

# SEVEN J'S NORTH INDUSTRIAL PARK PUD

## FIRST AMENDMENT INCLUDING REVISED MASTER/FINAL SITE PLAN

### P102-083

**Board of County Commissioners**

**Public Hearing**

**February 11, 2025**

Owner:	Palm City Holdings, LLC., – Frank Poma
Applicant:	Palm City Holdings, LLC., – Frank Poma
Requested by:	Stephen Cooper, PD & Associates – Stephen Cooper
Project Coordinator:	Brian Elam, PMP, Principal Planner







Subject Site  
Lake

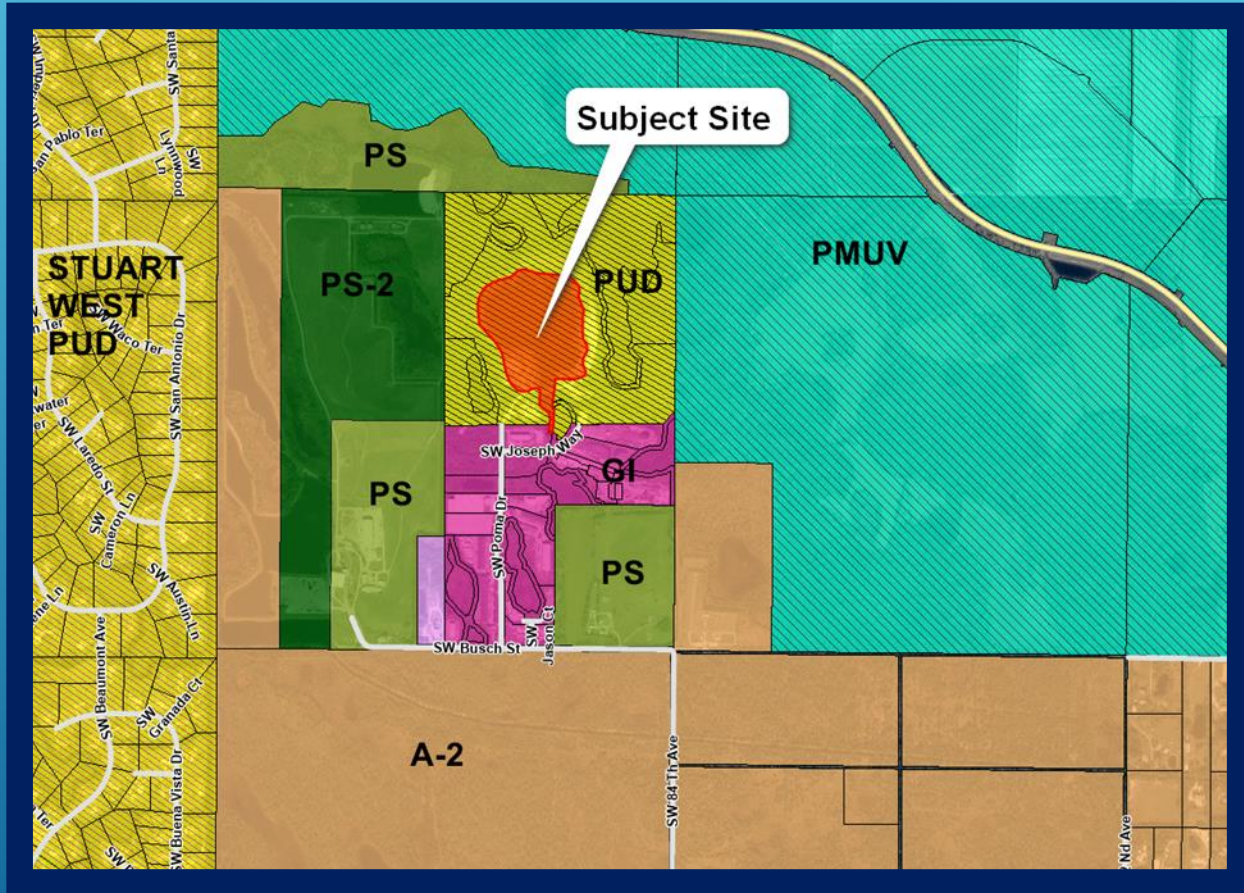
Martin  
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Martin County Solid  
Waste Transfer and...

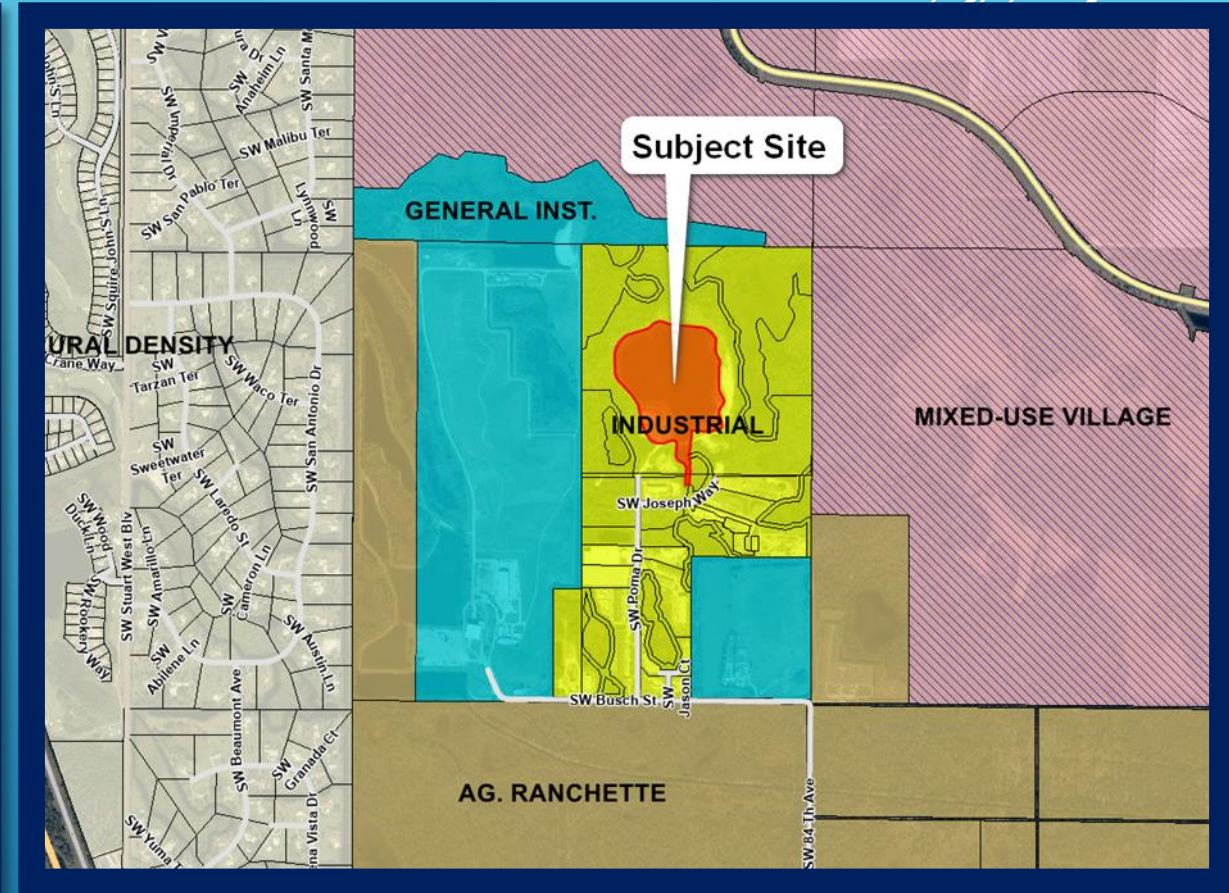




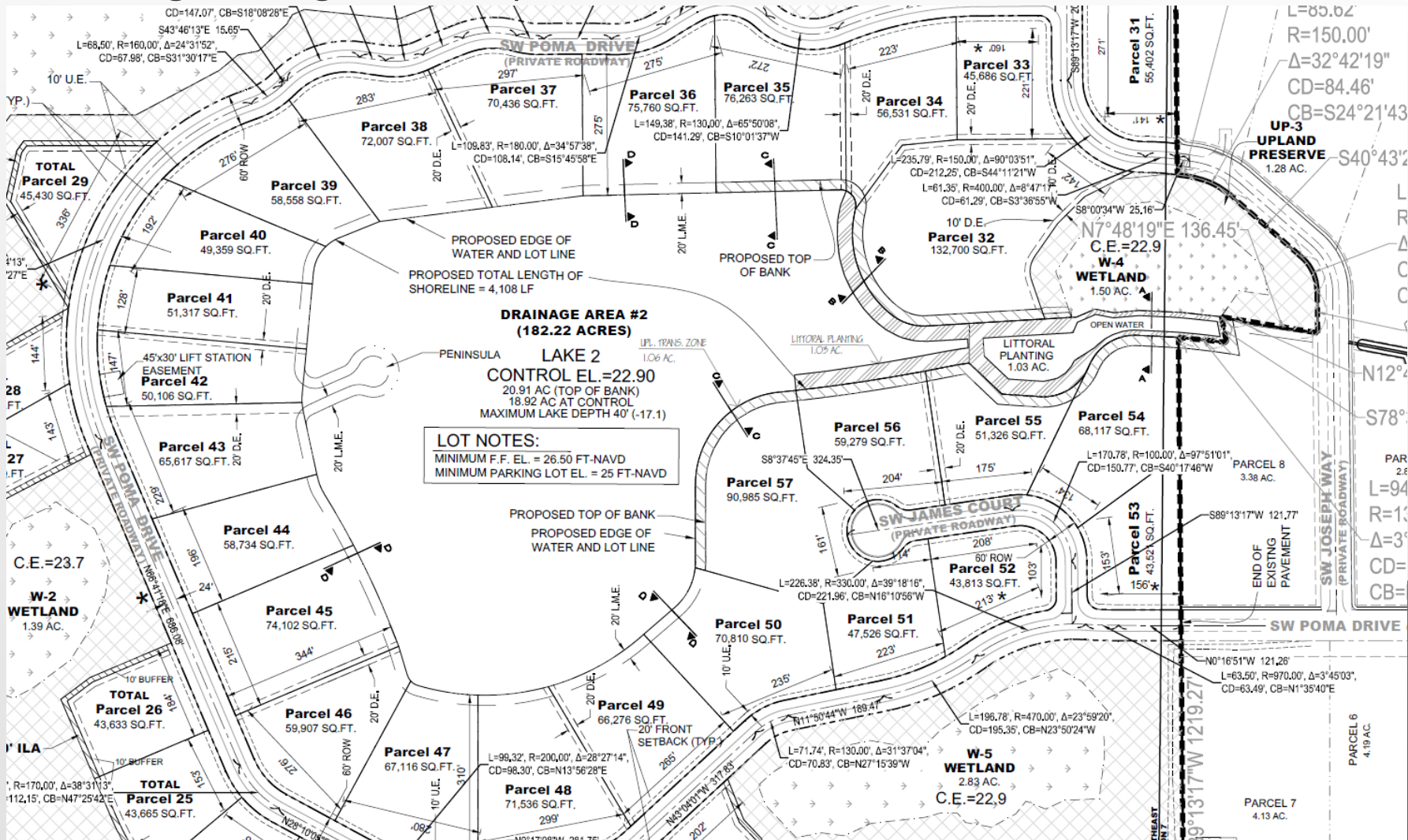
# Zoning Atlas



# Future Land Use





[illegible][illegible]

# PUBLIC BENEFIT

Within sixty (60) days of approval of this First Amendment, OWNER shall contribute the sum of Fifty Thousand Dollars (\$50,000.00) towards the construction and design of a proposed fire station in western Palm City.





# Permit Ready Process

1. Parcels within the Seven J's North Subdivision PUD shall be subject to the parcel development and use criteria set forth in Exhibit F (D/M/T) of the 7-J's North PUD Zoning Agreement.
2. All plans must be consistent with the Seven J's North Subdivision PUD master and final site plan, the Seven J's North Subdivision PUD agreement and applicable Martin County codes and ordinances.
3. All permit ready Building Permit Applications for the new development of a parcel shall include a 7-J's North Parcel Data Sheet as provided within the PUD Zoning Agreement as Exhibit I, and a Tracking Sheet, Exhibit I-1.

## Permitted Uses

Exhibit F (B) of the 7-J's North PUD Zoning Agreement regulates all permitted uses for the PUD.

FUTURE LAND USE  
EXISTING ZONING  
EXISTING USE  
PMU/V  
VACANT

# Water & Wastewater Note:

1. All Parcels to be supplied potable water from Martin County Utilities in accordance with FDEP regulations.
2. All Parcels to be supplied wastewater connection using gravity sewer and lift station from Martin County Utilities in accordance with FDEP regulations.
3. All Parcels to be supplied fire service using fire hydrants from Martin County Utilities in accordance with FDEP regulations.

## Off Site Roadway Improvements

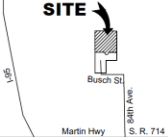
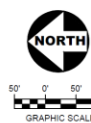
1. The developer shall provide roadway improvements as set forth in Exhibit F-1 of the 7-J's North PUD Zoning Agreement.

# Parcel Development Data

- Minimum Front Setback: 20 feet  
Minimum Rear Setback: 10 feet  
Minimum Side Setback: 10 feet  
Maximum allowable height: 40 feet  
Minimum Parcel Area: 30,000 sq ft  
Minimum Parcel Width: 120 feet  
Maximum Building Coverage: 34.6%  
Minimum Open Space: 20.0%  
Minimum Road Centerline Setback: 45 feet  
\* Depicts Front Property Line for Parcels 31, 33, 52 and 53

- LEGEND:
- EXISTING UPLAND PRESERVE
  - EXISTING WETLAND
  - LITTORAL ZONE
  - INTERIOR LANDSCAPE AREA (ILA)

CALL 48 HOURS BEFORE  
YOU DIG IN FLORIDA  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.



## Location Map

### PUD Site Data

Existing Zoning	CU	
Proposed Zoning	PUD	
Future Land Use	INDUSTRIAL	
Total Site Area	167.14	Acres
Total Developable Area	86.18	Acres
Total Area Of Parcels	60.37	Acres
Right Of Way Area	8.71	Acres
Lake Area @ Control	18.92	Acres
Existing Wetlands (To Remain Undisturbed)	36.48	Acres
Proposed Upland Preserve Buffer	44.43	Acres

### Impervious Area

Lake Area of Control	824,094 sq ft = 18.92 Acres ( 21.3% )
Wetlands (To Remain Undisturbed)	1,589,194 sq ft = 36.48 Acres ( 41.3% )
Parcels (80% Of Parcel Area)	2,103,923 sq ft = 48.30 Acres ( 54.3% )
ROW/Roadways	157,037 sq ft = 3.61 Acres ( 4.0% )
<b>Total Impervious Area</b>	<b>4,674,249 sq ft = 107.31 Acres ( 120.6% )</b>

### Decisions/Decisions

Upland Preserve Area	1,857,902 sq ft = 42.65 Acres ( 47.8% )
Parcels (20% Of Parcel Area Less ILA)	446,645 sq ft = 10.25 Acres ( 11.5% )
Interior Landscape Area (ILA)	79,335 sq ft = 1.82 Acres ( 2.0% )
ROW/Roadways	222,411 sq ft = 5.11 Acres ( 5.7% )
<b>Total Previous Area</b>	<b>2,606,293 sq ft = 59.83 Acres ( 66.6% )</b>
<b>OVERALL TOTALS</b>	<b>7,280,542 sq ft = 167.14 Acres ( 188.0% )</b>

### Parcel ID

07-38-40-001-00000-0 Tract A	56.98 acres
07-38-40-001-002-0000-0 Lake 2	32.31 acres
07-38-40-001-003-0000-0 Wetland Areas W-1 thru W-5	35.48 acres
07-38-40-001-005-0000-0 Existing Preserve Areas UP-1 thru UP-4	41.56 acres

### MAXIMUM LOT DEVELOPMENT CRITERIA

Parcel	TOTAL LOT AREA (Square Feet)	TOTAL LOT AREA (Acres)	MAXIMUM BUILDING AREA 20% (ACRES)	MINIMUM BUILDING AREA 20% (ACRES)	MAXIMUM BUILDING FOOTPRINT (SQUARE FEET)	MAXIMUM BUILDING FOOTPRINT (SQUARE FEET)
21	80,536	1.85	1.11	0.28	8,880	20,587
22	101,271	2.33	1.40	0.42	11,220	27,869
23	43,577	1.00	0.60	0.20	4,755	11,677
24	51,796	1.19	0.70	0.22	5,692	13,982
25	43,665	1.00	0.60	0.20	4,755	11,677
26	43,665	1.00	0.60	0.20	4,755	11,677
27	44,024	1.01	0.61	0.20	4,812	11,742
28	42,955	1.00	0.60	0.22	4,688	11,651
29	42,430	1.00	0.60	0.22	4,616	11,570
30	43,311	1.00	0.60	0.22	4,747	11,637
31	41,492	0.95	0.57	0.20	4,488	11,009
32	41,492	0.95	0.57	0.20	4,488	11,009
33	41,492	0.95	0.57	0.20	4,488	11,009
34	41,492	0.95	0.57	0.20	4,488	11,009
35	41,492	0.95	0.57	0.20	4,488	11,009
36	41,492	0.95	0.57	0.20	4,488	11,009
37	41,492	0.95	0.57	0.20	4,488	11,009
38	41,492	0.95	0.57	0.20	4,488	11,009
39	41,492	0.95	0.57	0.20	4,488	11,009
40	41,492	0.95	0.57	0.20	4,488	11,009
41	41,492	0.95	0.57	0.20	4,488	11,009
42	41,492	0.95	0.57	0.20	4,488	11,009
43	41,492	0.95	0.57	0.20	4,488	11,009
44	41,492	0.95	0.57	0.20	4,488	11,009
45	41,492	0.95	0.57	0.20	4,488	11,009
46	41,492	0.95	0.57	0.20	4,488	11,009
47	41,492	0.95	0.57	0.20	4,488	11,009
48	41,492	0.95	0.57	0.20	4,488	11,009
49	41,492	0.95	0.57	0.20	4,488	11,009
50	41,492	0.95	0.57	0.20	4,488	11,009
51	41,492	0.95	0.57	0.20	4,488	11,009
52	41,492	0.95	0.57	0.20	4,488	11,009
53	41,492	0.95	0.57	0.20	4,488	11,009
54	41,492	0.95	0.57	0.20	4,488	11,009
55	41,492	0.95	0.57	0.20	4,488	11,009
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57	41,492	0.95	0.57	0.20	4,488	11,009
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60	41,492	0.95	0.57	0.20	4,488	11,009
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69	41,492	0.95	0.57	0.20	4,488	11,009
70	41,492	0.95	0.57	0.20	4,488	11,009
71	41,492	0.95	0.57	0.20	4,488	11,009
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73	41,492	0.95	0.57	0.20	4,488	11,009
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77	41,492	0.95	0.57	0.20	4,488	11,009
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79	41,492	0.95	0.57	0.20	4,488	11,009
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81	41,492	0.95	0.57	0.20	4,488	11,009
82	41,492	0.95	0.57	0.20	4,488	11,009
83	41,492	0.95	0.57	0.20	4,488	11,009
84	41,492	0.95	0.57	0.20	4,488	11,009
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86	41,492	0.95	0.57	0.20	4,488	11,009
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93	41,492	0.95	0.57	0.20	4,488	11,009
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97	41,492	0.95	0.57	0.20	4,488	11,009
98	41,492	0.95	0.57	0.20	4,488	11,009
99	41,492	0.95	0.57	0.20	4,488	11,009
100	41,492	0.95	0.57	0.20	4,488	11,009

## General Notes

1. All signs shall meet the requirements of Division 16, Article 4, LDR, Martin County Code.
2. All existing vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. The applicant will notify the Growth Management Department for a field inspection by staff to determine if bariques have been properly placed prior to any and all clearing.
4. Bariques must be constructed in the following manner:
  - a. Bariques must be constructed in the following manner:
  - b. Bariques must be constructed in the following manner:
  - c. Bariques must be constructed in the following manner:
5. All Bariques must be maintained intact for the duration of construction.
6. Storage of construction materials in preserve areas is not permitted.
7. Fill is not allowed to encroach into preserve areas.
8. Bariques must be offset at least five (5) feet outside the preserve area or placed at the dipline of the canopy trees in any area for which clearing is proposed.
9. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be bariqued according to the guidelines.
10. Advisory or warning signs must be provided.
11. No alteration of Wetland Preserve, Upland Preserve, or Transition Zones is permitted except in compliance with a Preserve Area Management Plan approved by Martin County.
12. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Bariques shall be used on site to preserve the vegetation to be retained for this purpose.
13. Preserve areas are not to be altered without written permission of the Martin County Board of County Commissioners. Preserve Area signs shall be placed no less than 1 sign per 500 feet along Preserve Area boundary.
14. Maintenance of Conservation Areas. All conservation areas, and the sign/marker identifying them, shall be maintained by the property owners association (POA) in accordance with the terms and provisions of the Preserve Area Management Plan (PAMP), DEP Permit, this declaration, and all amendments thereto. Further, the POA shall be obligated to enforce the terms and provisions of the PAMP, the DEP Permit, this declaration, and all amendments thereto. Unless otherwise provided herein, the costs and expenses to maintain such Conservation Areas shall be assessed to the POA Members in a common expense in proportion to the percentage of the POA restrictive covenants.
15. Roads within Seven J's North Subdivision shall be privately maintained.
16. All required vehicular use landscape area (VLA) has been provided for entire project through designated Interior Landscape Area ("LA") as shown on Sheet 6 and set forth in Exhibit F(7)(f) of the 7-J's North PUD Zoning Agreement.
17. Buildings may not encroach into drainage, utilities or landscape easements.
18. Two or more lots may be combined to accommodate larger buildings by way of unity of title.
19. No drive-thru facilities shall be permitted.
20. Minimum parking required per Article 4, Division 19.
21. All Parcels shall utilize and provide 100% native landscape materials, as set forth in Exhibit F(8)(b).

## SCALE VERIFICATION

1" = 100' (AS SHOWN ON SHEET 6)

## Seven J's North Subdivision

PS-2 M.C. LANDFILL

2017-126

1 OF 7

1 OF 7

# Local Planning Agency

Review of this application is not required by the Local Planning Agency (LPA).





# REVIEW OF APPLICATION

## C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

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	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Kaitlyn Zanello	772-223-4858	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	N/A
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	772-223-4858	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	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	Exempt

Development review staff have found the Palm City Holdings, 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 the Palm City Holdings, LLC application for the First Amendment to the Seven J's North Industrial Park PUD Zoning Agreement including Revised Master/Final Site Plan.

1. Move the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move the Board approve the First Amendment to the Seven J's North Industrial Park PUD Zoning Agreement including the Revised Master/Final Site Plan.

THAT CONCLUDES THE PRESENTATION  
QUESTIONS?

