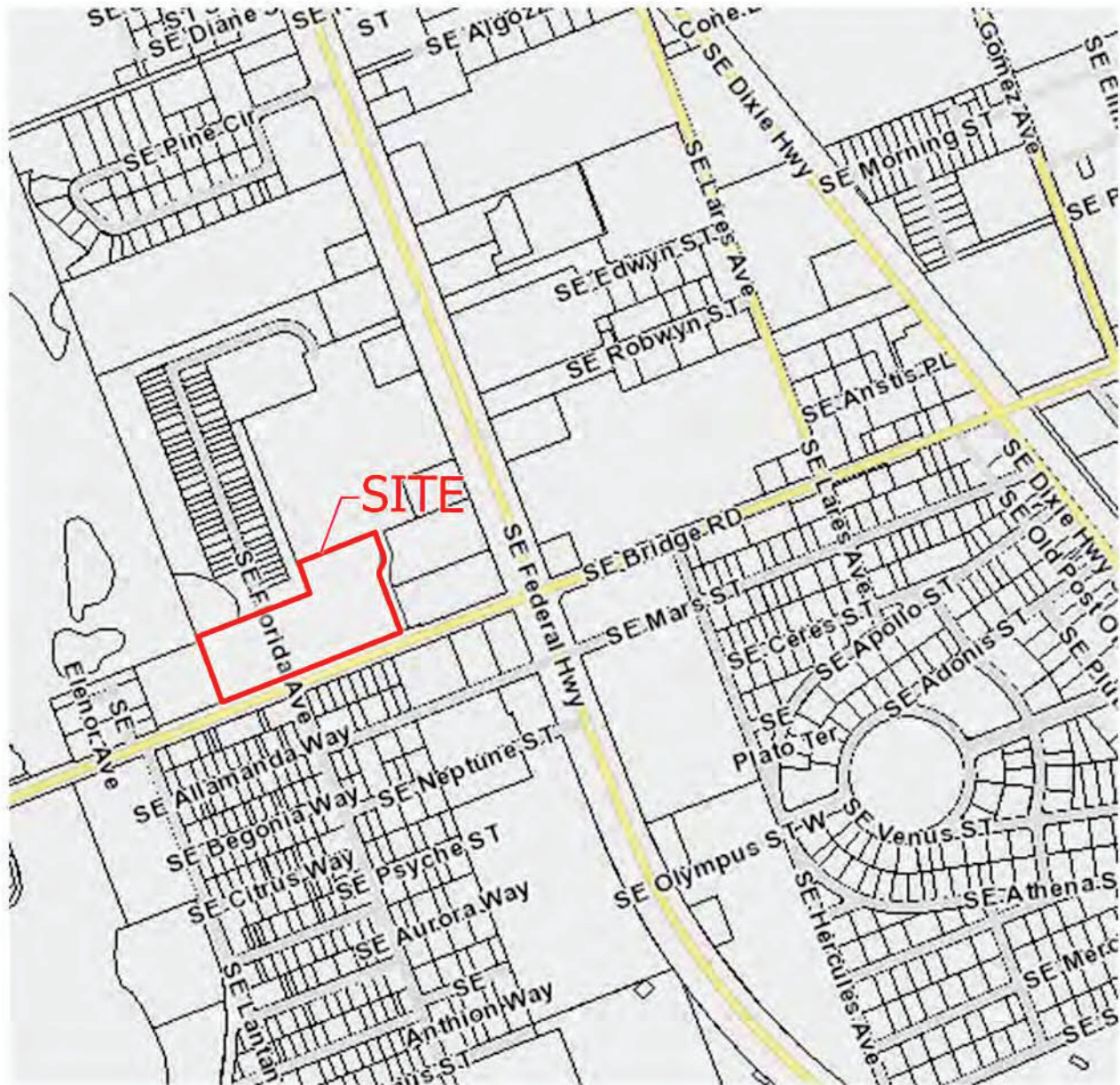
LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

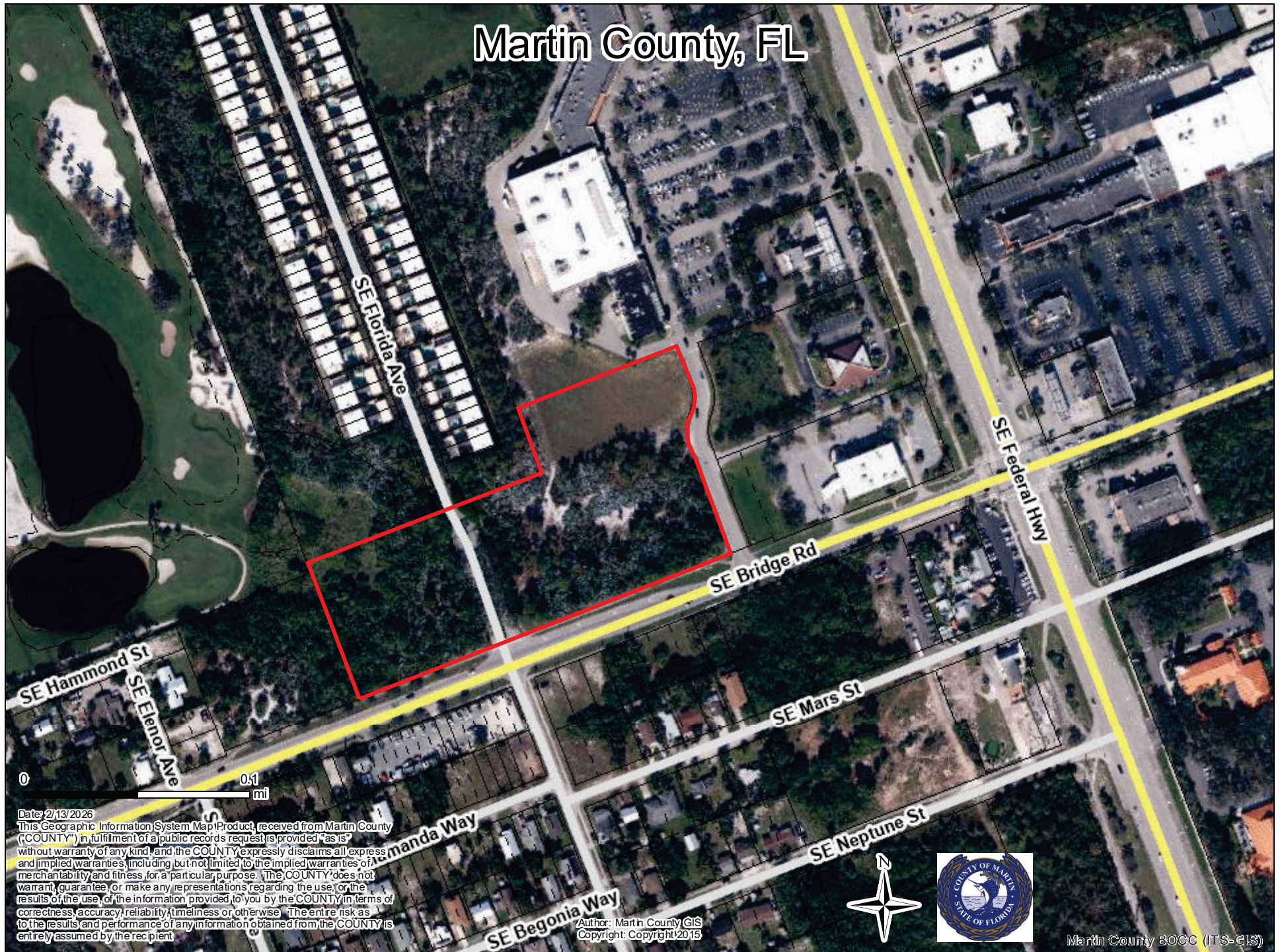
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Location Map



Martin County, FL



Date: 2/13/2026

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Author: Martin County GIS
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Martin County BOCC (ITS-GIS)