

February 19, 2026

Subject and Location: **Island Crossings Planned Unit Development (PUD) Sixth Amendment with Revised Master Site Plan & Outparcel A Final Site Plan (A/K/A Bridge Road Self Storage) (R059-011)**

This is a request by McCarty & Associates Land Planning & Design on behalf of Buhl Land South LLC for approval of the Sixth Amendment to the Island Crossings (F/K/A Roscommon Square) Commercial PUD Agreement including a revised master site plan and final site plan for Outparcel A. The proposed development of Outparcel A consists of a two-story, 99,922 square-foot residential storage facility and associated infrastructure. Outparcel A is approximately 6.83 acres and currently consists of a portion of SE Florida Avenue, a stormwater retention area, and undeveloped land. Outparcel A is located at 11850 SE Federal Highway, approximately 500 feet west of the intersection of SE Federal Highway and SE Bridge Road, in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Terence P. McCarthy¹
Robert P. Summers¹
Steven J. Wood²
Kenneth A. Norman
Nicola J. Melby^{3,4}
Owen Schultz
Margaret E. Wood^{5,6}
Jessica M. VanValkenburgh

Audra R. Creech
Of Counsel

Kimberly A. Ryan⁶
Loren N. Esposito
Ross C. Alagna
Liane S. LaBouef

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 consideration of a proposed development, as noted above, will occur at two public hearings.

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, March 5, 2026

Governing Body: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard,
on Tuesday, March 10, 2026

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

All interested persons are invited to attend and be heard.

¹Board-Certified Specialist in
Real Estate Law by the Florida Bar

²Board-Certified Specialist in
Wills, Trusts & Estates Law
by the Florida Bar

³Board-Certified Specialist in
Elder Law by the Florida Bar

⁴Certified Elder Law Attorney
by National Elder Law Foundation

⁵Board-Certified
Estate Planning Law Specialist
by Estate Law Specialist Board, Inc.

⁶Accredited Estate Planner
by National Association of Estate
Planners & Councils

Integrity. Dedication. Solutions.

McCARTHY SUMMERS WOOD
NORMAN MELBY SCHULTZ
WOOD & VanVALKENBURGH P.A.

February 17, 2026

Page 2

Persons with disabilities who need 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 John Sinnott, Principal Planner, at jsinnott@martin.fl.us or to 2401 SE Monterey Road, Stuart, FL 34996.

Sincerely,

S/ Audra R. Creech

Audra R. Creech, Esq.

Attachment: Location Map

McCARTHY SUMMERS WOOD
NORMAN MELBY SCHULTZ
WOOD & VanVALKENBURGH P.A.

February 17, 2026
Page 3

LOCATION MAP

