



Martin County, Florida  
 Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

**DEVELOPMENT REVIEW APPLICATION**

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**A. GENERAL INFORMATION**

**Type of Application:** PUD Final Site Plan

**Name or Title of Proposed Project:** Martin Downs Village Center

**Brief Project Description:**

On behalf of the Applicant, BRE Throne Martin Downs Village Center LLC, Insite Studio, Inc (Agent) respectfully requests a modification to the Martin Downs PUD Final Site plan to reflect two additional, free-standing restaurants with dirve-thru's and associated parking area improvements to the Village Center shopping plaza. Restaurant #1 will be 2,325 square feet and Restaurant #2 will be 2,228 square feet as depicted on the submitted site plan .

**Was a Pre-Application Held?**  YES/NO  **Pre-Application Meeting Date:** 01/26/2023

**Is there Previous Project Information?**  YES/NO

**Previous Project Number if applicable:** \_\_\_\_\_

**Previous Project Name if applicable:** Martin Downs Village Center; Martin Downs PUD

**Parcel Control Number(s)**

13-38-40-012-000-00010-3  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**B. PROPERTY OWNER INFORMATION**

**Owner (Name or Company):** BRE Throne Martin Downs Village Center LLC

**Company Representative:** Matthew Ryan, EVP

**Address:** 450 LEXINGTON AVENUE, 13TH FLOOR

**City:** NEW YORK, **State:** NY **Zip:** 10017

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Brixmor Property Group  
Company Representative: Leigh Paull, Project Director, Re/Development  
Address: 7700 Municipal Dr  
City: Orlando, State: FL Zip: 32819  
Phone: 407-903-2906 Email: Leigh.Paull@brixmor.com

**Agent (Name or Company):** Insite Studio, Inc.  
Company Representative: Brian Terry, PLA | Principal  
Address: 8144 Okeechobee Blvd., Suite A  
City: West Palm Beach, State: FL Zip: 33411  
Phone: 561-249-0940 Email: brianterry@insitestudio.com

**Contract Purchaser (Name or Company):** \_\_\_\_\_  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** Insite Studio, Inc.  
Company Representative: Brian Terry, PLA | Principal  
Address: 3160 PGA Blvd., Suite 220  
City: Palm Beach Gardens, State: FL Zip: 33410  
Phone: 561-249-0940 Email: brianterry@insitestudio.com

**Landscape Architect (Name or Company):** Insite Studio, Inc.  
Company Representative: Brian Terry, PLA | Principal  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** \_\_\_\_\_  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Civil Engineer (Name or Company):** Kimley-Horn  
Company Representative: Sara R. Battles, PE  
Address: 445 24th Street, Suite 200  
City: Vero Beach, State: FL Zip: 32960  
Phone: 772-794-4154 Email: Sara.Battles@kimley-horn.com

**PROJECT PROFESSIONALS CONTINUED**

**Traffic Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Environmental Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**D. Completeness Sufficiency Review**

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

**E. Certification by Professionals**

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

This box must be checked if the applicant waives the limitations.

**F. APPLICANT or AGENT CERTIFICATION**

*I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.*

*Matthew Ryan*  
Applicant Signature

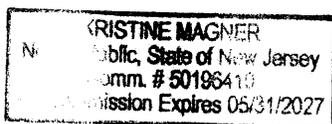
*7/5/23*  
Date

Matthew Ryan, Executive Vice President  
Printed Name *MR*

**STATE OF FLORIDA  
COUNTY OF MARTIN**

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 5 day of July, 2023, by Matthew Ryan, who is personally known to me, or produced the following type of identification DUGA 061360475.

NOTARY PUBLIC SEAL



*New Jersey*  
Notary Public, State of ~~Florida~~

*Kristine Magner*  
(Printed, Typed or Stamped Name of Notary Public)



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### Digital Submittal Affidavit

I, Matthew Ryan, EVP (BRE THRONE MARTIN DOWNS VILLAGE CENTER LLC), attest that the electronic version included for the project Martin Downs PUD (Village Center) is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]  
 Applicant Signature

7/5/23  
 Date

STATE OF FLORIDA  
 COUNTY OF MARTIN

The foregoing instrument was  sworn to,  affirmed, or  acknowledged before me by means of  physical presence or  online notarization this 5 day of July, 2023 by Matthew Ryan, who is  personally known to me, or  produced the following type of identification DH#GA 061360475.

NOTARY PUBLIC SEAL

KRISTINE MAGNER  
 Notary Public, State of New Jersey  
 Comm. # 50196410  
 My Commission Expires 05/31/2027

New Jersey  
 Notary Public, State of ~~Florida~~

[Signature]

(Printed, Typed or Stamped Name of Notary Public)

**Martin Downs Village Center**  
Revised PUD Final Site Plan | Parking Rate Adjustment  
*Project Narrative*  
*Revised: November 11, 2024*

**Requests**

On behalf of the Applicant, we are respectfully requesting approval of the following:

- **PUD Final Site Plan** to modify the previously approved site plan for the Martin Downs Village Center PUD to include two stand-alone restaurants with drive throughs (4,678 square feet total).

**Originally, the applicant requested a reduction in parking spaces based on a shared parking study. However, the revised plan reflects the updated requirement of 523 spaces, as determined by the staff after considering the use consolidation and simplification within the center. The proposed site plan (FSP.1) shows the center will provide 570 spaces, exceeding the minimum by 47.**

**Project Location**

The Martin Downs Village Center (hereafter referred to as the *subject site*), is a 20.12-acre shopping center located on the southwest corner of SW High Meadow Ave and SW Martin Downs Blvd. The property is identified by parcel control number 13-38-40-012-000-00010-3, and currently retains a Commercial General (CG) Future Land Use (FLU) designation and Planned Unit Development – Residential (PUD-R) zoning classification. The affected areas are located along the centers' frontage along Martin Downs Blvd. and will require drive-aisle, parking space reconfigurations, and landscaping improvements to accommodate two, free-standing restaurants with a drive-thru.

The subject site is located along SW Martin Downs Boulevard, a state-owned and maintained arterial roadway with an Access Classification of 4.



**Property History**

- 1980 The Martin Downs PUD Agreement was originally approved on August 8, 1989 and authorized 285,000 square feet of retail and service commercial uses; 248,000 square feet of business and professional offices and ancillary specialty retail; 685,000 square feet of light industrial, manufacturing and research park.
- 1985 The 29<sup>th</sup> Amendment to the Martin Downs PUD Agreement approved the Final Development Plan for the Village Center (subject site) in 1985. The plan allows for 95,401 square feet of retail and 21,871 square feet of office space (total of 117,832 square feet). The plan included 683 parking spaces, of which 14 were ADA and 36 were stabilized grass parking spaces.
- Plat for the Martin Downs Village Center recorded, as Plat No. 12 of Martin Downs (Plat Book 8, Pages 88-89).
- 2009 The 77<sup>th</sup> Amendment of the Martin Downs PUD was approved in January of 2009 and re-apportioned commercial space within the shopping center. The resulting approval authorized 102,045 square feet of commercial use and 21,871 square feet of office space, for a total of 123,916 square feet. The 77<sup>th</sup> amendment requires that all new structures be setback a minimum of 100 feet from SW Martin Downs Blvd. and 75 feet from High Meadows Avenue.
- 2012 In 2012, a revised site plan was approved for the subject site and allowed for the demolition of a movie theater and fast-food restaurant. The plan also allowed for the construction of a bank/financial institution with four drive-through lanes.

## Development Program

### **Restaurant Addition at Martin Downs Village Center**

The developer seeks approval for a revised final site plan for the Martin Downs Village Center PUD. This revision proposes two new stand-alone restaurants with drive-throughs totaling 4,678 square feet:

- Chipotle (Building #9): 2,325 sq ft
- Wendy's (Building #8): 2,353 sq ft

To accommodate these restaurants, the plan includes adjustments to parking areas, landscaping, and traffic flow. The impacted area is roughly one acre along SW Martin Downs Boulevard, with pedestrian and vehicle access to the center's main entrance.

### **Building Square Footage**

The PUD agreement restricts the total building area on the property to 123,916 sq ft. Currently, the center occupies 114,882 sq ft. With the restaurants, the total building area will reach 119,560 sq ft, well within the allowed limit.

### **Parking**

The center requires 523 parking spaces, but the revised plan offers 570 spaces, exceeding the minimum by 47. A detailed breakdown by use (office, bank, restaurant, etc.) is included on the revised site plan (FSP.1).



July 18, 2023

Liz Nagal, AICP, CNU-A  
Principal Planner | Growth Management Department  
Martin County Board of County Commissioners  
2401 SE Monterey Road, Stuart, FL 34996

**Re: Power of Attorney  
Martin Downs Village Center PUD | PUD Final Site Plan Approval**

Dear Liz,

We the undersigned, hereby authorize Brian Terry, PLA (Insite Studio) and Edwin Muller, AICP, CNU-A (Insite Studio) to act on our behalf in all manners relating to development applications for the Martin Downs Village Center PUD. This includes the preparation and filing of required applications, speaking with Martin County staff, speaking at public hearings, and signing documents relating to the any matter related to the approval and construction of the proposed improvements to the Village Center development. Any and all acts carried out by these individuals on our behalf shall have the same effect as our own.

The parcel control number for the subject property is: 13-38-40-012-000-00010-3.

This authorization is valid until further written notice from BRE Throne Martin Downs Village Center, LLC.

Sincerely,

DocuSigned by:

A handwritten signature in black ink, appearing to read "Matthew Ryan", enclosed within a blue DocuSign signature box.

00E32C64C4D4418...

Matthew Ryan

Executive Vice President

BRE Throne Martin Downs Village Center LLC

INSTR # 2343058  
OR BK 02591 PG 0143  
Pgs 0143 - 1467 (4pgs)  
RECORDED 07/27/2012 10:26:34 AM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 96,110.00  
RECORDED BY C Hunter

Prepared By/Record and Return To:  
John R. Ibach, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Blvd., Suite 1500  
Jacksonville, FL 32207

Parcel Identification Number: 13-38-40-012-000-00010.30000

541966 FL03

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made, executed and delivered on this 25<sup>th</sup> day of July, 2012, between **REGENCY CENTERS, L.P.**, a Delaware limited partnership (“Grantor”), whose address is One Independent Drive, Suite 114, Jacksonville, Florida 32202, and **BRE THRONE MARTIN DOWNS VILLAGE CENTER LLC**, a Delaware limited liability company (“Grantee”), whose address is 345 Park Avenue, 42nd Floor, New York, New York 10154;

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the “Land”), situate, lying and being in the County of Martin, State of Florida.

See Exhibit “A” attached hereto and by this reference made a part hereof.

(NEITHER THIS PROPERTY NOR ANY ADJACENT PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTOR OR ANY MEMBER OF THE GRANTOR’S FAMILY)

Together with all easements, tenements, hereditaments and appurtenances belonging or in any wise appertaining to the Land; and

Together with all buildings and other improvements now or in the future located on the Land; and

Together with all of Grantor's right, title, and interest, if any, in and to the streets, avenues, roads, ways, alleys, waterways, and canals, open and proposed, in front of or adjoining the Land;

(collectively, the “Property”), subject to the following exceptions, reference to which shall not operate to reimpose same (collectively, the “Permitted Exceptions”):

1. Rights of tenants in possession under unrecorded leases;
2. Liens for real property taxes for the Land not payable on or before the date hereof;
3. Easements, covenants, conditions, restrictions, reservations and documents of record, reference to which shall not operate to reimpose same; and
4. Matters which a current survey of the Land and any improvements thereon would reveal.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Exceptions, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

*(Remainder of page intentionally left blank)*

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Signed, sealed and delivered  
in the presence of:

"GRANTOR"

REGENCY CENTERS, L.P., a Delaware  
limited partnership

[Signature]  
Print Name: Chris Strohmer

By: Regency Centers Corporation, a Florida  
corporation  
Its: General Partner

[Signature]  
Print Name: Deborah L Spadea

By: [Signature]  
Name: Barry Argalas  
Its: Senior Vice President

Date: 7/25/12  
Tax Identification No. 59-3429602

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23 day of July, 2012, by Barry Argalas, in his capacity as the Senior Vice President of Regency Centers Corporation, a Florida corporation, in its capacity as the General Partner of Regency Centers, L.P., a Delaware limited partnership, on behalf of the partnership. He is personally known to me.

[Signature]  
Notary Public, State of Florida  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_



Exhibit A

*Martin Downs Village Center*

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARTIN, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

ALL OF MARTIN DOWNS VILLAGE CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 88, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

**PROPERTY TRANSFER**

NO TITLE TRANSFER HAS OCCURRED SINCE THE PROPERTY WAS DEEDED TO THE CURRENT PROPERTY OWNER.

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Martin

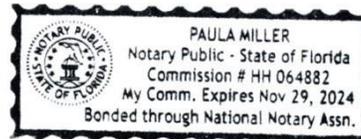
I hereby certify that the foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 20 24, by EDWIN MULLER.

He or She is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature

Paula Miller  
Printed name

STATE OF: Florida at-large



**LOCATION MAP**  
**3108 SW MARTIN DOWNS BLVD**  
 PCN: 13384001200000103

