

# SOUTH FLORIDA GATEWAY PUD

## REVISED INFRASTRUCTURE FINAL SITE PLAN

### S265-016

**Board of County Commissioners**

**Public Meeting**

**March 11, 2025**

**Owner:** South Florida Gateway Industrial LLC., – Josh Long

**Applicant:** South Florida Gateway Industrial LLC.

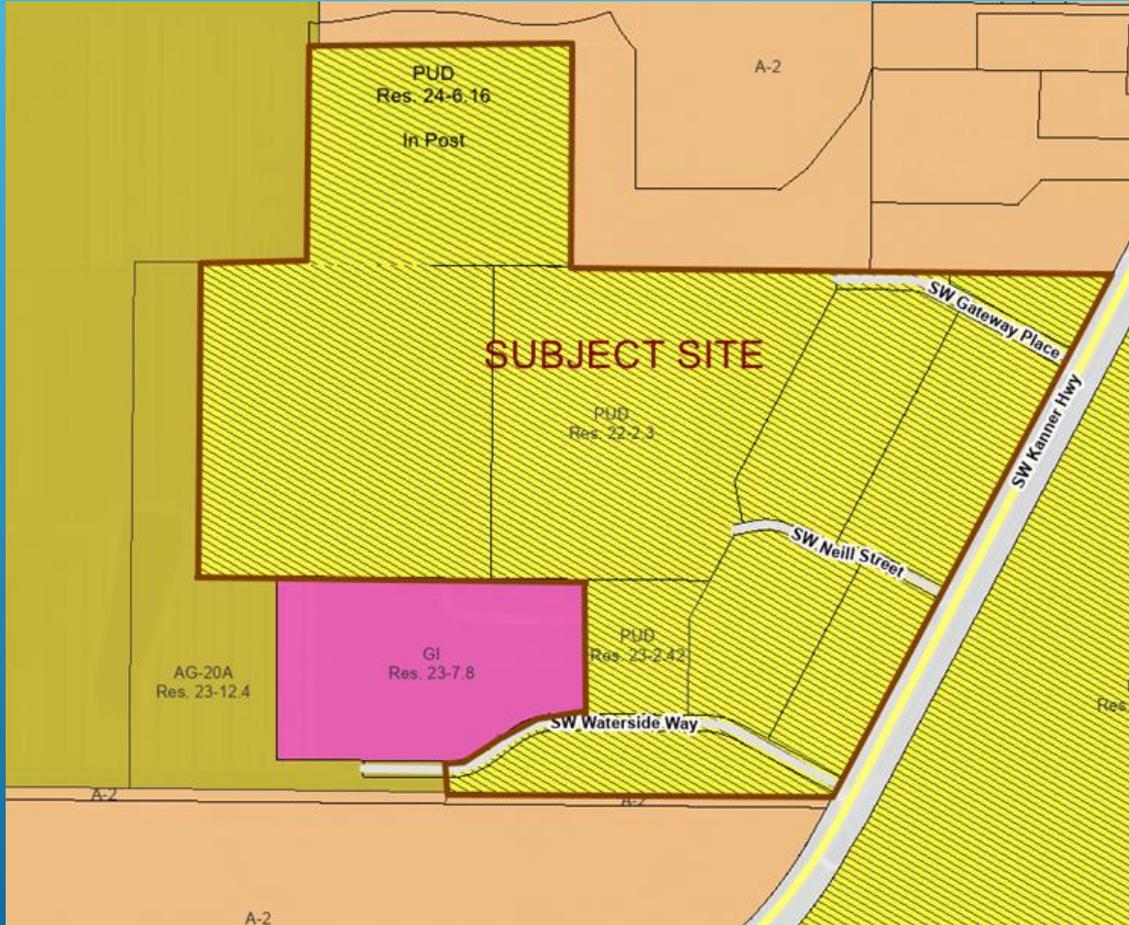
**Requested by:** Lucido & Associates., – Morris A. Crady, AICP

**Project Coordinator:** Brian Elam, PMP, Principal Planner

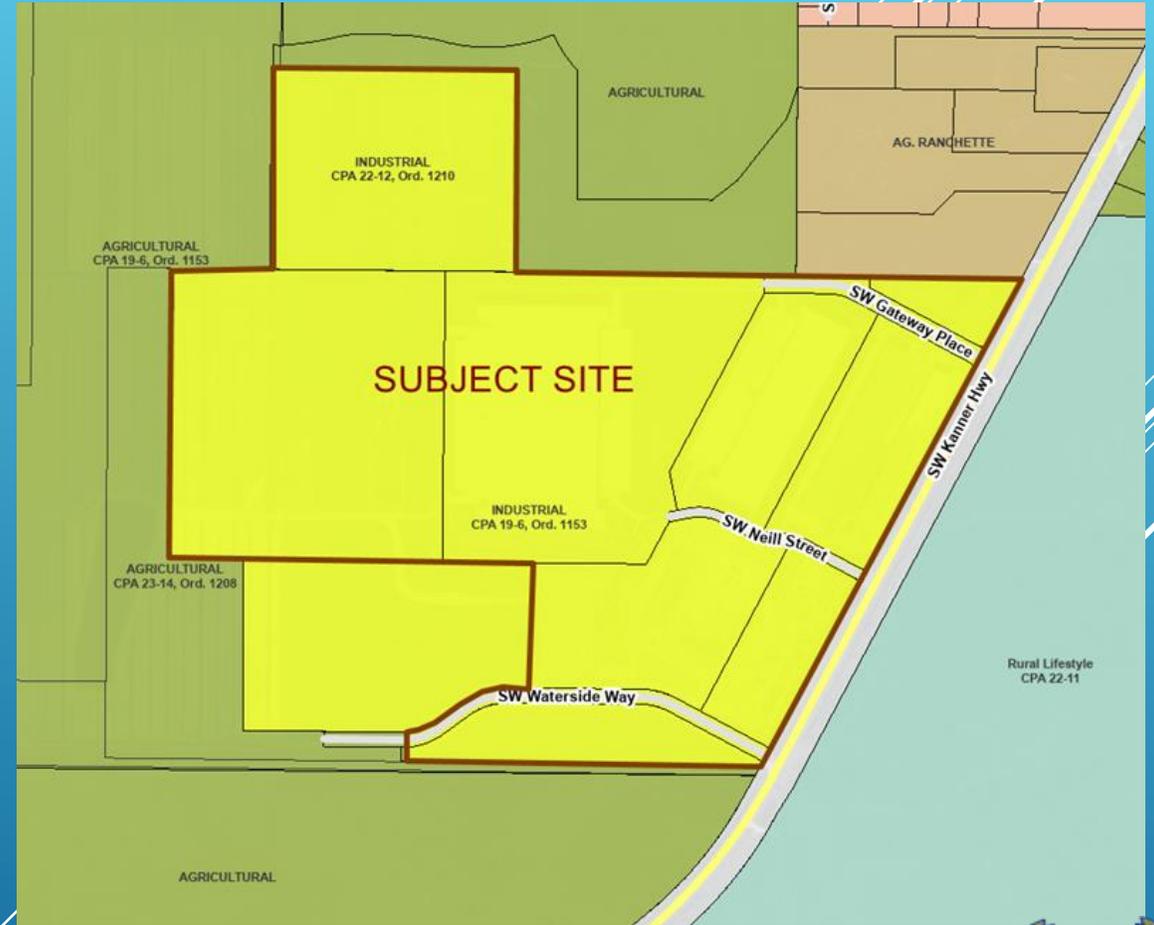




# Zoning Atlas



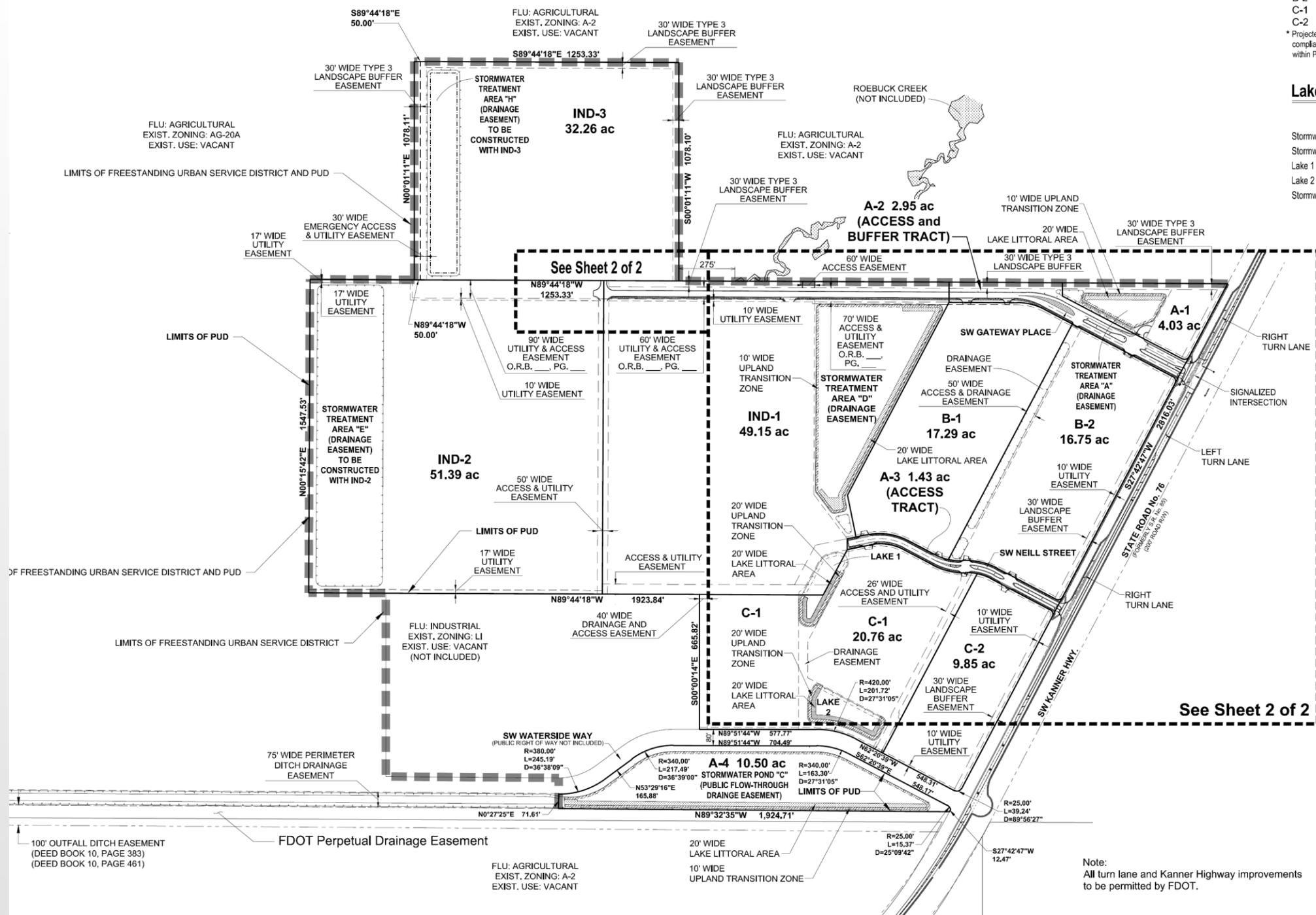
# Future Land Use



C-1  
C-2  
\* Projected building area per compliance with the over within PUD agreement.

**Lake, Littoral**

Stormwater Treatment A  
Stormwater Treatment A  
Lake 1  
Lake 2  
Stormwater Pond "C"



Note:  
All turn lane and Kanner Highway improvements to be permitted by FDOT.



# 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	N/A
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Comply
M	Engineering Review	Matthew Hammond	772-288-5512	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	Stephanie Piche	772-223-4858	Comply
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 South Florida Gateway Industrial, LLC application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



# Local Planning Agency

Review of this application by the LPA is not required due to the approved master site plan, pursuant to Table 10.5.F.9. LDR, Martin County, Fla (2023), requiring one public meeting.



# STAFF RECOMMENDATION

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 Revised Infrastructure Final Site Plan for the South Florida Gateway PUD project.

THAT CONCLUDES THE PRESENTATION  
QUESTIONS?

