lucido&associates

November 5, 2025

Subject and Location: **Martin Commerce Park PUD Zoning Agreement and Master Site Plan (M164-010) (FKA Martingale Estates Subdivision)**
This is a request by Lucido & Associates on behalf of Martin Commerce Park, LLC for rezoning approval to Planned Unit Development (PUD) through a PUD Zoning Agreement for the Martin Commerce Park Project including a Master Site Plan and Phasing Plan. The Master Site Plan includes five (5) phases with a proposed building floor area of 1,100,000 square feet and includes areas for trailer parking and outdoor storage. The property is approximately 167.18 acres and is located east and adjacent to I-95 and south of SW Martin Highway and SW Martingale Drive.

Dear Property Owner:

As a landowner within 1,000 feet of the property identified above and as shown on the enclosed map and master site plan, 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:

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, November 20, 2025

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, December 9, 2025

Location: 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 in order to participate in this proceeding 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 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. 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

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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.

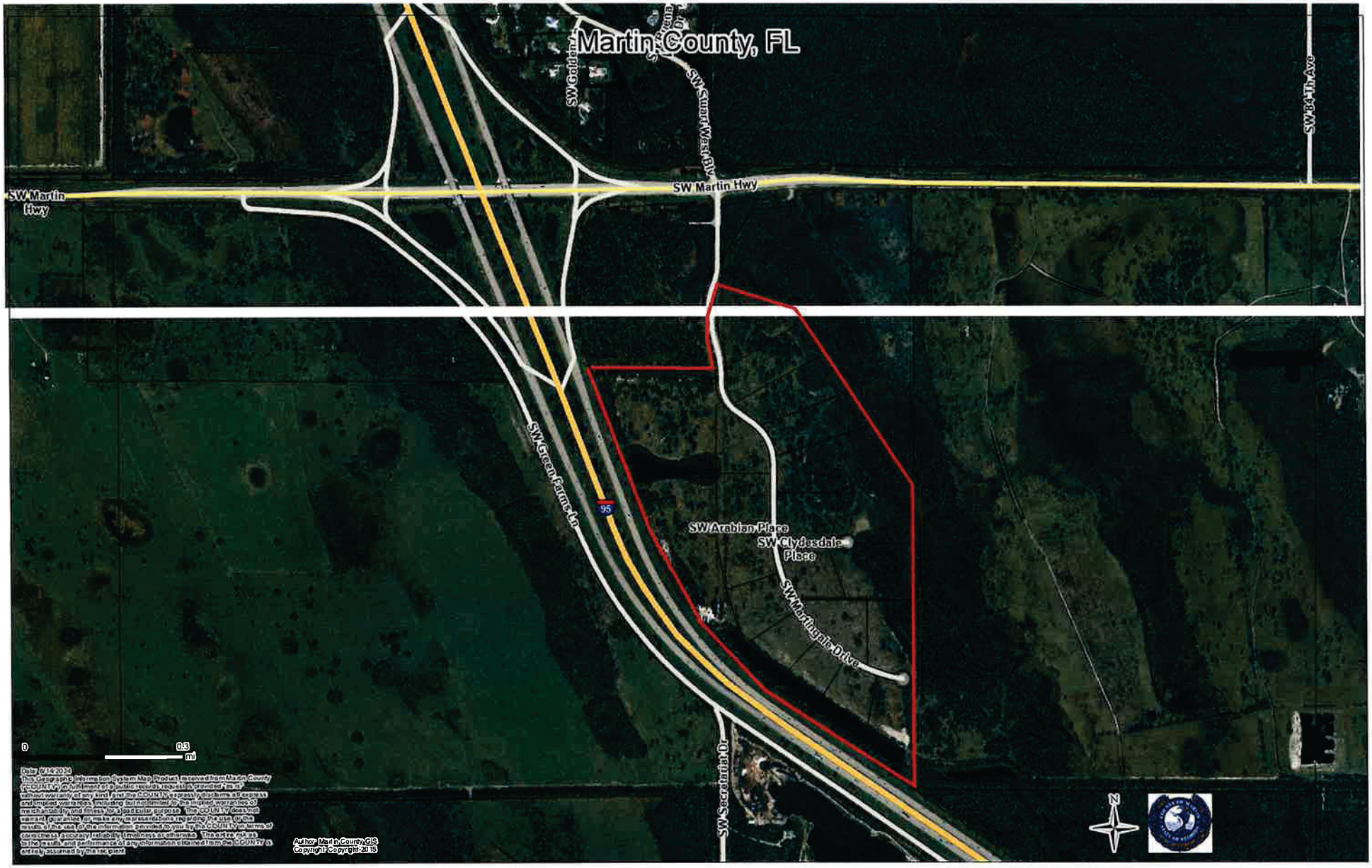
For further information, including copies of the original application documents or agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Brian Elam, PMP, Principal Planner, at belam@martin.fl.us or to 2401 SE Monterey Road, Stuart, FL 34996. Also, please feel free to contact me directly at 772-220-2100 for further information.

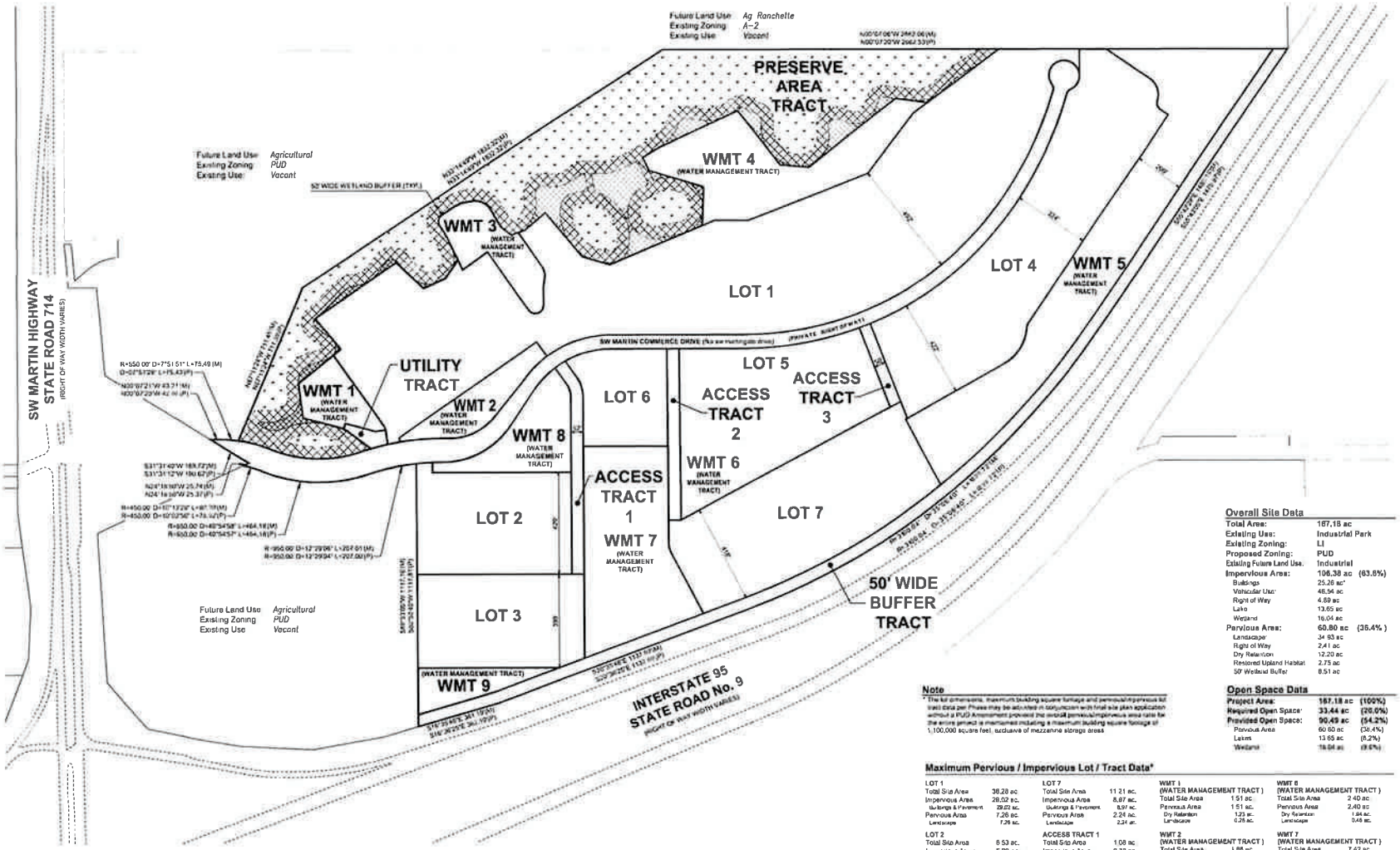
Sincerely,

Morris A. Crady, AICP
Senior Partner

Attachments: Location Map
Master Site Plan

Current Aerial map





Legend

- Wetland: 16.04 ac
- 50' Wetland Buffer: 8.51 ac
- Restored Upland Habitat: 2.75 ac

Total Preserve Area: 27.30 ac*

* Preserve Areas may not be altered except in compliance with the Preserve Area Management Plan (PAMP)

Building Data

Gross Floor Area	
Maximum:	1,100,000 sf
Proposed	1,100,000 sf
Building Coverage	
Maximum*	40%
Proposed	15.11%
Building Height	
Maximum:	40 feet
Proposed	40 feet
Setbacks	
Building	
From Property or Right-of-Way Line	50' Min.
Parking	
From Property or Right-of-Way Line	20' Min
From Building	15' Min
From Tract Boundary,	10' Min
Building Separation	50' Min.

Note:
A minimum 10 setback is required for any improvements adjacent to designated preserve areas including parking, loading and stormwater treatment areas.

Parking Requirements

Parking rate shall be determined at the time of the final site plan application for each phase based on the following parking rates in Section 4.624, Martin County LDRs:

Wholesale Trades & Services:	1 space per 1,000 sf of gross floor area plus 1 space per company vehicle.
Warehouse:	1 space per 2 employees or 1 space per 1000 sf of floor area whichever is greater.
Flex/Office/Warehouse:	1 space per 500 sf plus 1 space per company vehicle.

* Parking rate adjustments may be granted in accordance with Section 4.625.
* Final design of access, parking, loading and waste management shall be determined at the time of the final site plan application for each phase in accordance with the Martin County LDRs.

Note

* The lot dimensions, maximum building square footage and pervious/impervious lot tract data per Phase may be adjusted in conjunction with final site plan application without a PUD Amendment provided the overall pervious/impervious area ratio for the entire project is maintained including a maximum building square footage of 1,100,000 square feet, exclusive of mezzanine storage areas

Overall Site Data

Total Area:	167.18 ac	
Existing Use:	Industrial Park	
Existing Zoning:	LI	
Proposed Zoning:	PUD	
Existing Future Land Use:	Industrial	
Impervious Area:	106.38 ac	(63.6%)
Buildings	25.26 ac*	
Vehicular Use	46.54 ac	
Right of Way	4.89 ac	
Lake	13.65 ac	
Wetland	16.04 ac	
Pervious Area:	60.80 ac	(36.4%)
Landscape	34.93 ac	
Right of Way	2.41 ac	
Dry Retention	12.20 ac	
Restored Upland Habitat	2.75 ac	
50' Wetland Buffer	8.51 ac	

Open Space Data

Project Area:	167.18 ac	(100%)
Required Open Space:	33.44 ac	(20.0%)
Provided Open Space:	90.49 ac	(54.2%)
Pervious Area	60.80 ac	(36.4%)
Lakes	13.65 ac	(8.2%)
Wetland	16.04 ac	(9.6%)

Maximum Pervious / Impervious Lot / Tract Data*

LOT 1		**LOT 7**		**WMT 1 (WATER MANAGEMENT TRACT)**		**WMT 6 (WATER MANAGEMENT TRACT)**	
Total Site Area	38.28 ac	Total Site Area	11.21 ac.	Total Site Area	1.51 ac.	Total Site Area	2.40 ac
Impervious Area	28.02 ac.	Impervious Area	8.97 ac.	Pervious Area	1.51 ac.	Pervious Area	2.40 ac
Buildings & Pavement	20.02 ac.	Buildings & Pavement	8.97 ac.	Dry Retention	1.23 ac.	Dry Retention	1.94 ac.
Pervious Area	7.26 ac.	Pervious Area	2.24 ac.	Landscape	0.28 ac.	Landscape	0.46 ac.
Landscape	7.26 ac.	Landscape	2.24 ac.				
LOT 2		**ACCESS TRACT 1**		**WMT 2 (WATER MANAGEMENT TRACT)**		**WMT 7 (WATER MANAGEMENT TRACT)**	
Total Site Area	6.53 ac.	Total Site Area	1.08 ac	Total Site Area	1.88 ac.	Total Site Area	7.42 ac
Impervious Area:	5.22 ac	Impervious Area	0.76 ac.	Impervious Area	0.67 ac.	Impervious Area	3.31 ac.
Buildings & Pavement	5.22 ac.	Pavement	0.76 ac.	Stormwater	0.67 ac.	Stormwater	3.31 ac.
Pervious Area	1.31 ac	Pervious Area	0.32 ac.	Pervious Area	1.21 ac.	Pervious Area	4.11 ac
Landscape	1.31 ac.	Landscape	0.32 ac.	Landscape	1.21 ac.	Dry Retention	1.80 ac.
						Landscape	2.31 ac.
LOT 3		**ACCESS TRACT 2**		**WMT 3 (WATER MANAGEMENT TRACT)**		**WMT 8 (WATER MANAGEMENT TRACT)**	
Total Site Area	6.43 ac	Total Site Area	0.86 ac.	Total Site Area	2.17 ac.	Total Site Area	2.89 ac.
Impervious Area	5.14 ac.	Impervious Area	0.70 ac.	Pervious Area	2.17 ac.	Impervious Area	1.27 ac.
Buildings & Pavement	5.14 ac.	Pavement	0.70 ac.	Dry Retention	1.84 ac.	Stormwater	1.27 ac.
Pervious Area	1.29 ac.	Pervious Area	0.16 ac.	Landscape	0.33 ac.	Pervious Area	1.62 ac.
Landscape	1.29 ac.	Landscape	0.16 ac.			Landscape	1.62 ac.
LOT 4		**ACCESS TRACT 3**		**WMT 4 (WATER MANAGEMENT TRACT)**		**WMT 9 (WATER MANAGEMENT TRACT)**	
Total Site Area	14.65 ac.	Total Site Area	0.42 ac.	Total Site Area	5.86 ac.	Total Site Area	1.46 ac
Impervious Area	11.48 ac.	Impervious Area	0.33 ac.	Impervious Area	1.26 ac.	Pervious Area	1.46 ac
Buildings & Pavement	11.48 ac.	Pavement	0.33 ac.	Stormwater	1.26 ac.	Dry Retention	1.29 ac.
Pervious Area	2.97 ac.	Pervious Area	0.09 ac.	Pervious Area	4.60 ac.	Landscape	0.29 ac.
Landscape	2.97 ac.	Landscape	0.09 ac.	Dry Retention	3.16 ac.		
LOT 5		**PRIVATE RIGHT OF WAY (MARTIN COMMERCE DRIVE)**		Landscape	1.44 ac.	**PRESERVE AREA TRACT**	
Total Site Area	7.76 ac.	Total Site Area	7.50 ac.	**WMT 5 (WATER MANAGEMENT TRACT)**		Total Site Area	27.30 ac.
Impervious Area	6.21 ac.	Impervious Area	4.89 ac.	Total Site Area	12.44 ac.	Impervious Area	16.04 ac.
Buildings & Pavement	6.21 ac.	Pavement	4.89 ac.	Impervious Area	7.14 ac.	Wetland	16.04 ac.
Pervious Area	1.55 ac.	Pervious Area	2.41 ac.	Stormwater	1.14 ac.	Pervious Area	11.26 ac.
Landscape	1.55 ac.	Landscape	2.41 ac.	Pervious Area	5.30 ac.	Upland Preserve	2.75 ac.
LOT 6		**UTILITY TRACT**		Dry Retention	0.93 ac.	50' Wetland Buffer	8.51 ac.
Total Site Area	3.53 ac.	Total Site Area	0.23 ac.	Landscape	4.37 ac.	**BUFFER TRACT**	
Impervious Area	2.82 ac.	Impervious Area	0.19 ac.			Total Site Area	5.55 ac.
Buildings & Pavement	2.82 ac.	Buildings & Pavement	0.18 ac.			Pervious Area	5.55 ac.
Pervious Area	0.71 ac	Pervious Area	0.04 ac.			Landscape	5.55 ac.
Landscape	0.71 ac.	Landscape	0.04 ac.				

lucido & associates

Key / Location

Project Team:

Client & Property Owner:	Martin Commerce Park, LLC 2740 SW Martin Downs Blvd. Suite 45 Palm City, Florida 34990
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Kimley-Horn 1615 South Congress Ave. Suite 201 Delray Beach, Florida 33445
Surveyor:	CCY Inc 1508 SW Martin Highway Palm City, Florida 34990
Traffic Engineer:	Kimley-Horn 1615 South Congress Ave. Suite 201 Delray Beach, Florida 33445
Environmental:	EW Consultants Inc 1800 SE Monterey Commons Blvd. Suite 108 Stuart, FL 34996

Martin Commerce Park PUD

Martin County, Florida

Master Site Plan

Date	By	Description
8.4.2025	S.L.S.	Initial Submittal
10.31.2025	S.L.S.	1st Resubmittal

SCALE: 1" = 200'

0 100' 200' 400'

REG. # LA6667114
Steven Carroll

Designer	—
Manager	MC
Project Number	21-378
Municipal Number	—
Computer File	Martin Commerce Park - Master Site Plan.dwg

Sheet: **1 of 1**

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