

MARTIN COMMERCE PARK PUD
F.K.A MARTINGALE ESTATES SUBDIVISION
PUD ZONING AGREEMENT AND MASTER SITE PLAN
M164-010

Board of County Commissioners

Public Hearing

December 09, 2025

Owner:	Martin Commerce Park, LLC (Jill Marasa)
Applicant:	Martin Commerce Park, LLC
Requested by:	Lucido & Associates (Morris A. Crady, AICP)
Project Coordinator:	Brian Elam, PMP, Principal Planner

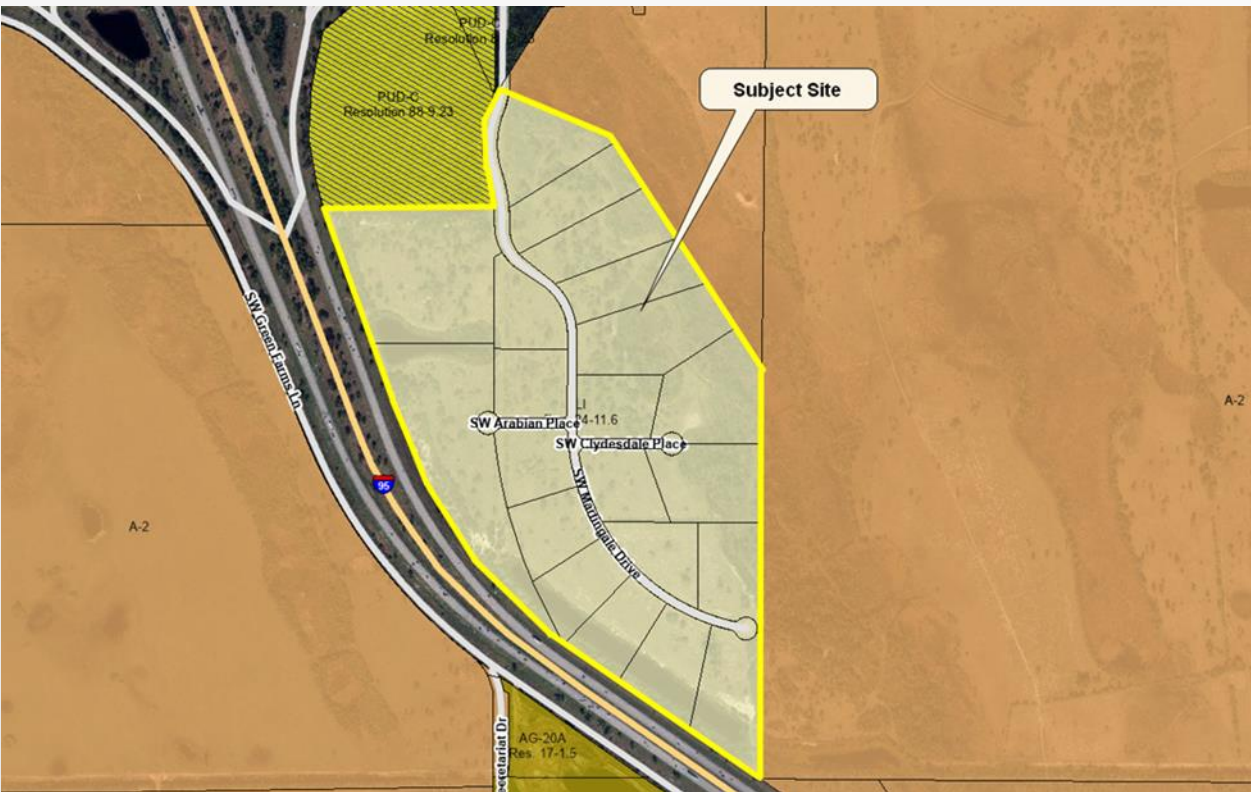


LOCATION MAP



EXISTING FUTURE LAND USE AND ZONING

ZONING ATLAS



LI, LIMITED INDUSTRIAL

FUTURE LAND USE MAP

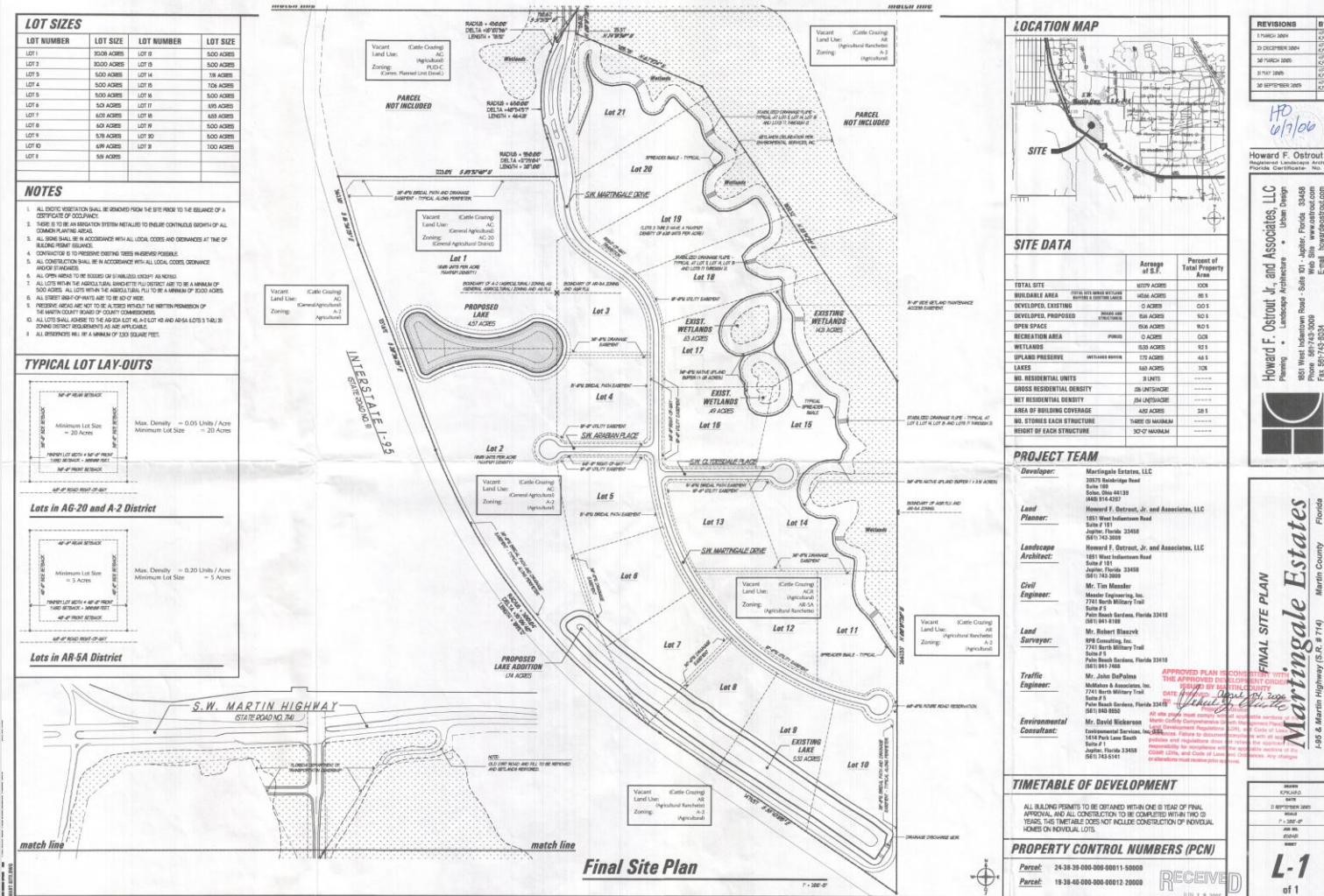


INDUSTRIAL FLU



BACKGROUND

The property received final site plan approval for a 21-lot single-family residential subdivision known as Martingale Estates Subdivision on April 14, 2006. The Martingale Estates plat was recorded July 22, 2014. Site plan approval included a Preserve Area Management Plan (PAMP).



COMPREHENSIVE PLAN AMENDMENTS

November 12, 2024, the Board approved Ordinances 1233 and 1234.

Ordinance 1233 authorized extension of water and sewer services to the property, created a freestanding urban services district and placed the following restrictions on the property.

- a. Residential units shall be prohibited by this policy and deed restriction.
- b. The maximum non-residential building square footage on the entire project site shall be limited to a cumulative total of 1,100,000 square feet.
- c. All future application for development approval shall be processed as a Planned Unit Development (PUD).
- d. Prior to the issuance of the first Certificate of Occupancy, the owner/developer of Martin Commerce Park shall construct a traffic signal at the intersection of SW Martin Highway and SW Stuart West Boulevard.
- e. The owner/developer shall plan and appropriately fund public facilities consistent with Policy 14.1B.2 which requires that future development pay the full cost of capital facilities needed to address the impacts of such development. This shall include an amendment to the Capital Improvements Element, if needed, and a PUD Agreement that addresses public facilities, infrastructure, and the timing of development.

Ordinance 1234 changed the Future Land Use on the 167.18-acre property from Agricultural and Agricultural Ranchette to Industrial and was rezoned to LI, Limited Industrial by way of resolution 24-11.6



PUD ZONING AGREEMENT

As required by the Comprehensive Plan Text Amendment this proposal includes a request for rezoning by way of the Martin Commerce Park Planned Unit Development Zoning Agreement.

This proposal includes a Master Site Plan, Phasing Plan, and Amended Preserve Area Management Plan.

Residential units are not allowed and not proposed.



DEVELOPER BENEFITS

The only developer benefit requested is for a maximum building height of 40 feet, which is permitted in the LI zoning district for all commercial and business uses permitted in the LI zoning district as set forth in Table 3.11.2. of the Martin County Land Development Regulations.



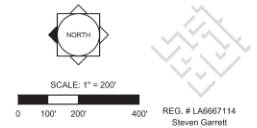
PUBLIC BENEFITS

Owner shall donate to the County land for a proposed fire station in western Palm City within 120 days of approval of the PUD Agreement.

Upon approval of the master site plan the owner shall restore and preserve an additional 2.75 acres of Upland Habitat as shown on the master site plan in accordance with the Amended Preserve Area Management Plan.



Martin County, Florida
Master Site Plan

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Future Land Use: *Agricultural*
Existing Zoning: *PUD*
Existing Use: *Vacant*

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:	40' Min.
Parking	
From Property or	
Right-of-Way Line:	10' Min.
From Building:	10' Min.
From Tract Boundary:	10' Min.
Building Separation:	50' Min.

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

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.

LOT 1		LOT 7		WM1		WM2	
Total Site Area:	36.26 ac.	Total Site Area:	11.21 ac.	Total Site Area:	1.91 ac.	Total Site Area:	2.40 ac.
Impervious Area:	29.02 ac.	Impervious Area:	8.97 ac.	Impervious Area:	1.51 ac.	Impervious Area:	2.40 ac.
Buildings & Pavement:	29.02 ac.	Buildings & Pavement:	8.97 ac.	Pervious Area:	0.40 ac.	Pervious Area:	0.00 ac.
Landscaping:	7.26 ac.	Landscaping:	2.24 ac.	Landscaping:	0.28 ac.	Landscaping:	0.46 ac.
LOT 2		ACCESS TRACT 1		WM2		WM7	
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:	5.20 ac.	Impervious Area:	0.70 ac.	Impervious Area:	0.87 ac.	Impervious Area:	3.31 ac.
Buildings & Pavement:	5.20 ac.	Pavement:	0.78 ac.	Pervious Area:	0.96 ac.	Pervious Area:	3.96 ac.
Landscaping:	1.32 ac.	Landscaping:	0.38 ac.	Landscaping:	1.21 ac.	Landscaping:	4.11 ac.
LOT 3		ACCESS TRACT 2		WM3		WM8	
Total Site Area:	6.43 ac.	Total Site Area:	0.88 ac.	Total Site Area:	2.17 ac.	Total Site Area:	2.69 ac.
Impervious Area:	5.14 ac.	Impervious Area:	0.70 ac.	Impervious Area:	1.74 ac.	Impervious Area:	1.27 ac.
Buildings & Pavement:	5.14 ac.	Pavement:	0.70 ac.	Pervious Area:	0.43 ac.	Pervious Area:	1.27 ac.
Landscaping:	1.29 ac.	Landscaping:	0.18 ac.	Dry Retention:	0.23 ac.	Landscaping:	1.42 ac.
LOT 4		ACCESS TRACT 3		WM4		WM9	
Total Site Area:	14.85 ac.	Total Site Area:	0.42 ac.	Total Site Area:	5.88 ac.	Total Site Area:	1.42 ac.
Impervious Area:	11.88 ac.	Impervious Area:	0.33 ac.	Impervious Area:	1.26 ac.	Impervious Area:	1.46 ac.
Buildings & Pavement:	11.88 ac.	Pavement:	0.33 ac.	Pervious Area:	4.62 ac.	Pervious Area:	0.00 ac.
Landscaping:	2.97 ac.	Landscaping:	0.09 ac.	Landscaping:	3.18 ac.	Dry Retention:	1.29 ac.
LOT 5		PRIVATE RIGHT OF WAY		WM5		PRESERVE AREA	
Total Site Area:	7.76 ac.	Total Site Area:	7.30 ac.	Total Site Area:	12.44 ac.	Total Site Area:	27.30 ac.
Impervious Area:	6.21 ac.	Impervious Area:	4.20 ac.	Impervious Area:	7.14 ac.	Impervious Area:	16.16 ac.
Buildings & Pavement:	6.21 ac.	Landscaping:	3.10 ac.	Pervious Area:	5.30 ac.	Wetland:	16.04 ac.
Pervious Area:	1.55 ac.	Pervious Area:	4.68 ac.	Dry Retention:	0.23 ac.	Upland Preserve:	7.19 ac.
Landscaping:	1.50 ac.	Pervious Area:	2.41 ac.	Landscaping:	1.37 ac.	Buffer Strip:	0.75 ac.
LOT 6		UTILITY TRACT		WM6		UPPER TRACT	
Total Site Area:	3.53 ac.	Total Site Area:	0.23 ac.	Total Site Area:	1.19 ac.	Total Site Area:	5.56 ac.
Impervious Area:	2.82 ac.	Total Site Area:	0.23 ac.	Impervious Area:	0.83 ac.	Impervious Area:	5.56 ac.
Buildings & Pavement:	2.82 ac.	Impervious Area:	0.18 ac.	Pervious Area:	0.36 ac.	Pervious Area:	5.56 ac.
Pervious Area:	0.71 ac.	Buildings & Pavement:	0.19 ac.	Landscaping:	0.04 ac.		
Landscaping:	0.71 ac.	Landscaping:	0.04 ac.				

Total Area:	167.18 ac
Existing Use:	Industrial Park
Proposed Zoning:	LI
Proposed Zoning:	PUD
Existing Future Land Use:	Industrial
Impervious Area:	106.38 ac (63.6%)
Buildings:	25.26 ac*
Vehicle 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%)
Landscapes:	34.83 ac
Right of Way:	2.41 ac
Dry Retention:	12.20 ac
Restored Upland Habitat:	2.75 ac
50' Wetland Buffer:	8.51 ac

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%)

Key / Location



Client & Property Owner:	Marlin Commerce Park, LLC 2740 SW Marlin Downs Blvd., Suite 405 Palm City, Florida 34980
Land Planner / Landscape Architect:	Krinsky & Associates 701 East Ocean Boulevard Satellite, Florida 34994
Engineer:	Krinsky-Horn 1915 South Congress Ave., Suite 201 Delray Beach, Florida 33445
Surveyor:	GCY Inc. 1505 SW Marlin Highway Palm City, Florida 34981
Traffic Engineer:	Krinsky-Horn 1915 South Congress Ave., Suite 201 Delray Beach, Florida 33445
Environmental:	EW Consultants, Inc. 1000 SE Montseary Commons Blvd., Suite 200 Stuart, FL 34986

Martin County, Florida
Phasing Plan

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SCALE: 1" = 200'

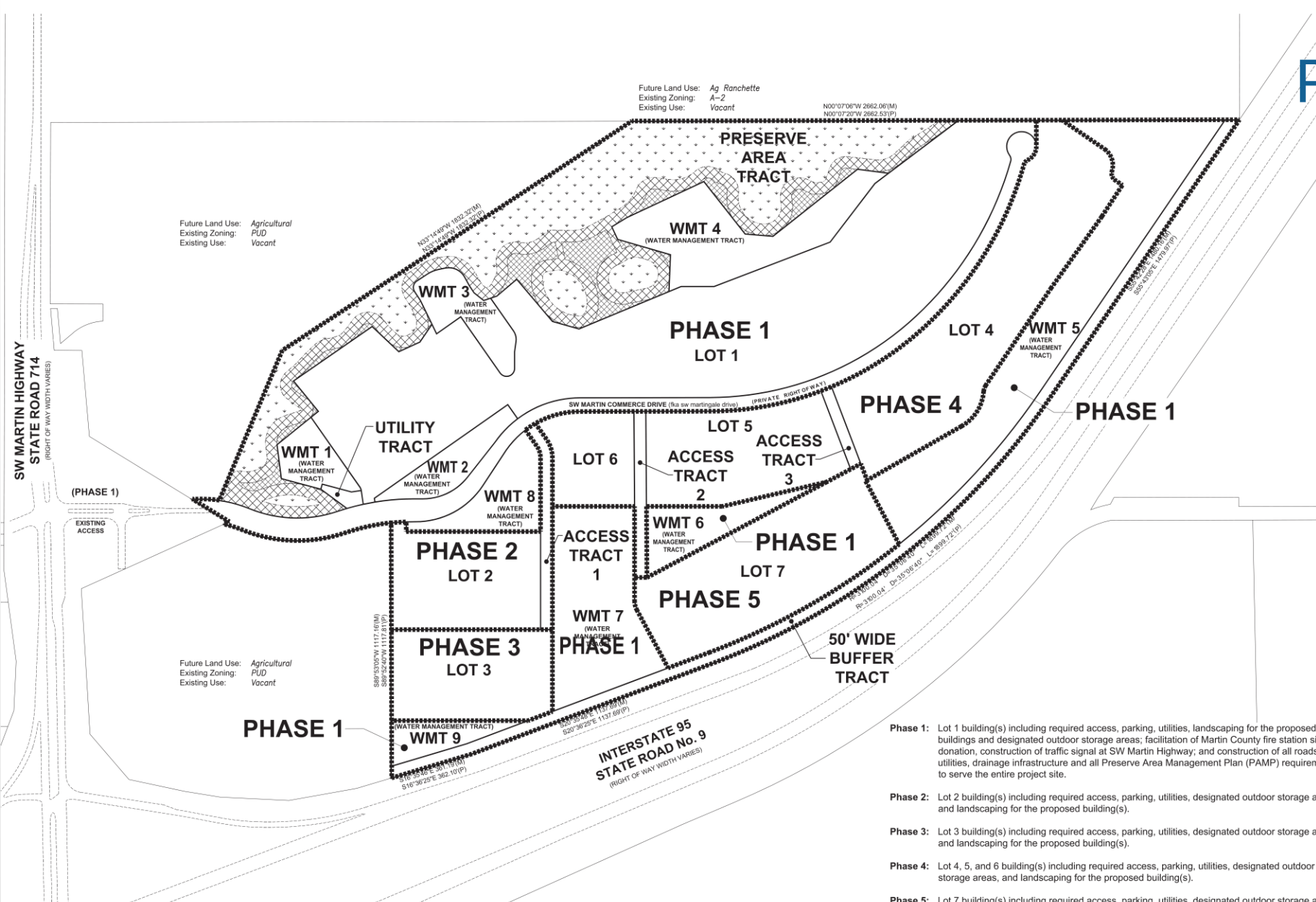


REG. # LA6667114
Steven Garrett



Designer	---	Sheet
Manager	MC	1
Project Number	21-376	
Municipal Number	---	
Computer File	Marlin Commerce Park - Master Site Plan.dwg	

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Phase 1: Lot 1 building(s) including required access, parking, utilities, landscaping for the proposed buildings and designated outdoor storage areas; facilitation of Martin County fire station site donation, construction of traffic signal at SW Martin Highway; and construction of all roads, utilities, drainage infrastructure and all Preserve Area Management Plan (PAMP) requirements to serve the entire project site.

Phase 2: Lot 2 building(s) including required access, parking, utilities, designated outdoor storage areas, and landscaping for the proposed building(s).

Phase 3: Lot 3 building(s) including required access, parking, utilities, designated outdoor storage areas, and landscaping for the proposed building(s).

Phase 4: Lot 4, 5, and 6 building(s) including required access, parking, utilities, designated outdoor storage areas, and landscaping for the proposed building(s).

Phase 5: Lot 7 building(s) including required access, parking, utilities, designated outdoor storage areas, and landscaping for the proposed building(s).

Note:

The maximum building square footage per phase may be adjusted at the time of final site plan application provided the maximum building square footage for the entire project site does not exceed 1,100,000 sf exclusive of mezzanine storage areas.

LOCAL PLANNING AGENCY

This application was heard before the Local Planning Agency (LPA) on November 20, 2025.

The LPA voted 3-0 supporting staff's recommendation to approve.



REVIEW OF APPLICATION

Table 1 Development Review Team

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Maddie Gierczak	772-221-1377	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	N/A
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Jet Martel	772-288-5928	N/A
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-288-5920	N/A
R	Health Department Review	Paul Stemie	772-221-4090	N/A
R	School Board Review	Julie Sessa	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply

Development review staff have found the Martin Commerce Park, LLC application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

Staff recommends approval of this application.

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt the resolution approving the rezoning from LI, Limited Industrial District to Planned Unit Development and approve the Martin Commerce Park PUD Zoning Agreement including the Master Site Plan, Phasing Plan and Amended Preserve Area Management Plan.

This concludes the presentation.
Questions?

