

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 (9)&(10) 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 (9) of the 7-J's North PUD Zoning Agreement regulates all permitted uses for the PUD.

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

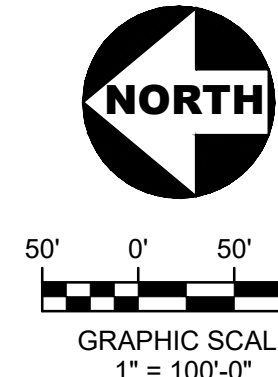
- Minimum Front Setback: 20 feet
- Minimum Rear Setback: 10 feet
- Minimum Side Setback: 10 feet
- Maximum allowable height: 40 feet
- Minimum Parcel Area: 30,000 sf
- Minimum Parcel Width: 125 feet
- Maximum Building Coverage: 34.6%
- Minimum Open Space: 20.0%
- Minimum Road Centerline Setback 45 feet
- * Depicts Front Property Line for Parcels 31, 33, 52 and 53

LEGEND:

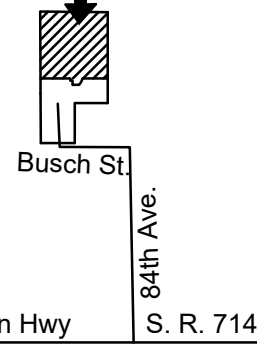
- EXISTING UPLAND PRESERVE
- EXISTING WETLAND
- LITTORAL ZONE
- INTERIOR LANDSCAPE AREA (ILA)

CALL 48 HOURS BEFORE
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1-800-432-4770

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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.



SITE



Location Map

PUD Site Data

Existing Zoning	GI
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 @ Control	824,094 sq. ft. = 18.92 Acres (11.3%)
Wetlands (To Remain Undisturbed)	1,589,194 sq. ft. = 36.48 Acres (21.8%)
Parcels (80% Of Parcel Area)	2,103,923 sq. ft. = 48.30 Acres (28.9%)
ROW/Roadways	157,037 sq. ft. = 3.61 Acres (2.2%)

Total Impervious Area 4,674,249 sq. ft. = 107.31 Acres (64.2%)

Pervious/Open Area

Upland Preserve Area	1,857,902 sq. ft. = 42.65 Acres (25.5%)
Parcels (20% Of Parcel Area Less ILA)	446,645 sq. ft. = 10.25 Acres (6.1%)
Interior Landscape Area (ILA)	79,335 sq. ft. = 1.82 Acres (1.1%)
ROW/Roadways	222,411 sq. ft. = 5.11 Acres (3.1%)

Total Pervious Area 2,606,294 sq. ft. = 59.83 Acres (35.8%)

OVERALL TOTALS 7,280,542 sq. ft. = 167.14 Acres (100.0%)

Parcel ID:

- 07-38-40-001-001-00000-0 Tract A 55.98 acres
- 07-38-40-001-002-00000-0 Lake 2 32.31 acres
- 07-38-40-001-000-00003-0 Wetland Areas W-1 thru W-5 36.48 acres
- 07-38-40-001-000-00004-0 Existing Preserve Areas UP-1 thru UP-4 41.36 acres

MAXIMUM LOT DEVELOPMENT CRITERIA

Parcel	TOTAL LOT AREA (Square Feet)	TOTAL LOT AREA (ACRES)	MAXIMUM IMPERVIOUS AREA 80% (ACRE)	MINIMUM PERVIOUS AREA 20% (ACRE)	MAXIMUM BUILDING FOOTPRINT 34.6%(ACRE)	MAXIMUM BUILDING FOOTPRINT 34.6%(FEET)
21	60,656	1.39	1.11	0.28	0.48	20,987
22	91,271	2.10	1.68	0.42	0.72	31,580
23	43,577	1.00	0.80	0.20	0.35	15,077
24	43,590	1.00	0.80	0.20	0.35	15,082
25	43,665	1.00	0.80	0.20	0.35	15,108
26	43,633	1.00	0.80	0.20	0.35	15,097
27	44,024	1.01	0.81	0.20	0.35	15,232
28	47,955	1.10	0.88	0.22	0.38	16,592
29	45,430	1.04	0.83	0.21	0.36	15,719
30	433,315	9.95	7.96	1.99	3.44	119,927
31	55,402	1.27	1.02	0.25	0.44	19,169
32	132,700	3.05	2.44	0.61	1.05	45,914
33	45,686	1.05	0.84	0.21	0.36	15,807
34	56,531	1.30	1.04	0.26	0.45	19,500
35	76,263	1.75	1.40	0.35	0.61	26,387
36	75,760	1.74	1.39	0.35	0.60	26,213
37	70,436	1.62	1.29	0.32	0.56	24,371
38	72,007	1.65	1.32	0.33	0.57	24,914
39	58,558	1.34	1.08	0.27	0.47	20,261
40	49,359	1.13	0.91	0.23	0.39	17,078
41	51,317	1.18	0.94	0.24	0.41	17,536
42	50,106	1.15	0.92	0.23	0.40	17,337
43	65,617	1.51	1.21	0.30	0.52	22,704
44	58,734	1.35	1.08	0.27	0.47	20,322
45	73,110	1.69	1.36	0.34	0.59	25,609
46	59,907	1.38	1.10	0.28	0.48	20,728
47	67,116	1.54	1.23	0.31	0.53	23,222
48	71,536	1.64	1.31	0.33	0.57	24,751
49	66,276	1.52	1.22	0.30	0.53	23,931
50	70,810	1.63	1.30	0.33	0.56	24,500
51	47,526	1.09	0.87	0.22	0.38	16,444
52	43,813	1.01	0.80	0.20	0.35	15,159
53	43,521	1.00	0.80	0.20	0.35	15,058
54	68,117	1.56	1.25	0.31	0.54	23,568
55	51,326	1.18	0.94	0.24	0.41	17,759
56	59,279	1.36	1.09	0.27	0.47	20,511
57	90,983	2.09	1.67	0.42	0.72	31,481
TOTALS	2,629,904	60.37	48.30	12.07	20.89	909,947

General Notes

1. All signs shall meet the requirements of Division 16, Article 4, LDR, Martin County Code.
2. All exotic 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 barricades have been properly placed prior to any land clearing.
4. Barricades must be constructed in the following manner:
Rope: 1/4" diameter min, nylon or poly, yellow or orange. Rope must be a minimum of four (4) feet off the ground.
Rope may not be attached to vegetation. Surveyor ribbon is not acceptable.
Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner. Lathe strips are not acceptable.
5. All Barricades 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. Barricades must be offset at least five (5) feet outside the preserve area or placed at the dripline 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 barricaded 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. Barricades 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 signs/markers 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 as a common expense in perpetuity. Additional landscape to be provided in POA restrictive covenants.
15. Roads within Seven J's North Subdivision shall be privately maintained.
16. All required vehicular use landscape area (VUA) has been provided for entire project through designated Interior Landscape Area ("ILA") 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(9)(B).

STEPHEN COOPER, P.E.
& ASSOCIATES, INC.

- CONSULTING ENGINEER -
- CIVIL ENGINEERING - SITE PLANNING
- ENVIRONMENTAL PERMITTING
- 7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34982
- FLORIDA CERTIFICATE OF REGISTRATION NO. 000866

SCPE

DATE: 03-21-18

DRAWN BY: JMS

DESIGNED BY: SSC

CHECKED BY: SSC

PROJECT NO.: 2017-126

HORIZ. SCALE: 1"= 50'

VERT. SCALE: N/A

CADD FILE: Jphibbs

NO.	DATE	BY	REVISIONS
6	12/05/2024	DAD	REVISED LAKE NOTES PER COUNTY COMMENTS
5	10/11/2024	DAD	REVISED PER UPDATED PLANT AND COUNTY COMMENTS
4	07/11/2024	CJR	Addresses 06-12-24 Staff Report
3	12/05/2019	JMS	Addresses 02-07-20 Staff Report
2	12/05/2019	JMS	Addresses 02-25-19 Staff Report
1	05/15/2019	JMS	Addresses 12-18-18 Staff Report

SCALE	VERIFICATION
0 1	SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL UNDATED DIMENSIONS ACCORDINGLY

POMA
Seven J's North Subdivision
Located in Martin County, Florida

PUD Revised Master/Final
Site Plan

JOB No.: 2017-126
SHEET
1 OF 7

Parcel ID:	
07-38-40-001-001-00000-0 Tract A	56.98 acres
07-38-40-001-002-00000-0 Lake 2	32.31 acres
07-38-40-001-000-00003-0 Wetland Areas W-1 thru W-5	36.48 acres
07-38-40-001-000-00004-0 Existing Preserve Areas UP-1 thru UP-4	41.36 acres

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

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3. All Parcels to be supplied fire service using fire hydrants from Martin County Utilities in accordance with FDEP regulations.

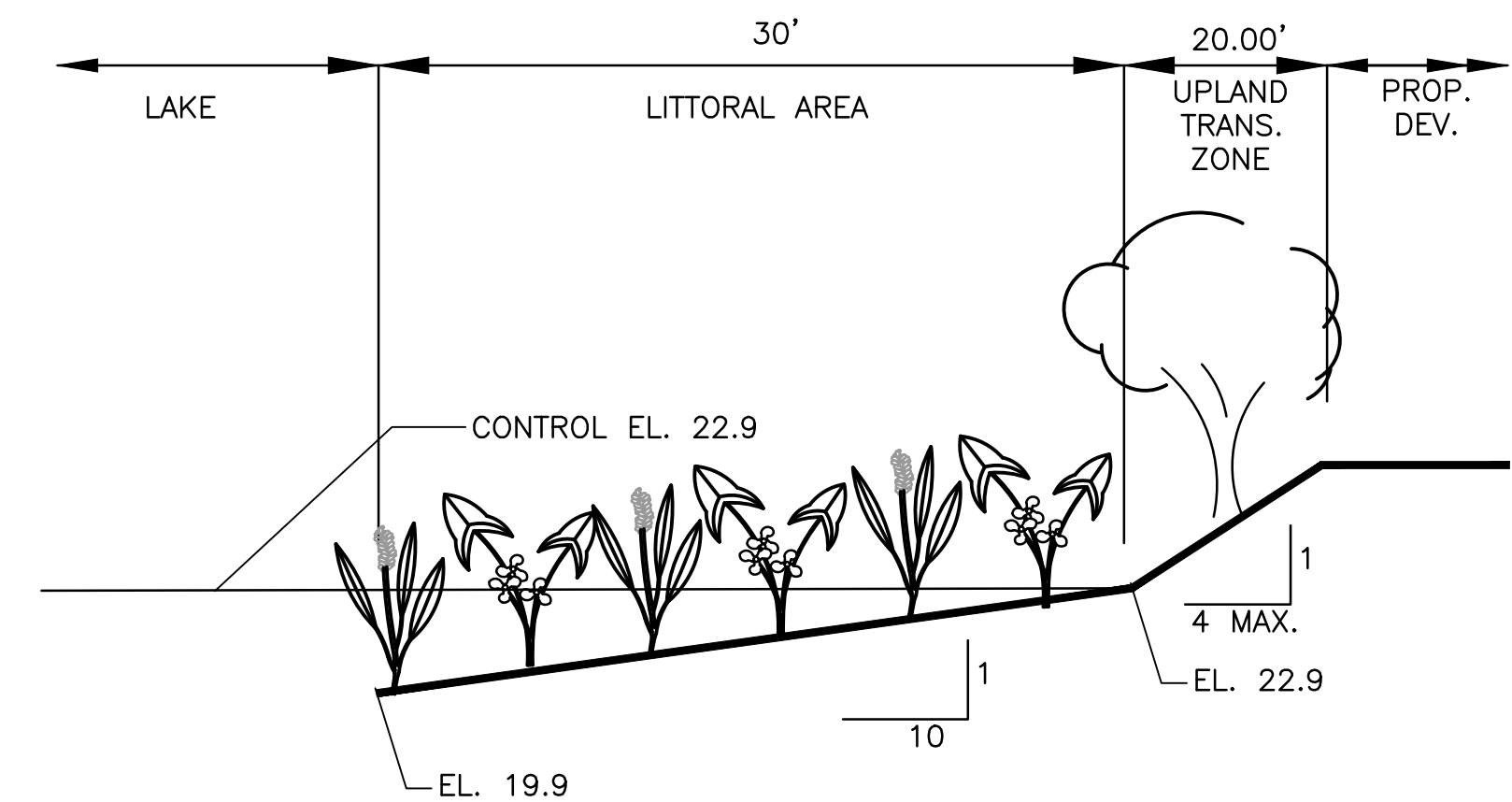
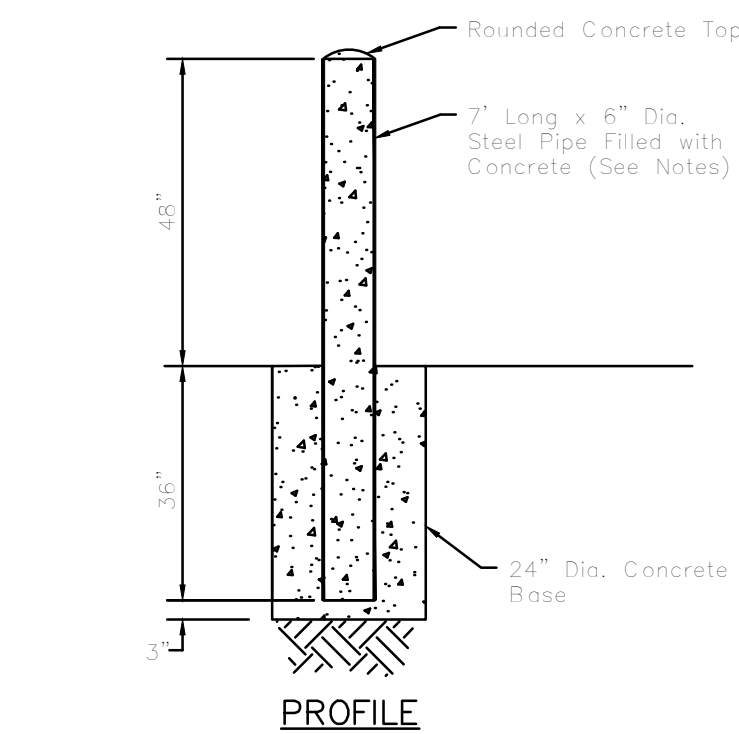
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Minimum Front Setback:	20 feet
Minimum Rear Setback:	10 feet
Minimum Side Setback:	10 feet
Maximum allowable height:	40 feet
Minimum Parcel Area:	30,000 sf
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Maximum Building Coverage:	34.6%
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CALL 48 HOURS BEFORE
YOU DIG IN FLORIDA
1-800-432-4770



LAKE

20.00'

UPLAND TRANS. ZONE

PROP. DEV.

CONTROL EL. 22.9

BOTTOM EL. -17.1

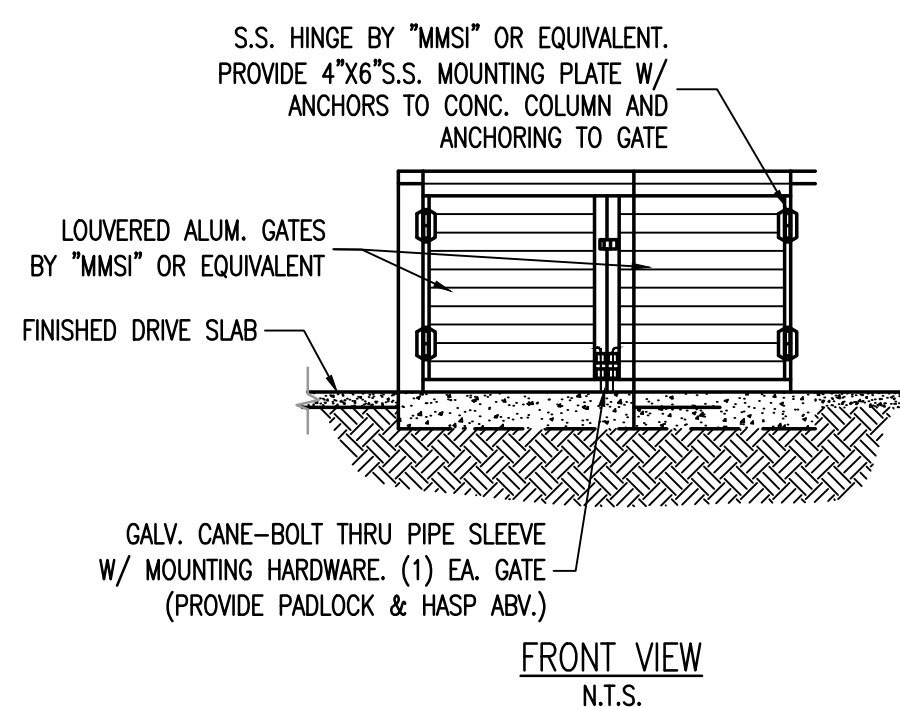
EL. 22.9

4 MAX.

1

LAKE SECTION C-C – UPLAND TRANSITION ZONE

LAKE SECTION C-C – UPLAND TRANSITION ZONE

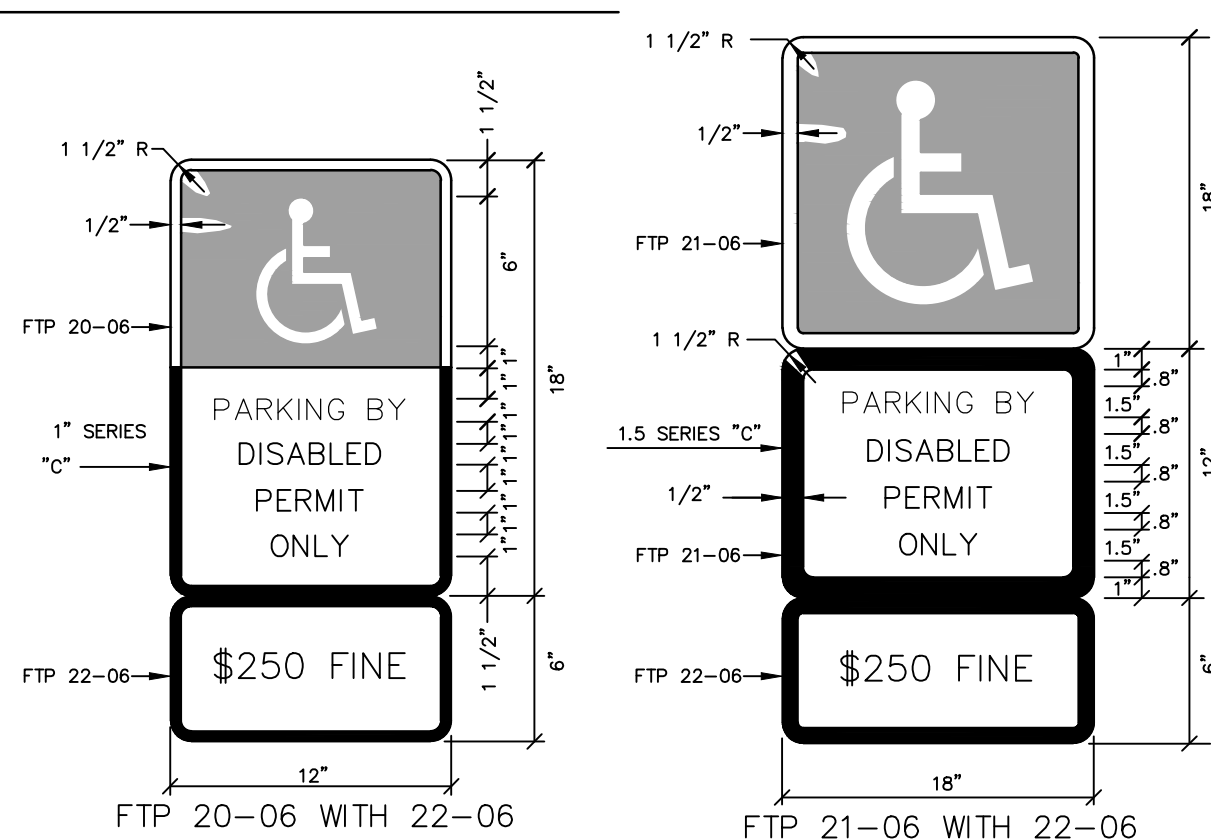


The diagram illustrates a sidewalk handicap ramp with the following specifications:

- Top Section:** Labeled "SIDEWALK HANDICAP RAMP". It features "HDCP SIGN" on both sides and a "BACK FACE" on the right. Dimensions include a 5' width and a 2' height for the sign area.
- Main Ramp Area:**
 - Width: 6" WHITE.
 - Height: 12" (Handicap Parking Space).
 - Material: 4" WHITE 3" HIGH (MIN.) G.
 - Color: 6" BLUE.
 - Angle: 60°.
- Bottom Section:** Labeled "HANDICAP PARKING SPACE". It features a "HDCP SIGN" on the right and a "BACK FACE" on the left. Dimensions include a 5' width and a 2' height for the sign area.

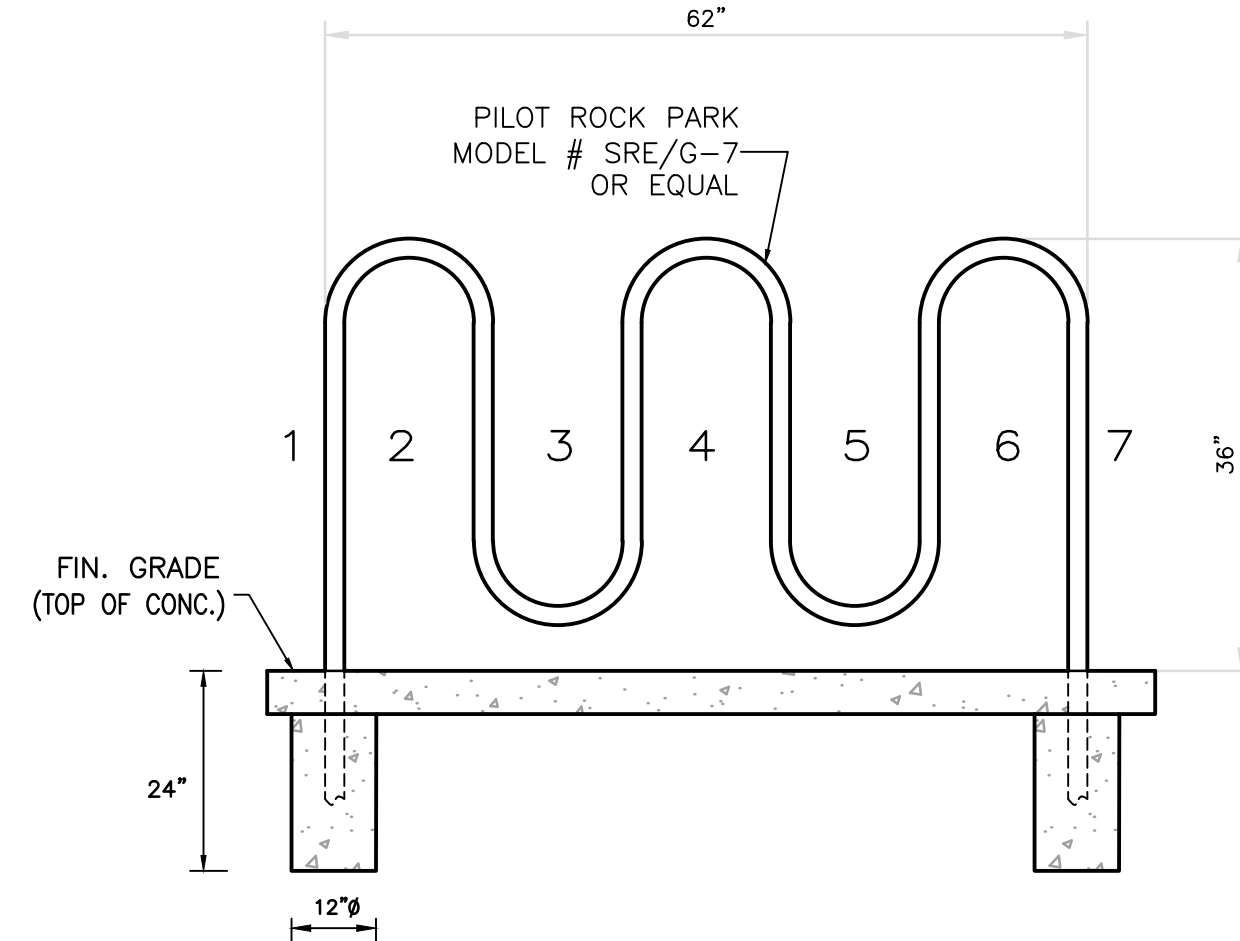
1. GRADE TO DRAIN AS SHOWN MAXIMUM 2% PER ADA
2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
3. THE FTP-22-06 SIGN PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN

PER FDOT INDEX 17346 SHEET 15 N.T.S.



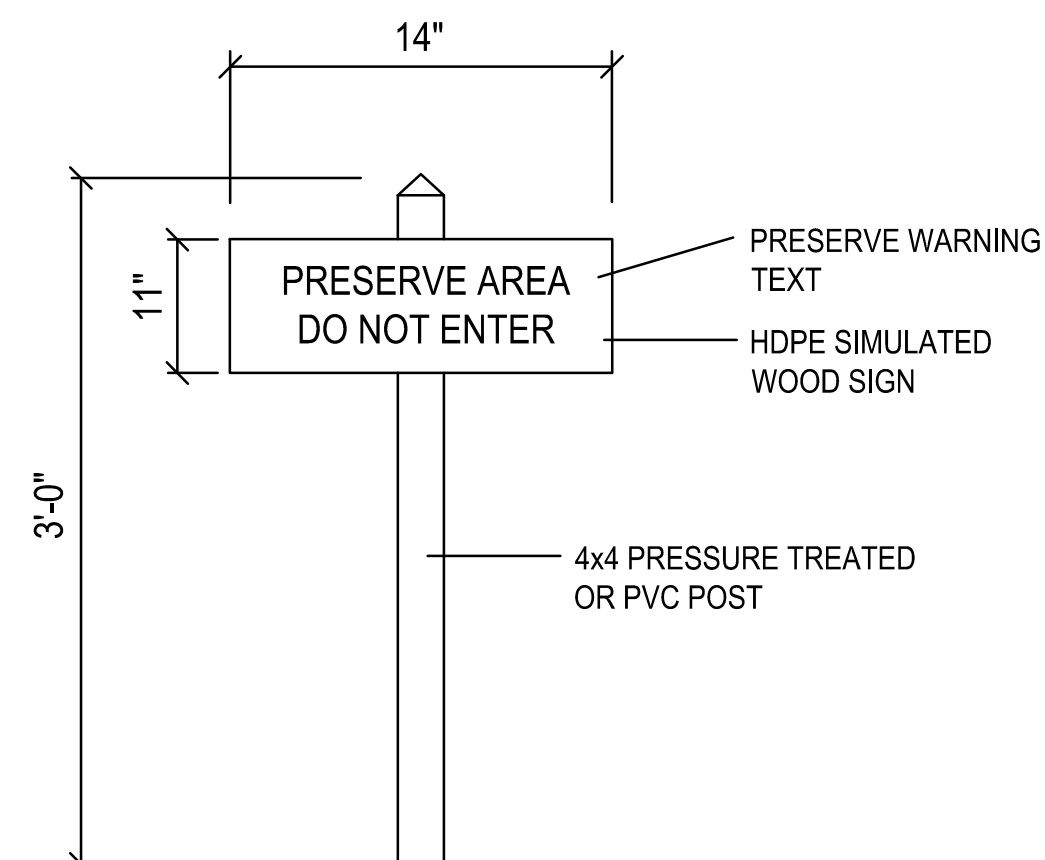
1. TOP PORTION OF FTP 20-06 & 21-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. WHERE SPACE IS LIMITED FTP 20-06 MAY BE USED AND COMBINED WITH FTP 22-06 ON ONE PANEL.

PER FDOT INDEX 17355 N.T.S.

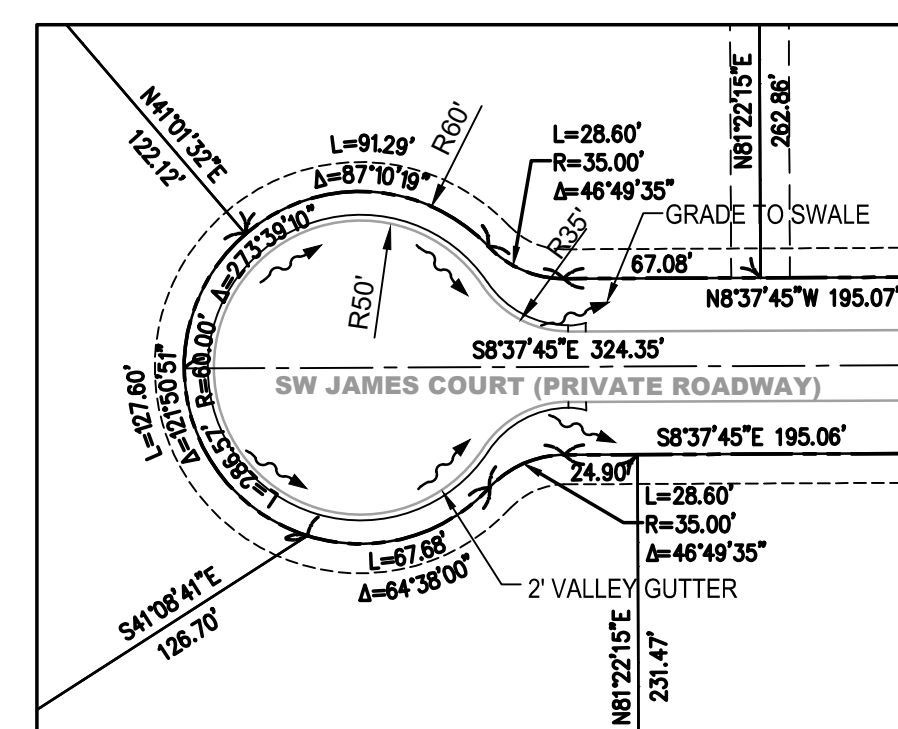


1. BIKE RACK SHALL BE EMBEDDED A INTO A 24" DEEP, 12" DIAMETER CONCRETE FOOTER

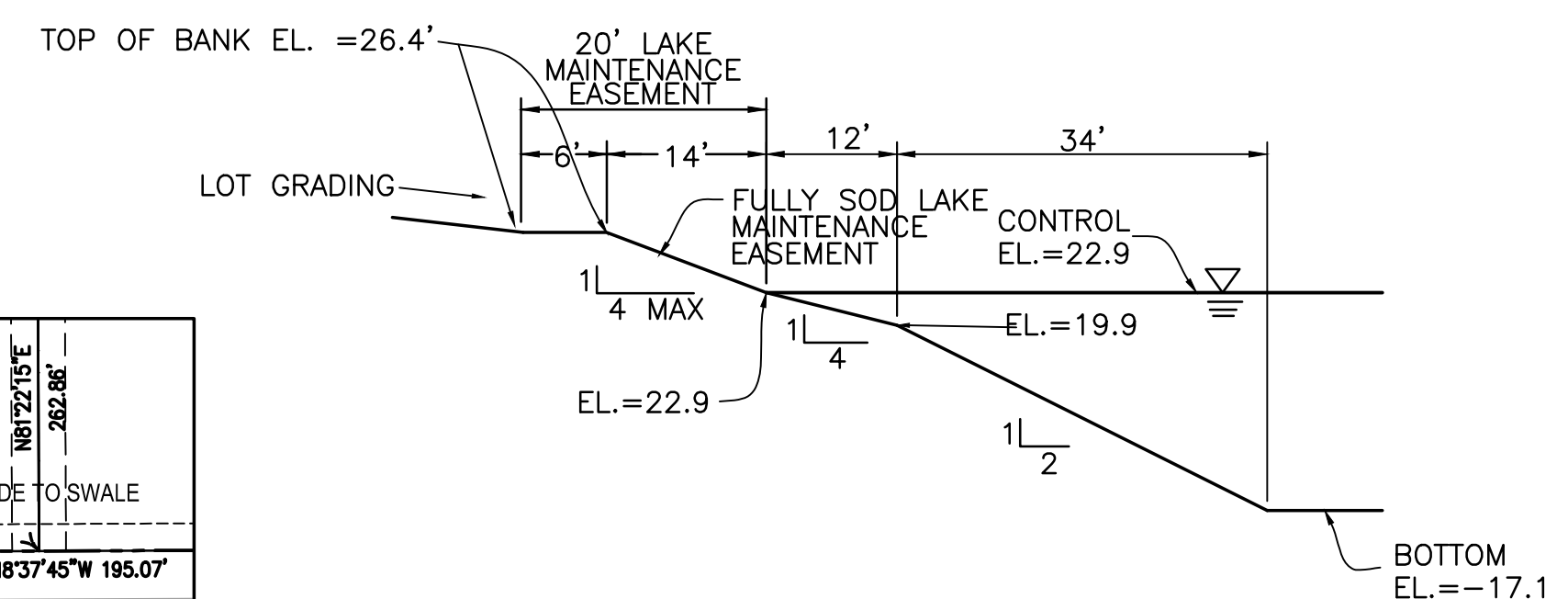
SCALE : N.T.S.



SCALE : N.T.S.



SCALE : N.T.S.

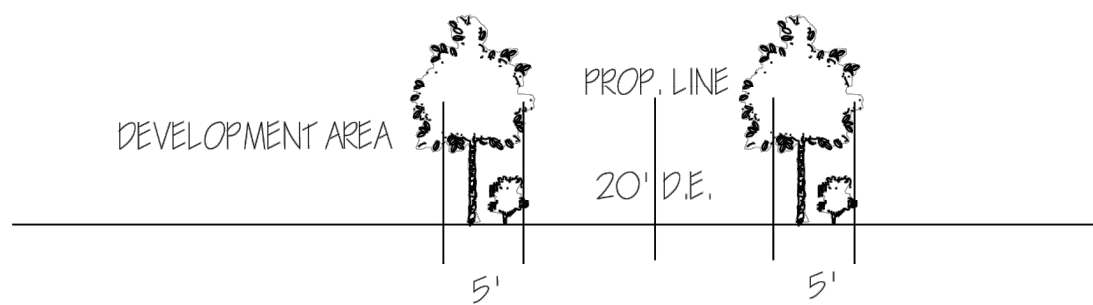
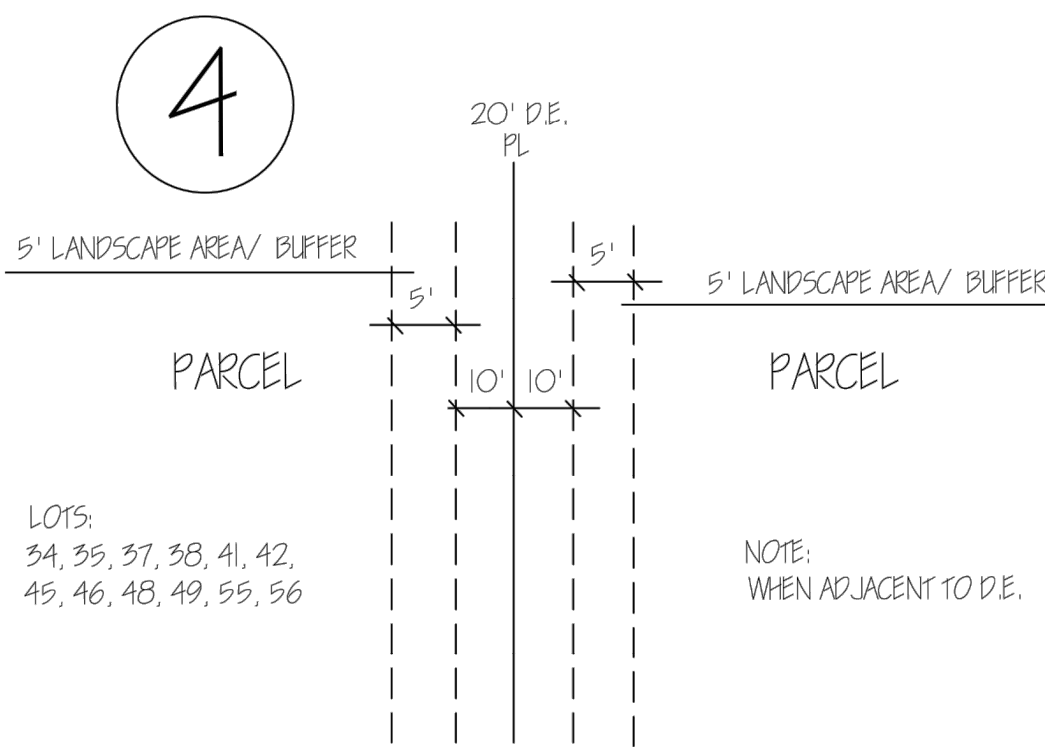
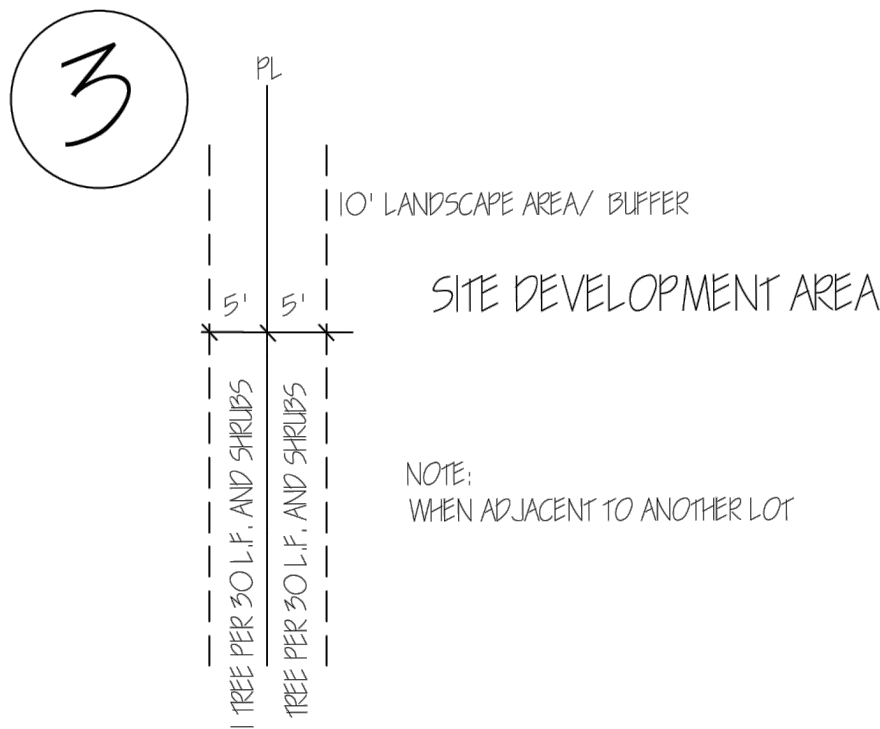
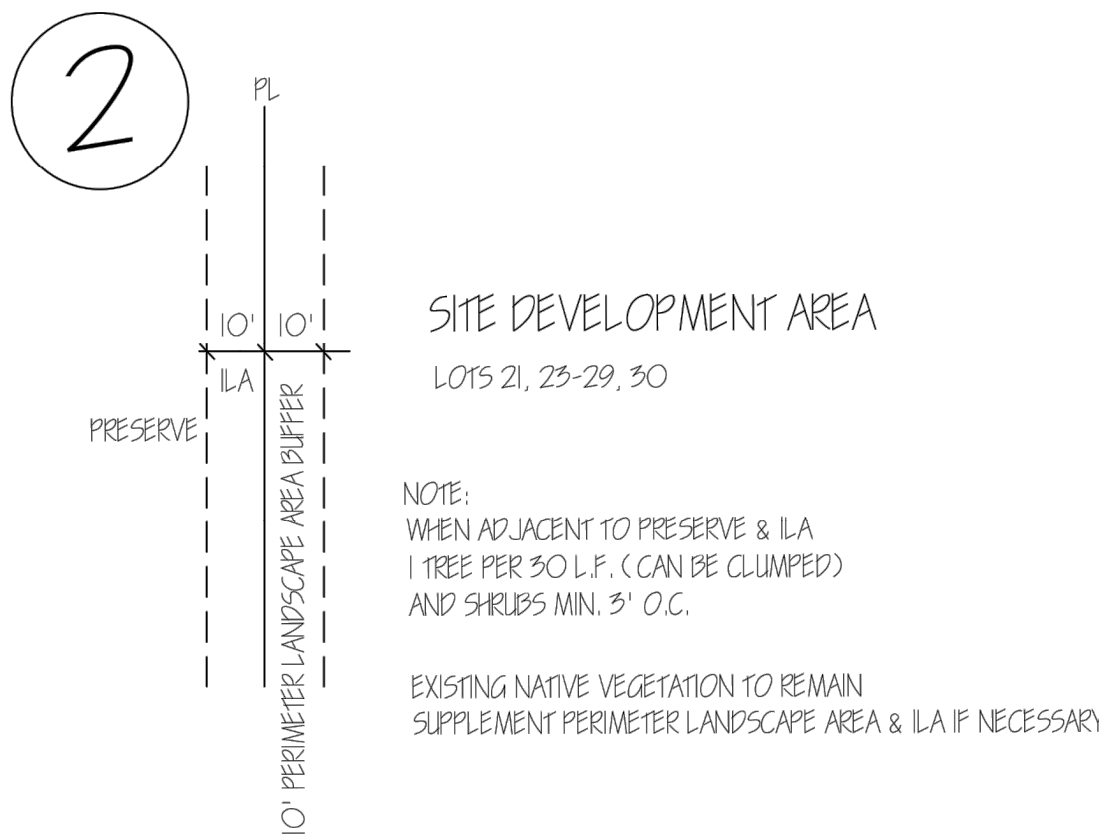
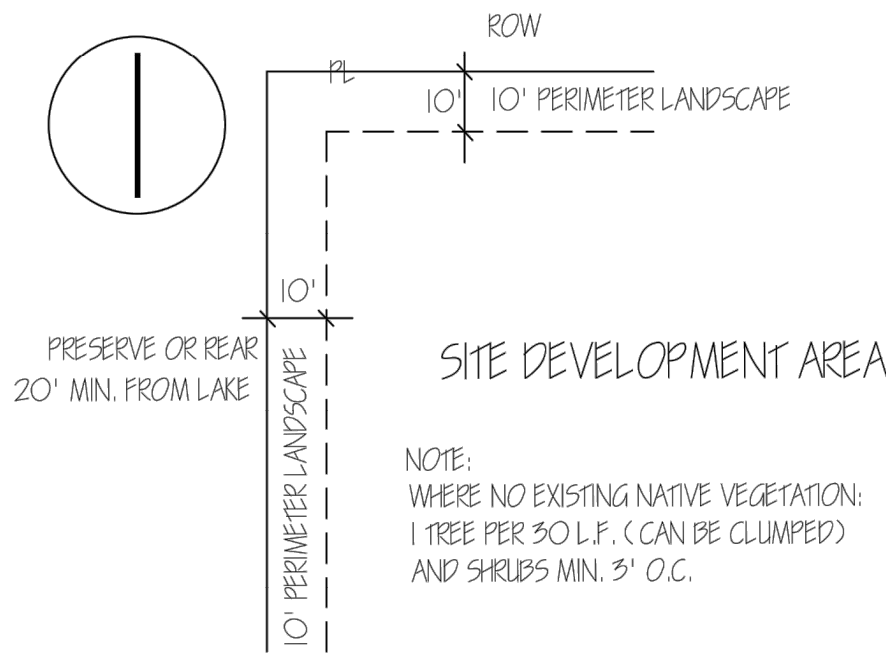


CALL 48 HOURS BEFORE
YOU DIG IN FLORIDA
1-800-432-4770

IT'S THE LAW!
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.



Date	Revised
10.14.2019	
10.22.2019	
11.18.2019	
11.29.2019	
3.10.2020	
3.28.2020	



LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CONCEPTUAL LANDSCAPE PLAN. SCHEMATICS SHOWN ARE MINIMUM STANDARDS, ADDITIONAL PLANTINGS OR PRESERVATION OF EXISTING NATIVE VEGETATION IS ENCOURAGED. TO DEMONSTRATE COMPLIANCE, THE LANDSCAPE PLAN SUBMITTAL SHALL INCLUDE A SITE DATA TABLE THAT INCLUDES THE SAMPLE CRITERIA FOR REQUIREMENTS AND PROVIDED.

LANDSCAPE REQUIREMENTS CRITERIA

PARCEL #	TOTAL LOT AREA (SF)	TOTAL LOT AREA (AC)	MINIMUM TREES REQ'D 1 PER 2500 SQ.FT.	PERIMETER TREES REQUIRED (LENGTH)	MINIMUM TREES REQUIRED	MINIMUM SHRUBS REQUIRED	INTERIOR ILA (SF)	INTERIOR ILA (SF)
21	60,656	1.39	24	34	34	337	1,820	3672
22	91,271	2.10	37	52	52	518	2,738	N/A
23	43,577	1.00	17	28	28	275	1,307	782
24	43,590	1.00	17	28	28	281	1,308	2246
25	43,665	1.00	17	28	28	281	1,310	2162
26	43,633	1.00	17	28	28	278	1,309	3904
27	44,024	1.01	18	31	31	310	1,321	4233
28	47,955	1.10	19	34	34	344	1,439	5160
29	45,430	1.04	18	33	33	334	1,363	5724
30	433,315	9.95	173	107	173	1,066	13,001	51452
31	55,402	1.27	22	32	32	320	1,662	N/A
32	132,700	3.05	53	51	53	514	3,981	N/A
33	45,686	1.05	18	30	30	296	1,371	N/A
34	56,531	1.30	23	35	35	351	1,696	N/A
35	76,263	1.75	31	39	39	386	2,288	N/A
36	75,760	1.74	30	38	38	384	2,273	N/A
37	70,436	1.62	28	35	35	352	2,113	N/A
38	72,007	1.65	29	37	37	366	2,160	N/A
39	58,558	1.34	23	35	35	348	1,757	N/A
40	49,359	1.13	20	34	34	339	1,481	N/A
41	51,317	1.18	21	35	35	352	1,540	N/A
42	50,106	1.15	20	35	35	347	1,503	N/A
43	65,617	1.51	26	36	36	363	1,969	N/A
44	58,734	1.35	23	34	34	342	1,762	N/A
45	74,102	1.70	30	37	37	372	2,223	N/A
46	59,907	1.38	24	34	34	339	1,797	N/A
47	67,116	1.54	27	35	35	349	2,014	N/A
48	71,536	1.64	29	36	36	359	2,146	N/A
49	66,276	1.52	27	35	35	352	1,988	N/A
50	70,810	1.63	28	36	36	358	2,125	N/A
51	47,526	1.09	19	29	29	290	1,426	N/A
52	43,813	1.01	18	28	28	281	1,315	N/A
53	43,521	1.00	17	29	29	294	1,306	N/A
54	68,117	1.56	27	36	36	356	2,044	N/A
55	51,326	1.18	21	35	35	352	1,540	N/A
56	59,279	1.36	24	33	33	327	1,779	N/A
57	90,985	2.09	36	42	42	416	2,730	N/A
	2,629,904	60.37	1,052	1,353	1,421	13,529	78,905	79,335

William A. Flint, III
Landscape Architect
Suwanee, FL
772.220.0424
waflint3@gmail.com

FL Reg. #041

POMA INDUSTRIAL PARK
5.W. POMA DRIVE
MARTIN COUNTY, FL

LANDSCAPE DATA

DATE: 10.12.2019

DRAWN: WAF

CHECKED:

SCALE: VARIES

PROJECT NO. 19-084

WILLIAM A. FLINT
STATE OF FLORIDA
#041
SEAL
SHEET 5 OF 7

ELECTRONIC SEAL AFFIXED
BY AUTHOR 4.1.2020

OFF 30
HAT 200

