

MARTIN DOWNS PUD

PHASE IV, PARCEL 38/40, MARTIN DOWNS VILLAGE CENTER

REVISED FINAL SITE PLAN

M035-216

Board of County Commissioners

Public Meeting

April 8, 2025

Owner: BRE Throne Martin Downs Village Center, LLC., – Matthew Ryan, EVP

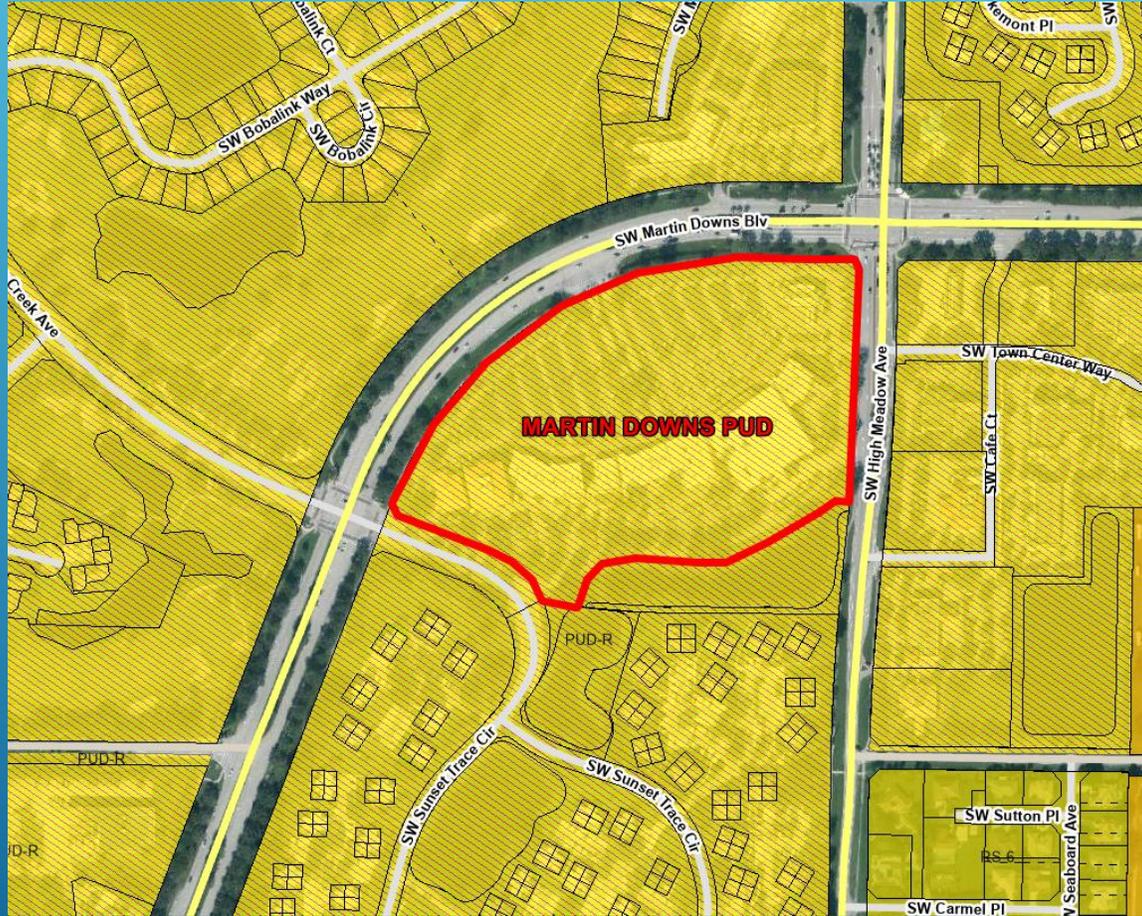
Applicant: Brixmor Property Group, Leigh Paull, Project Director

Requested by: Insite Studio, Incorporated, – Brian Terry, PLA | Principal

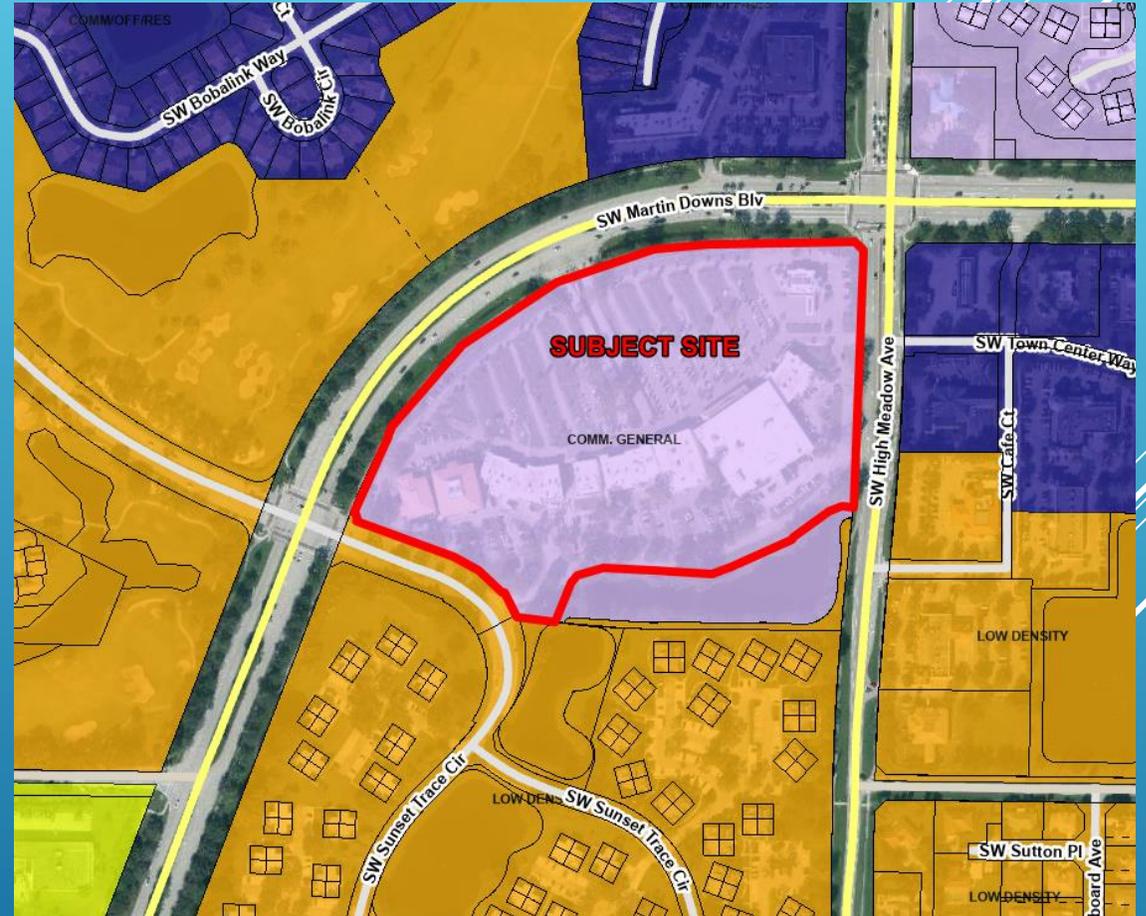
Project Coordinator: Brian Elam, PMP, Principal Planner



Zoning Atlas



Future Land Use



CURVE TABLE (PLAT)						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	982.45	1190.37	---	---	69°25'18"	---
C2	6015.96	548.36	---	---	37°21'37"	---
C3	6116.04	180.67	---	---	1°41'33"	---
C4	1600.52	315.50	---	---	11°17'39"	---
C5	241.57	202.34	---	---	47°59'33"	---
C6	1510.52	75.00	---	---	2°50'41"	---
C7	6015.96	427.12	---	---	10°26'15"	---
C8	31.09	22.95	---	---	51°31'17"	---
C9	218.97	39.89	---	---	10°26'15"	---
C10	265.16	39.92	---	---	8°37'37"	---
C11	64.79	29.48	---	---	29°04'07"	---
C12	150.00	41.62	---	---	11°53'55"	---
C13	56.57	55.17	---	---	55°52'35"	---
C14	53.12	8.73	---	---	9°25'14"	---
C15	1600.52	92.14	---	---	3°17'54"	---

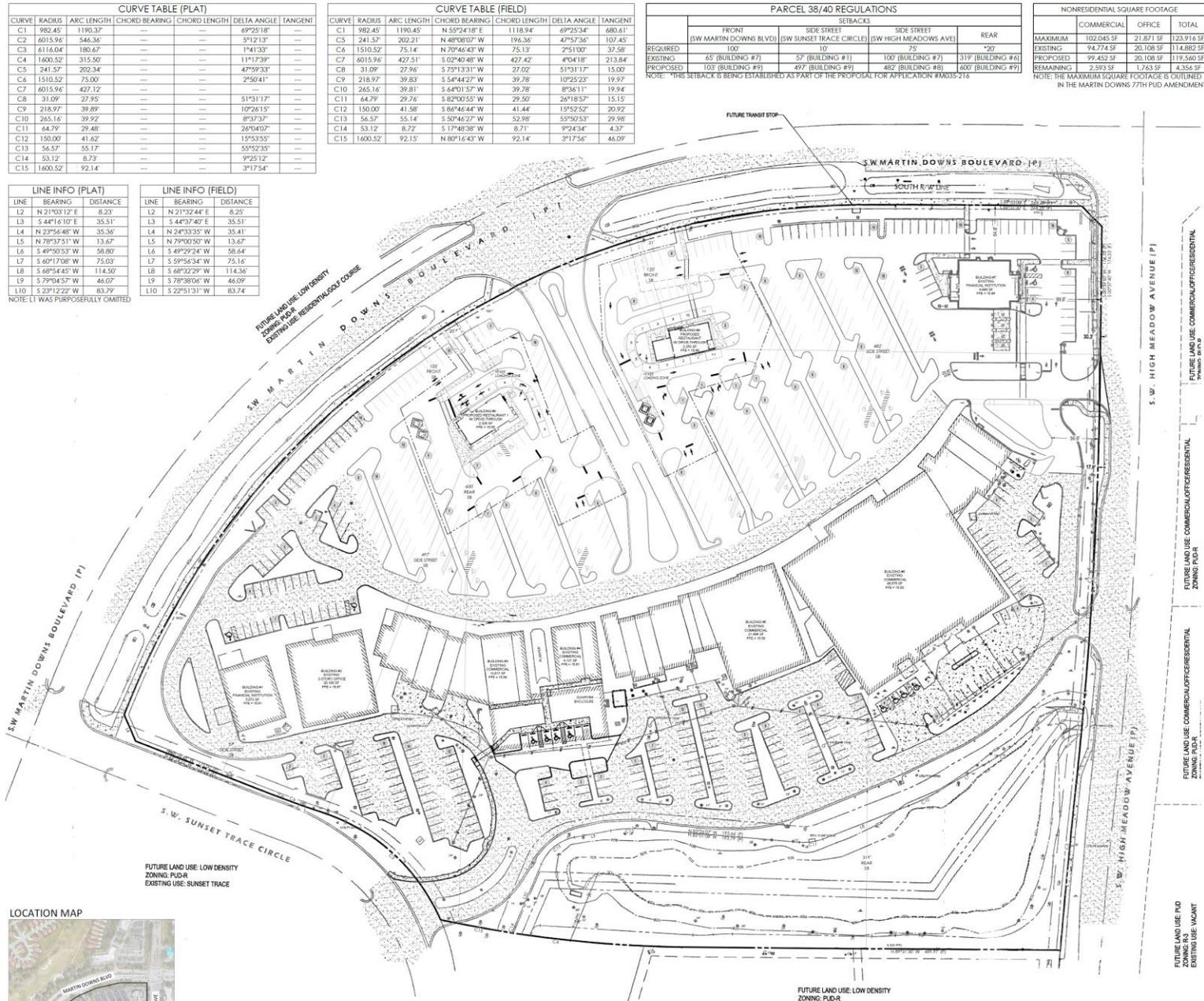
CURVE TABLE (FIELD)						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	982.45	1190.45	N 55°24'18" E	1118.94	69°25'34"	680.41
C5	241.57	202.21	N 49°08'07" W	196.30	47°57'36"	107.45
C6	1510.52	75.14	N 70°46'43" W	75.13	2°51'00"	37.86
C7	6015.96	427.51	S 02°40'48" W	427.42	4°04'18"	213.84
C8	31.09	22.96	S 75°13'31" W	27.02	51°31'17"	15.00
C9	218.97	39.83	S 54°44'27" W	39.78	10°25'23"	19.97
C10	265.16	39.81	S 44°01'37" W	39.78	8°38'11"	19.94
C11	64.79	29.76	S 82°00'55" W	29.50	26°18'52"	15.15
C12	150.00	41.58	S 86°46'44" W	41.44	15°52'52"	20.92
C13	56.57	55.14	S 50°46'27" W	52.98	55°50'53"	29.98
C14	53.12	8.72	S 17°48'38" W	8.71	9°24'34"	4.37
C15	1600.52	92.15	N 80°16'43" W	92.14	3°17'54"	46.09

PARCEL 38/40 REGULATIONS				
	FRONT	SIDE STREET	REAR	
REQUIRED	100'	10'	75'	20'
EXISTING	65' (BUILDING #7)	57' (BUILDING #1)	100' (BUILDING #7)	319' (BUILDING #6)
PROPOSED	103' (BUILDING #7)	497' (BUILDING #9)	482' (BUILDING #8)	600' (BUILDING #9)

NONRESIDENTIAL SQUARE FOOTAGE			
	COMMERCIAL	OFFICE	TOTAL
MAXIMUM	102,045 SF	21,871 SF	123,916 SF
EXISTING	94,774 SF	20,108 SF	114,882 SF
PROPOSED	99,452 SF	20,108 SF	119,560 SF
REMAINING	2,593 SF	1,763 SF	4,356 SF

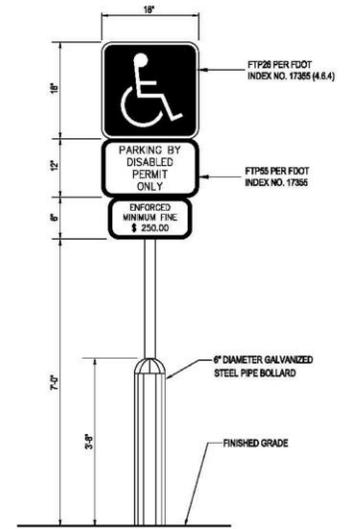
SITE DATA	
APPLICATION NAME	MARTIN DOWNS VILLAGE CENTER
ADDRESS	5270 SW MARTIN DOWNS BLVD. PALM CITY, FL 34909
PROPERTY CONTROL NUMBER (S)	13384001200000103
EXISTING ZONING	PUD
FUTURE LAND USE (FLU)	COMMERCIAL GENERAL
EXISTING USE	RETAIL/OFFICE/RESTAURANT
PROPOSED USE	RETAIL/OFFICE/RESTAURANT
GROSS AREA	676,622 SF (20.12 AC)
AFFECTED SITE AREA	80,430 SF (2.35 AC)
TOTAL REQUIRED OPEN SPACE	175,324 SF (4.02 AC) 20%
TOTAL PROVIDED OPEN SPACE	217,915 SF (5.00 AC) 24.86%
TOTAL PERVIOUS AREA	300,139 SF (6.89 AC) 34.24%
EXISTING LANDSCAPE AREA	215,095 SF (4.98 AC) 24.54%
PROPOSED LANDSCAPE AREA	217,915 SF (5.00 AC) 24.86%
EXISTING/PROPOSED RETENTION AREA	82,224 SF (1.89 AC) 9.38%
TOTAL IMPERVIOUS AREA	576,483 SF (13.23 AC) 65.76%
EXISTING BUILDING AREA	114,882 SF (2.64 AC) 13.11%
PROPOSED BUILDING AREA	119,560 SF (2.74 AC) 13.64%
EXISTING VEHICULAR USE AREA	431,157 SF (9.89 AC) 49.18%
PROPOSED VEHICULAR USE AREA	419,998 SF (9.64 AC) 47.91%
EXISTING SIDEWALKS, PADS, ETC	33,264 SF (0.76 AC) 3.79%
PROPOSED SIDEWALKS, PADS, ETC	36,925 SF (0.85 AC) 4.21%
EXISTING TOTAL GROSS FLOOR AREA	114,882 SF (2.64 AC) 13.11%
PROPOSED TOTAL GROSS FLOOR AREA	119,560 SF (2.74 AC) 13.64%
MAXIMUM BUILDING COVERAGE	60% (525,973 SF)
PROPOSED BUILDING COVERAGE	12.49% (109,306 SF)
MAXIMUM BUILDING HEIGHT	67' H
PROPOSED BUILDING HEIGHT	22' 7" H (1-STORY)
PROPOSED BUILDING FOOTPRINT	4,678 SF (0.11 AC)
TOTAL REQUIRED PARKING	523 SPACES (11 ADA SPACES)
BANK @ 1 PER 200 SF (9,967 SF)	50 SPACES
OFFICE @ 1 PER 300 SF (20,108 SF)	67 SPACES
RESTAURANT (CONVENIENCE) @ 1 PER 70 SF (4,678 SF)	67 SPACES
RETAIL @ 1 PER 250 SF (84,807 SF)	339 SPACES
TOTAL PROVIDED PARKING	570 SPACES
REGULAR PARKING	537 SPACES
ADA PARKING	33 SPACES
TOTAL REQUIRED LOADING	2 SPACES
TOTAL PROVIDED LOADING	2 SPACES

LINE INFO (PLAT)		LINE INFO (FIELD)	
LINE	BEARING	BEARING	DISTANCE
L2	N 21°03'12" E	N 21°02'44" E	8.23
L3	S 44°16'10" E	S 44°07'40" E	35.51
L4	N 23°56'48" W	N 24°33'35" W	35.41
L5	N 78°57'51" W	N 79°00'50" W	13.67
L6	S 49°05'53" W	S 49°29'24" W	58.66
L7	S 60°17'08" W	S 59°56'34" W	75.16
L8	S 68°54'45" W	S 68°32'29" W	114.36
L9	S 79°04'57" W	S 78°38'06" W	46.07
L10	S 23°12'22" W	S 22°51'31" W	83.74



LEGAL DESCRIPTION
ALL OF MARTIN DOWNS VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 88 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING PLAT NO. 12 OF MARTIN DOWNS, A PUD LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

LEGEND	
	- PROPERTY LINE
	- EXISTING TREE (REFER TO TREE DISPOSITION)
	- PROPOSED/EXISTING BUILDING
	- PROPOSED/EXISTING CONCRETE



NOTES
1. HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE) COLOR. PAINTED BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAPPED SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC. OF CARY ILLINOIS. PHONE: 1-800-324-4771. SHALL BE STRIPPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAPPED SPACE.

insite studio
planning + landscape architecture
3601 PGA Blvd, Suite 230, Palm Beach Gardens, FL 33410
Phone: 561-246-9940 | email: info@insitestudio.com
www.insitestudio.com | License: LC2600606

Revisions:
06/10/2024: 1st Resubmittal
10/30/2024: 2nd Resubmittal
11/11/2024: 3rd Resubmittal

**MARTIN DOWNS PUD
PARCEL 38/40 - VILLAGE CENTER**
Martin County, Florida

Drawn By:
Drawing #:
Date:

REVISION
FINAL SITE
PLAN

FUTURE LAND USE: LOW DENSITY
ZONING: PUD-R
EXISTING USE: RESIDENTIAL/GOLF COURSE

SW MARTIN DOWNS BOULEVARD

EXISTING PLANT MATERIAL TYP.
EXISTING ENTRY SIGN

SEE LP 3 FOR WENDY'S
LANDSCAPE PLAN
RESTAURANT
W DRIVE-THROUGH
2355
2356
2357
2358
2359

SEE LP 2 FOR CHIPOTLE
LANDSCAPE PLAN
2226 SF
FFE = 15.53

EXISTING PLANT MATERIAL TYP.

EXISTING PLANT MATERIAL TYP.

BUILDING #5
EXISTING
COMMERCIAL
21,494 SF
FFE = 15.58

BUILDING #6
EXISTING
COMMERCIAL
45,576 SF
FFE = 15.63

BUILDING #3
EXISTING
COMMERCIAL
13,617 SF
FFE = 15.59

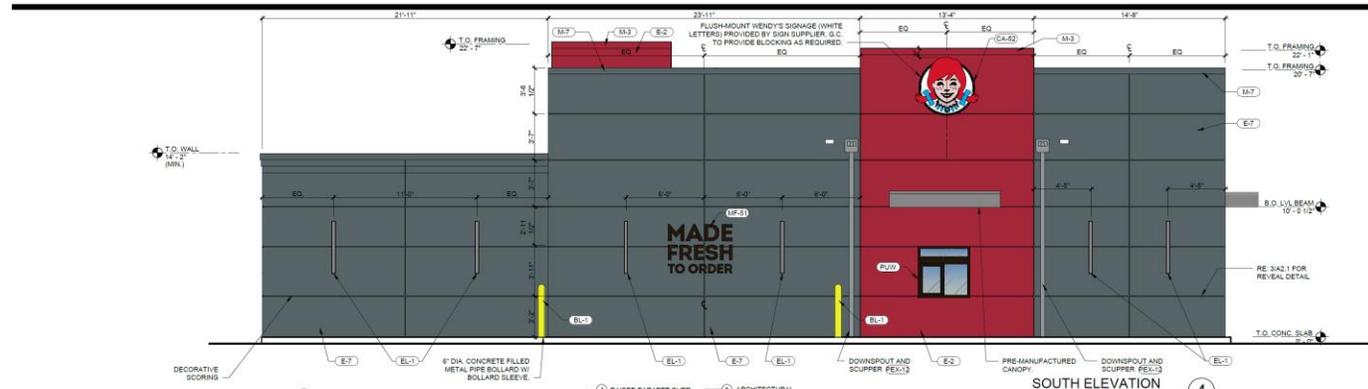
BUILDING #4
EXISTING
COMMERCIAL
4,121 SF
FFE = 15.61

BUILDING #2
EXISTING
2-STORY OFFICE
20,193 SF
FFE = 15.67

BUILDING #1
EXISTING
FINANCIAL INSTITUTION
5,072 SF
FFE = 15.61

BUILDING #7
EXISTING
FINANCIAL INSTITUTION
4,895 SF
FFE = 15.84

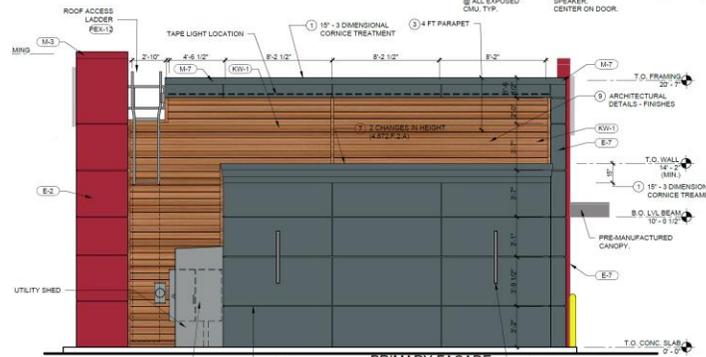




SOUTH ELEVATION 4



PRIMARY FACADE NORTH ELEVATION 3



PRIMARY FACADE WEST SIDE ELEVATION 2



PRIMARY FACADE EAST SIDE ELEVATION 1

EXTERIOR FINISH SCHEDULE

SP-1	STOREFRONT - "DARK BRONZE"
PLW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	BRASS METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS DOWR EDGE - "SILVER RED"
M-4	EXCEPTIONAL METALS - "LAZY GRAY" (SW454)
M-5	BRASS METAL - "CLEAR ANODIZED"
M-7	EXCEPTIONAL METALS - "DARK GRAY"
RW-1	KNOTWOOD PREFINISHED ALUM SIDING - "LIGHT OAK"
E-2	EIFS - WENDY'S RED - "RED"
E-7	EIFS - "AFRIKAN GRAY" (SW953)
E-8	EIFS - "CLOUD NINE" (SW946)
PEX-12	EXTERIOR PAINT - "SW7674 PEPPERCORN"
RL-1	BOLLARD SLEEVE - "YELLOW"

EXTERIOR SIGNAGE SCHEDULE

CA-54	INTERIALLY ILLUMINATED CANOPY M
WE-42	INTERIALLY ILLUMINATED WAVE 42" (WHITE OR RED FACED)
MF-51	NON-ILLUMINATED MTO LETTER SIGN
GR-08	NON-ILLUMINATED DQAR LETTER SIGN F (US AND CANADA MARKETS)
DP-06	NON-ILLUMINATED DELIVERY PICKUP LETTER SIGN F

DESIGN ELEMENTS SCHEDULE

PER ARTICLE 4 - DIVISION 20 - COMMERCIAL DESIGN

PRIMARY FACADE	DESIGN ELEMENTS
NORTH	(1) (2) (3) (4) (5) (6) (7) (8) (9)
EAST SIDE	(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)
WEST SIDE	(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)

L.D.R. DESIGN ELEMENTS

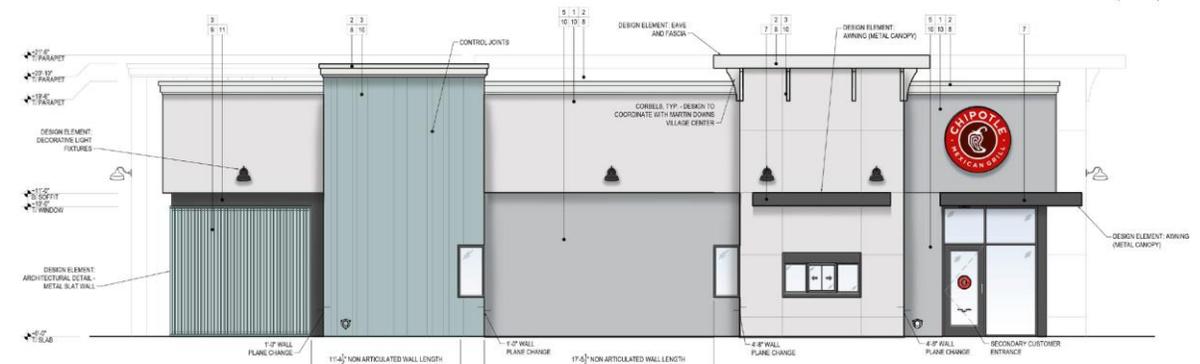
PER MARTIN COUNTY L.D.R. - SECTION 4.872

TAG	DESIGN ELEMENT(S)
(1)	18" - 3 DIMENSIONAL CORNICE TREATMENT
(2)	AWINGS LOCATED OVER WINDOWS OR DOORS
(3)	4 FT PARAPET
(4)	RAISED PARAPET OVER CUSTOMER ENTRANCE
(5)	ARCHITECTURAL DETAILS - "W" ARTWORK STEEL FRAME
(6)	WINDOWS
(7)	CHANGES IN HEIGHT
(8)	DECORATIVE LIGHT FIXTURES
(9)	ARCHITECTURAL DESIGN - FINISHES
(10)	DECORATIVE SCORING





04 SOUTH ELEVATION (CUSTOMER ENTRANCE)



03 NORTH ELEVATION (PRIMARY / DRIVE-THRU)



02 EAST ELEVATION (PRIMARY / EMPLOYEE ONLY ENTRANCE)



01 WEST ELEVATION (PRIMARY / CUSTOMER ENTRANCE)

ELEVATION NOTES

1. FINISH FLOOR DATA REFERENCE: 2'-0" TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FLOOR FINISH ELEVATION. ALL CEILING ELEVATION FINISHES ARE FROM TOP OF SLAB UNLESS NOTED OTHERWISE.
2. ALL PRE-MANUFACTURED TRIM, MOLDINGS, CLADDING, AND COMPONENTS SHALL BE FASTENED AND ADHERED TO BUILDING PER MANUFACTURER SPECIFICATIONS TO WEATHER AND DESIGN WIND PRESSURE CONTROLLED ON STRUCTURAL DRAWINGS.
3. COORDINATE WITH ARCHITECT THE LOCATION OF ALL ADDITIONAL CONTROL JOINTS REQUIRED BUT NOT INDICATED ON PLANS.
4. ALL EXTERIOR SURFACES TO BE PAINTED IN FIELD OR BE PROVIDED WITH FACTORY OR SHOP APPLIED FINISH AS REQUIRED. ALL COLORS SHALL BE SELECTED BY ARCHITECT, APPROVED BY OWNER.

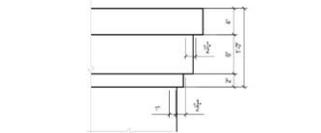
COUNTY DESIGN REQUIREMENTS

THE FOLLOWING DESIGN FEATURES ARE REQUIRED PER APPLICABLE PROVISIONS OF THE MARTIN COUNTY ARCHITECTURAL DESIGN STANDARDS. ADDITIONAL CLARIFICATION CONCERNING THESE NOTES BELOW ARE PROVIDED ON EACH ELEVATION.

- PER 4-872.3 A MINIMUM OF 4 DESIGN ELEMENTS ARE PROVIDED ON EACH PRIMARY FACADE.
 *EAST FACADE INCLUDES A RAISED PARAPET OVER CUSTOMER ENTRANCE. THIS IS A PRIMARY ELEVATION THAT IS FOR BACK OF HOUSE USE ONLY. TO MEET DESIGN STANDARDS THE EMPLOYEE ONLY ENTRANCE HAS BEEN ARTICULATED AS A CUSTOMER ENTRANCE.
- PER 4-872.4 NO BLANK WALL EXCEEDS 30' HORIZONTALLY OR 12' VERTICALLY.
- PER 4-872.2.A NO WALL PLAN EXCEEDS 80% OF BUILDING LENGTH OR 100'. EACH PROPOSED WALL PLANE IS A MINIMUM OF 3" DEEP AND 8' 0" IN LENGTH.
- PER 4-872.0 A FLAT ROOF WITH PARAPET IS PROPOSED:
 - PARAPET IS 6" ABOVE 12" IN HEIGHT
 - ALONG EACH FACADE A MINIMUM OF TWO HEIGHT CHANGES ARE PROVIDED
 - A 12" CORNICE WITH THREE RELIEFS IS PROVIDED
- PER 4-872.H CLEARLY DEFINED, WEATHER PROTECTED CUSTOMER ENTRANCES ARE PROVIDED.

EXT FINISH SCHEDULE

#	MATERIAL	MPR	COLOR
1	PAINT	SHERWIN WILLIAMS	896 CLOUD NINE
2	PAINT	SHERWIN WILLIAMS	703 CEILING BRIGHT WHITE
3	PAINT	SHERWIN WILLIAMS	829 RAIN
4	PAINT	SHERWIN WILLIAMS	823 STEEL WATER
5	PAINT	SHERWIN WILLIAMS	824 LAZY GRAY
6	PAINT	SHERWIN WILLIAMS	912 AFRICAN GRAY
7	PRE-FINISHED ALUM CANOPY	AMERICAN PRODUCTS INC (OR EQ.)	PERMAFLUOR CHARCOAL
8	MBR	DRYVIT (DRENO DRIP GUTTING)	PERMAFLUOR CHARCOAL
9	ALUM TUBE SLATS	HALO CLAD (OR EQ.)	PERMAFLUOR CHARCOAL
10	STUCCO	DRYVIT (OR EQ.)	PERMAFLUOR CHARCOAL
11	PRE-FINISHED ALUM BRNCE MTL.	HALO CLAD (OR EQ.)	PERMAFLUOR CHARCOAL



05 ENLARGED CORNICE DETAIL



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	Comply
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	772-288-5920	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	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 Brixmor Property Group 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 is not required by the Local Planning Agency (LPA).



STAFF RECOMMENDATION

Staff recommends approval of this application.

1. Move that the Board receive and file the agenda item and all attachments including the staff report as Exhibit 1.
2. Move that the Board adopt a resolution approving the revised final site plan for the Martin Downs PUD, Parcel 38/40, Village Center PUD project.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

