

SOUTH FLORIDA GATEWAY PUD

THIRD AMENDMENT

S265-019

Board of County Commissioners

Public Meeting

July 8, 2025

Owner: Foundry South Florida Gateway, LLC (Ted Elam, VP)

Applicant: Foundry South Florida Gateway, LLC

Requested by: Lucido & Associates (Brian Nolan)

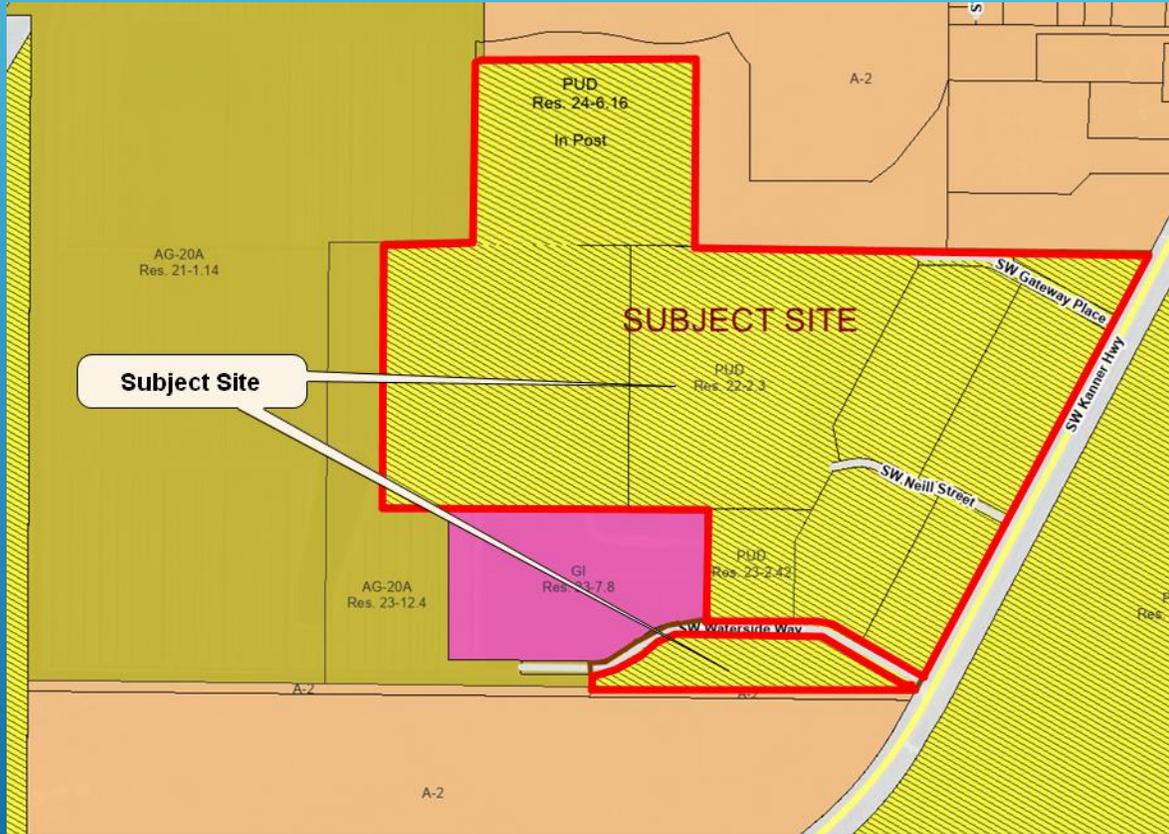
Project Coordinator: Brian Elam, PMP, Principal Planner



LOCATION

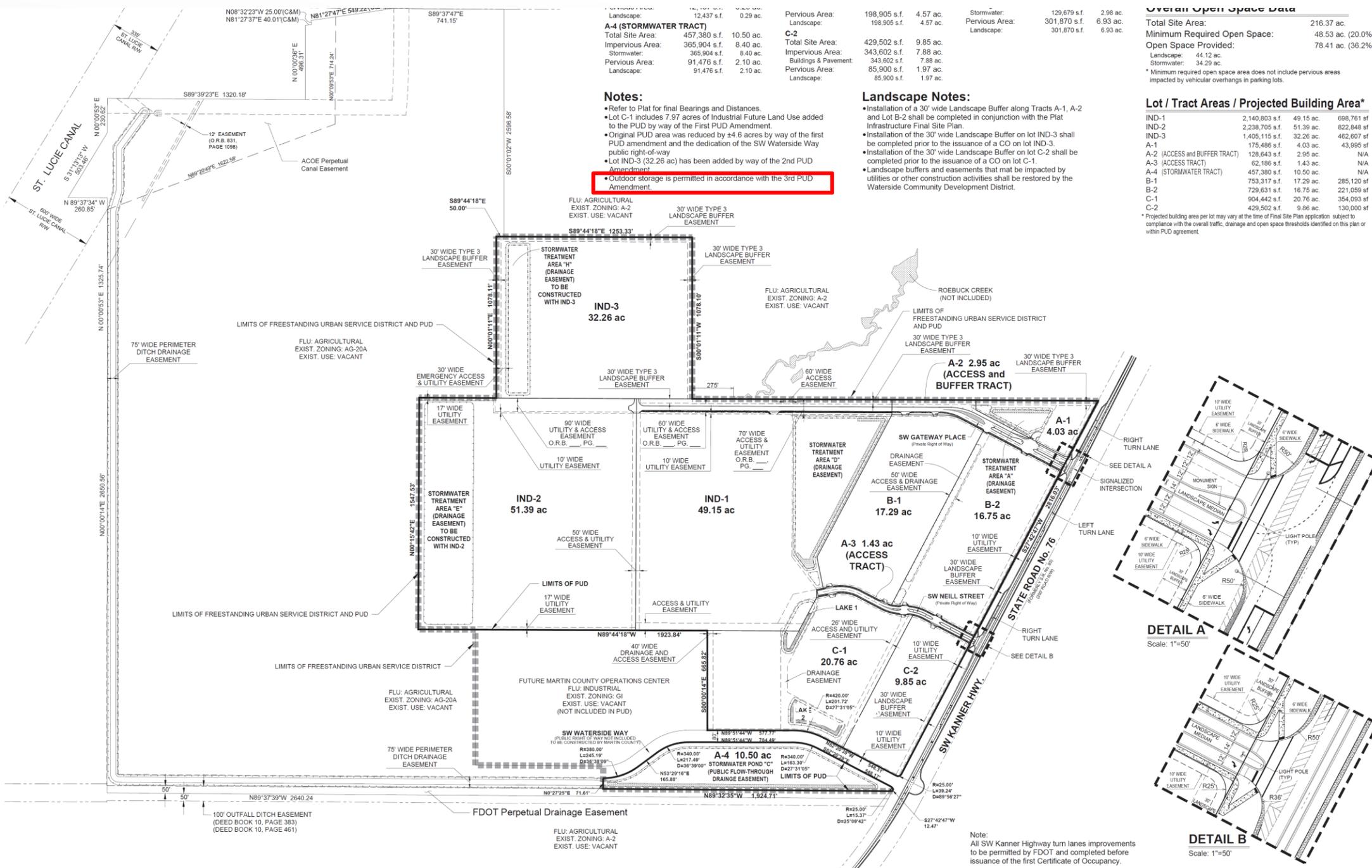


ZONING & FUTURE LAND USE



PROPOSED THIRD AMENDMENT

The proposed Amendment would provide for siting and screening requirements of outdoor storage areas, provide limits as to what activities may be conducted and what materials cannot be stored in such areas, and place height limitations on items within the storage areas. All proposed storage areas would be located in areas already planned to be, or are currently, impervious areas (loading areas). Additionally, such areas will not be visible to the public and will be individually screened as provided for in the proposed Amendment language. The inclusion of Outdoor Storage as an accessory to the LI user will not allow Outdoor Storage as a stand-alone, or principal, use within the PUD.



Tract	Landscaping	Pervious Area	Stormwater	Pervious Area	Stormwater
A-4 (STORMWATER TRACT)	12,437 s.f. 0.29 ac	198,905 s.f. 4.57 ac	129,679 s.f. 2.98 ac	301,870 s.f. 6.93 ac	301,870 s.f. 6.93 ac
Total Site Area:	457,380 s.f. 10.50 ac	429,502 s.f. 9.85 ac	343,602 s.f. 7.88 ac	343,602 s.f. 7.88 ac	343,602 s.f. 7.88 ac
Impervious Area:	365,904 s.f. 8.40 ac	343,602 s.f. 7.88 ac	343,602 s.f. 7.88 ac	343,602 s.f. 7.88 ac	343,602 s.f. 7.88 ac
Stormwater:	365,904 s.f. 8.40 ac	85,900 s.f. 1.97 ac			
Pervious Area:	91,476 s.f. 2.10 ac	85,900 s.f. 1.97 ac	85,900 s.f. 1.97 ac	85,900 s.f. 1.97 ac	85,900 s.f. 1.97 ac
Landscaping:	91,476 s.f. 2.10 ac	85,900 s.f. 1.97 ac	85,900 s.f. 1.97 ac	85,900 s.f. 1.97 ac	85,900 s.f. 1.97 ac

Overall Open Space Data

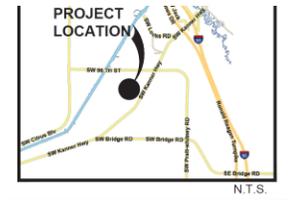
Total Site Area:	216.37 ac
Minimum Required Open Space:	48.53 ac. (20.0%)*
Open Space Provided:	78.41 ac. (36.2%)
Landscaping:	44.12 ac.
Stormwater:	34.29 ac.

* Minimum required open space area does not include pervious areas impacted by vehicular overhangs in parking lots.

Lot / Tract Areas / Projected Building Area*

Tract	Area (s.f.)	Area (ac)	Projected Building Area (s.f.)	Projected Building Area (ac)
IND-1	2,140,803 s.f.	49.15 ac.	698,761 s.f.	16.00 ac.
IND-2	2,238,705 s.f.	51.39 ac.	822,848 s.f.	18.80 ac.
IND-3	1,405,115 s.f.	32.26 ac.	462,607 s.f.	10.50 ac.
A-1	175,486 s.f.	4.03 ac.	43,995 s.f.	1.00 ac.
A-2 (ACCESS and BUFFER TRACT)	128,643 s.f.	2.95 ac.	N/A	N/A
A-3 (ACCESS TRACT)	62,166 s.f.	1.43 ac.	N/A	N/A
A-4 (STORMWATER TRACT)	457,380 s.f.	10.50 ac.	N/A	N/A
B-1	753,317 s.f.	17.29 ac.	285,120 s.f.	6.50 ac.
B-2	729,631 s.f.	16.75 ac.	221,059 s.f.	5.00 ac.
C-1	904,442 s.f.	20.76 ac.	354,093 s.f.	8.00 ac.
C-2	429,502 s.f.	9.86 ac.	130,000 s.f.	3.00 ac.

* Projected building area per lot may vary at the time of Final Site Plan application, subject to compliance with the overall traffic, drainage and open space thresholds identified on this plan or within PUD agreement.



Project Team:

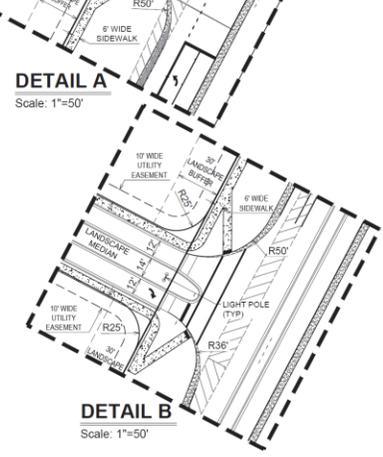
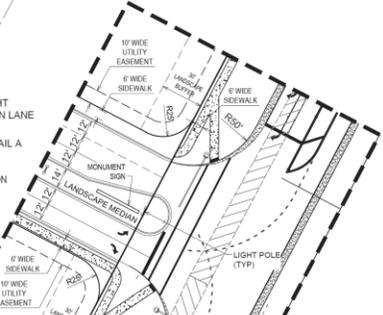
Client & Property Owner:	South Florida Gateway Industrial, LLC 771 S. Olive Avenue, Suite 104 West Palm Beach, Florida 33401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Osborn Engineering 360 Centre Ave., Suite 1150 St. Petersburg, Florida 33701
Surveyor:	GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd., Suite 105 Riviera Beach, Florida 33404
Traffic Engineer:	Susan O'Rourke P.E. 969 SE Federal Highway, Suite 402 Stuart, Florida 34994
Environmental Consultant:	EVI Consultants 1000 SE Monterey Commons Blvd #208 Stuart, Florida 34996

South Florida Gateway PUD

Martin County, Florida

Revised Master Site Plan 3rd PUD Amendment

Date	By	Description
4.20.2023	S.L.S.	Initial Submittal
6.14.2023	S.L.S.	Completeness Review
9.12.2023	S.L.S.	1st Resubmittal
3.29.2024	S.L.S.	2nd Resubmittal
2.20.2025	S.L.S.	3rd PUD Amendment



Note:
All SW Kanner Highway turn lanes improvements to be permitted by FDOT and completed before issuance of the first Certificate of Occupancy.

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 Sjöholm	772-288-5909	N/A
K	Transportation Review	James Hardee	772-288-5470	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Stephanie Piche	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	Michael Grzelka	772-223-7945	N/A
R	Health Department Review	Paul Stemie	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	Comply

Development review staff have found the Foundry South Florida Gateway, 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 Local Planning Agency (LPA) is not required.



STAFF RECOMMENDATION

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 Third Amendment to the South Florida Gateway PUD Zoning Agreement including the Revised Master Site Plan.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

