

PALM PIKE CROSSING

REVISED MAJOR MASTER SITE PLAN

AND

LOT 5 REVISED FINAL SITE PLAN

Local Planning Agency
Public Hearing
April 16, 2026

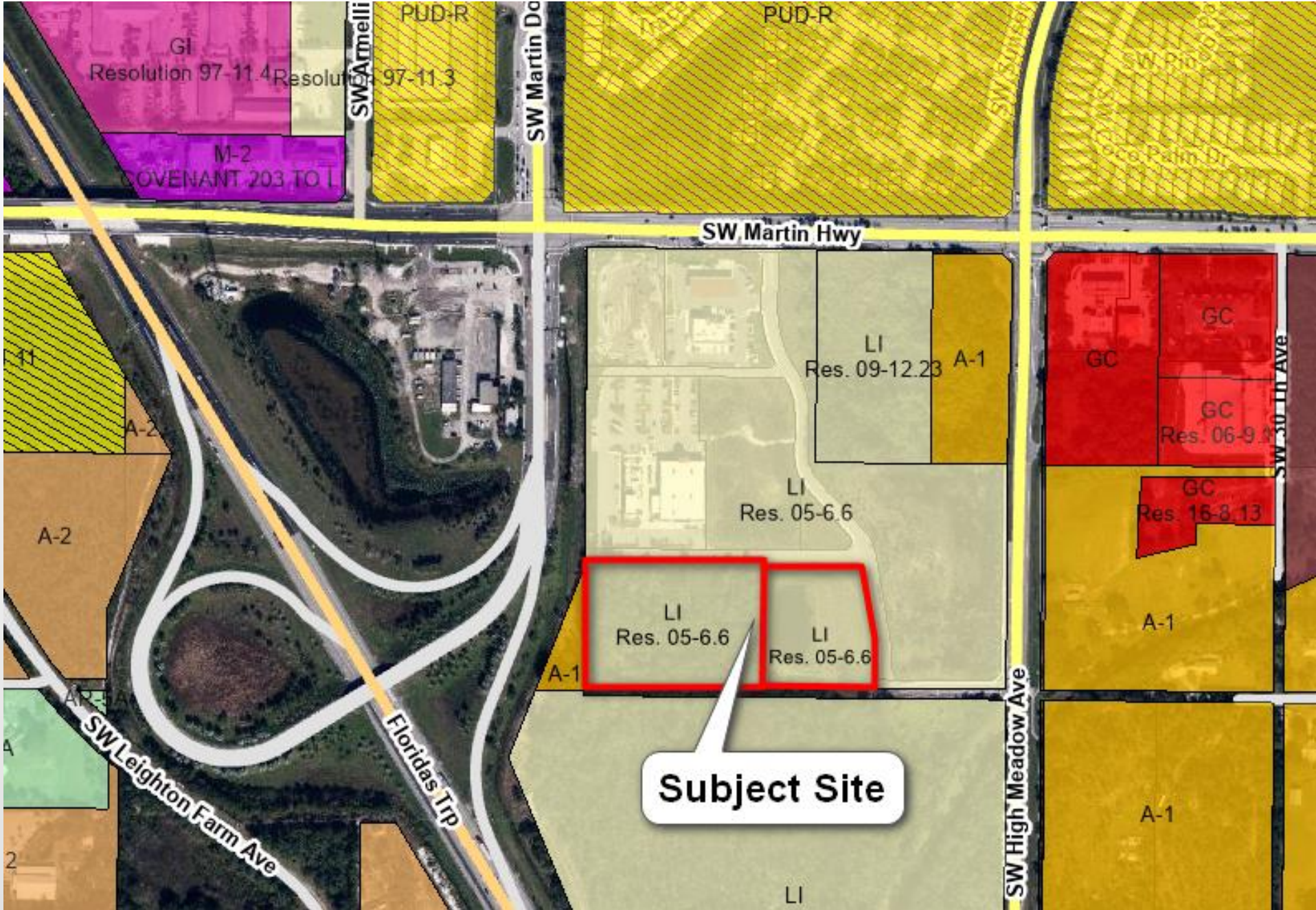
Owner: Anglo American Land Company, LLC (Lot 5)
Owner: Palm Pike Crossing, LLC. (Palm Pike Crossing)
Applicant: Bradford Trading Partners, LLC.
Requested by: Cotleur & Hearing
Project Coordinator: Luis Aguilar, Principal Planner







ZONING



FLORIDA'S TURNPIKE

S.W. MARTIN HIGHWAY

SECTION 10N 10E
RANGE 30S
TOWNSHIP 10N 10E

SECTION 10N 10E
RANGE 30S
TOWNSHIP 10N 10E

PROJECT TEAM

OWNER/CLIENT:
BRADFORD TRADING PARTNERS
4800 SW LORRAINE CT.
PALM CITY, FL 34909
CONTACT: BRADFORD TRADING PARTNERS

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
2000 COMMERCIAL LANE, SUITE 1
JUPITER, FL 33458
CONTACT: LISA HINDORF

ENGINEER:
WELLS, SMITH, & ASSOCIATES
2000 JUPITER PARK DRIVE
JUPITER, FLORIDA 33458
772.284.7000
CONTACT: WENDON WALKER

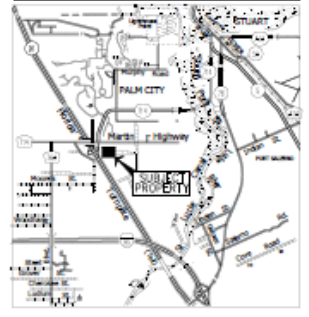
SOILS ENGINEER:
LOWERY LAND SURVEYING, INC.
475 WEST TOLAND/OWEN ROAD
JUPITER, FLORIDA 33458
361.744.8400
CONTACT: SHANE C. LOWERY

LEGEND

H HANDICAP SIGN
LS LANDSCAPE BUFFER
R RADIUS
SB SETBACK
SD SIDEWALK
TYP TYPICAL
LME LAKE MAINTENANCE SAGEMENT
OH OVERHANG
ESMT EASEMENT
UT UTILITY EASEMENT
LTT UPLAND TRANSITION ZONE

○ HANDED CAP SIGN
○ STOP SIGN
○ BOLLARD/PATH LIGHT
○ PARKING LOT LIGHT

LOCATION MAP



S.W. HIGH MEADOW AVE
TOWNSHIP 10N 10E RANGE 30S SECTION 10E

SITE DATA

MASTER SITE DATA

Jurisdiction: Martin County
Zoning: Limited Industrial
Future Land Use: Industrial
15000 ZONE 8 (MSB, LANSJUSALL)

LAND DEVELOPMENT DATA

	SQ. FT.	AC.	% SITE
Post Development Gross Site Area	1,956,967	27.48	100.0%
Created Wetland	22,854	0.32	1.1%
Existing Wetland	151,815	3.49	12.7%
Right of Way Dedication	32,607	0.75	2.7%
Upland	1,596	0.04	0.2%
Total Developable Site	987,602	22.67	82.5%
Lot 1	96,118	2.21	8.9%
Lot 2	74,577	1.71	6.2%
Lot 3	168,877	3.88	14.2%
Lot 4	132,826	3.05	13.1%
Lot 5	286,527	6.58	23.9%
*** Common Area	238,622	5.25	18.1%

Maximum Building Height: 40'

	Lot Area (10,000 SF)	Min. Building Coverage SF (40%)	Min. Open Space SF (20%)	Min. Lot Width (100')
Lot 1 Provided	96,118	38,448	19,223	287
Lot 2 Provided	74,577	29,831	14,915	222
Lot 3 Provided	168,877	67,551	33,776	307
Lot 4 Provided	132,826	53,131	26,565	254
Lot 5 Provided	286,527	114,611	57,305	359

PRESERVE DATA TABLE

	AC.
Post Development Wetland	4.30
Wetland Impact	0.35
Wetland Creation	0.52
Wetland Buffer	5.80
Total Preserved	5.20

PROPOSED USES

Lot 1: Convenience Store / Gas
Lot 2: Vehicular Service & Maintenance
Lot 3: Retail
Lot 4: Retail
Lot 5: Retail / Hotel

REQUIRED SETBACKS PER LOT

U DISTRICT MINIMUM SETBACKS

Front: 15' Min.
Side: 10' Min.
Rear: 30' Min.

REVISED MASTER PLAN



Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.8336 • Fax 747.1377
www.cotleurhearing.com
LIC# LC-28003535

Palm Pike Crossing
Bradford Trading Partners
Martin County, Florida

DESIGNED: LAWRENCE
DRAWN: JENNIFER
APPROVED: LISA
JOB NUMBER: 24-0111
DATE: 08-27-20
REVISIONS: 08-27-20
09-28-20



PLAN APPROVED
BY
MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
DATE APPROVED: August 14, 2023
PROJECT COORDINATOR: [Signature]



THOMAS
LANDSCAPE ARCHITECTURE
1000 W. STATE ST., SUITE 100
PALM BEACH, FL 33480
P: 561-833-1100
F: 561-833-1101

RESERVED

DATE	BY / FOR	COMMENTS
11/15/2023	811	COUNTY COMMENTS

811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
www.call811.com

PROJECT NO.: 2023-001
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 08/14/23
PROJECT: PALM PIKE CROSSING LOT 5

SITE PLAN SET
Martin County Project #0115-046

FOR

PALM PIKE CROSSING LOT 5

PALM CITY
FLORIDA

THOMAS

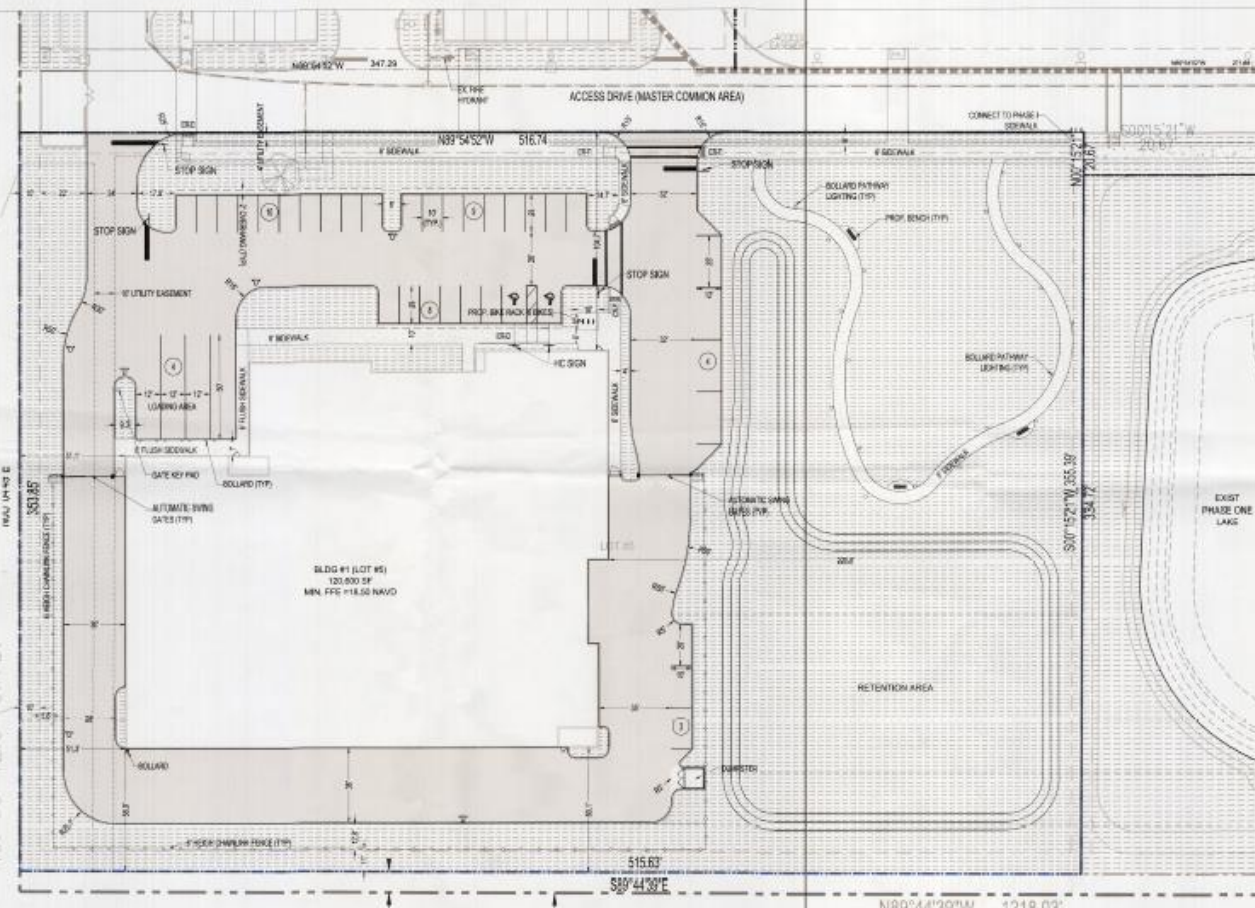
PROFESSIONAL SEAL
120 W. HICKORY ST., SUITE 206
JUPITER, FL 33458
PH: 561-725-7500
PA: 561-725-7721
www.thomaslandscape.com

BRANDON ULMER
PROFESSIONAL SEAL
1000 W. STATE ST., SUITE 100
PALM BEACH, FL 33480
PH: 561-833-1100
F: 561-833-1101

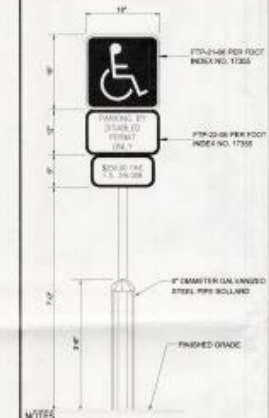
SHEET TITLE:
PALM PIKE CROSSING LOT 5 (PHASE IV) FINAL SITE PLAN

SHEET NUMBER:
SP-1

FL TURNPIKE
ABANDONED BY F.P.C.N. 24-38-40-000-00000-7
OWNER: FLORIDA ASSETS LLC
NO. 95-12.5 (O.R.B.)

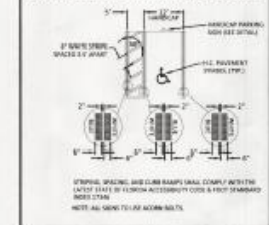


HANDICAP PARKING SIGN



NOTES:
1. HANDICAPPED SIGN WILL BE OF A SOLID, BRIGHT COLOR. MATERIAL SHOULD BE USED ON EACH SIDE OF THE HANDICAPPED SPACE. THE SIGN SHOULD BE A QUALITY EQUIVALENT TO SUPER STRIPING TAPE. SIGN SHOULD BE INSTALLED WITHIN 10' OF THE HANDICAPPED SPACE. SIGN SHOULD BE STRIPPED ON THE WEARING SURFACE OF EACH SPACE DESIGNATED FOR THE HANDICAPPED SPACE.

HANDICAP STRIPING DETAIL



PARKING DATA:

Required*	**	Provided	40'
1 STALL/1500 SF	80 (1/20 units per employee)	13	4
Loading Space (30-125 ft)	4>Loading	4	4
ADA Parking (75-200)	4/ADA (1-2/5)	1/ADA (26-50)	2
TOTAL	84	20	28

Martin County Code Requirements
**Typical Parking Standard for Mini-Storage Facilities

SITE DATA:

Local Jurisdiction	Martin County
Future Land Use	Industrial
Current Zoning Classification	U, Limited Industrial
Floor Area Classification	Phase 2: 200' x 300'
Map No.	12085C01410, Date: March 28, 2015
Lot #	183,086 SF 4.20 AC 100.0%
Improvement Area	57,533 SF 2.33 AC 50%
Building	40,238 SF 0.92 AC 22%
Vehicle Use Area	48,527 SF 1.11 AC 27%
Sidewalk	8,023 SF 0.18 AC 4%
2' Vehicular Overhang	395 SF 0.01 AC 0%
Retention Area (Open Space)	85,913 SF 1.97 AC 47%
Landscape Area	58,796 SF 1.35 AC 32%
Retention Area	27,224 SF 0.62 AC 15%
Required	Provided
Maximum building coverage	40 % 22 %
Minimum open space	20 % 47%
Maximum building height	40' 40' *
Physically to MARTIN COUNTY, FLA., LDR SECTION 3.1.6d	
Building setbacks	
Front	15' 104' 7'
Side (east)	15' 229' 8'
Side (west)	13' 53' 1'
Rear	15' 58' 0'

LEGEND:

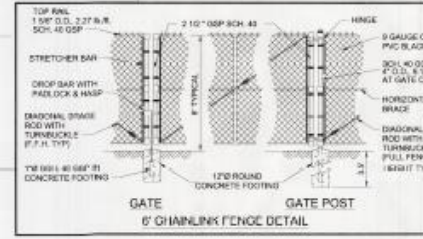


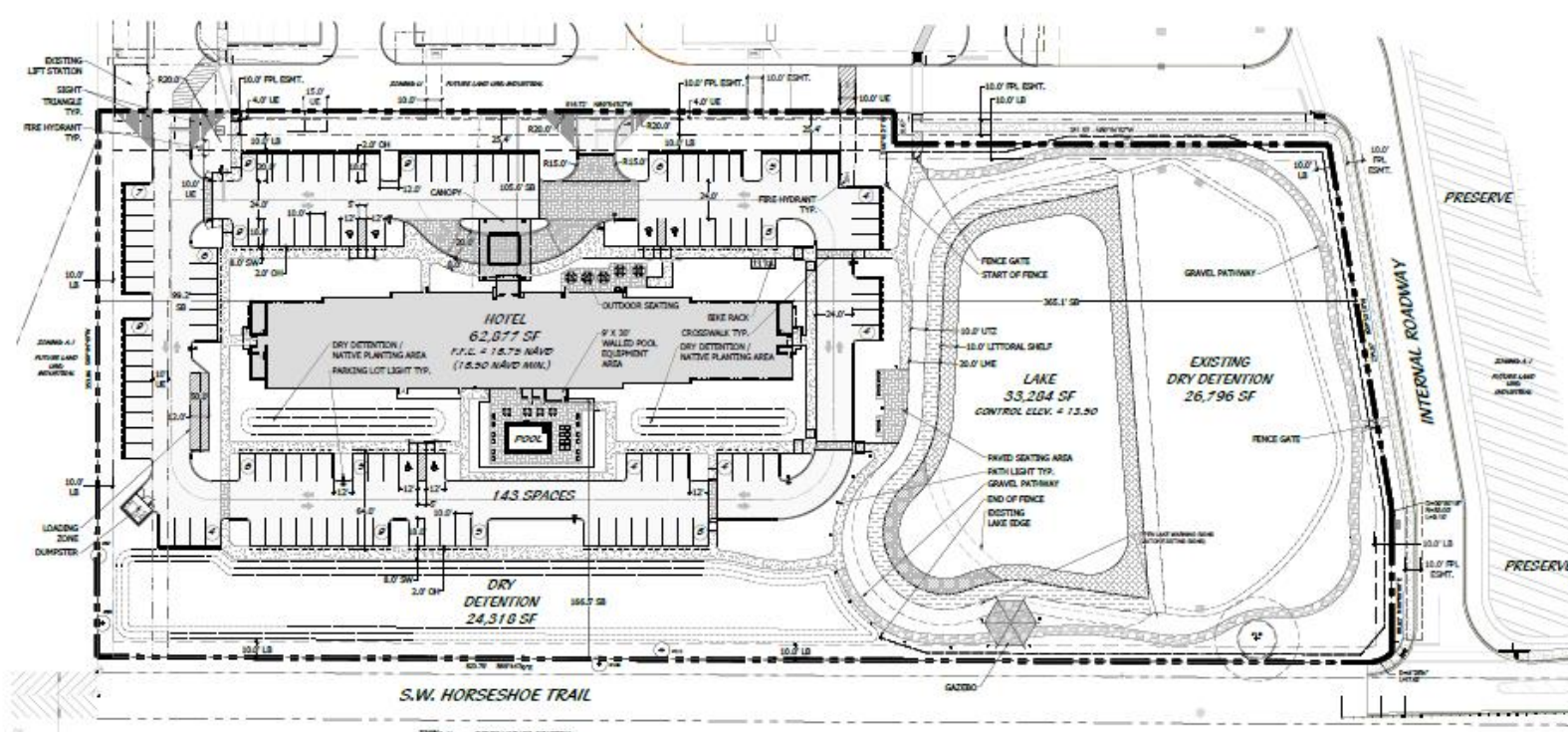
SITE NOTES:

- ALL PROPOSED DIMENSIONS SHOWN UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, OPEN SPACE DIMENSIONS ARE SHOWN TO CENTER OF CURB.
- ALL DIMENSIONS ARE 7' UNLESS OTHERWISE NOTED.
- ALL PROPOSED DIMENSIONS AND SPACING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) 8TH EDITION AND "MUTCD" 11TH EDITION UNLESS OTHERWISE NOTED.
- IF ANY DIMENSIONS ARE SHOWN IN RED, THEY ARE FOR INFORMATIONAL PURPOSES AND SHALL BE REVISIT TO APPROVAL.
- ALL DIMENSIONS AND SPACING SHALL BE REVISIT FROM THE DATE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ANY DIMENSIONS OR SPACING NOTED IN RED SHALL BE REVISIT TO APPROVAL. ANY DIMENSIONS OR SPACING NOTED IN RED SHALL BE REVISIT TO APPROVAL. ANY DIMENSIONS OR SPACING NOTED IN RED SHALL BE REVISIT TO APPROVAL.

RECEIVED
SEP 20 2023
GROWTH MANAGEMENT DEPARTMENT

PCN: 24-38-40-000-022-00000-0
OWNER: SANDS COMMERCE CENTER LLC





LOCATION MAP



PROJECT TEAM

OWNER/CLIENT:
 BRACKEN TRADING PARTNERS
 4401 W. COUNTY RD.
 PALM CITY 34909
 888.338.9999
 CONTACT: GUY HALE

ENGINEER:
 PEEL, SHERT, & ASSOCIATES
 1000 S. W. COUNTY ROAD 100
 JUPITER, FLORIDA 33458
 TEL: 561.746.1111
 CONTACT: ANDREW USHER

LANDSCAPE ARCHITECT (PLANNING):
 COTTELL & HEARNS, INC.
 1000 COMMERCIAL LANE, SUITE 1
 JUPITER, FL 33458
 561.747.1414
 CONTACT: LEAH HEINELMANN

SURVEYOR:
 GORDON JAMES SURVEYING, INC.
 800 WEST PINEAPPLES BLVD
 JUPITER, FLORIDA 33458
 561.747.1414
 CONTACT: DAVID C. LISBERG

LEGEND

- LB LANDSCAPE BUFFER
- R RADIOS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- UNE LAKE MAINTENANCE EASEMENT
- OH OVERHANG
- ESHT EASEMENT
- UE UTILITY EASEMENT
- LITZ UPLAND TRANSITION ZONE
- ADA SIGN
- STOP SIGN
- BOLLARD/PATH LIGHT
- PARKING LOT LIGHT

HATCH LEGEND

- BUILDING FOOTPRINT
- DROP-OFF CANOPY
- ASPHALT
- ADA/LOADING ZONE STRIPING
- CONCRETE SIDEWALK
- PAVERS (VEHICULAR OR PEDESTRIAN)
- GRAVEL PATHWAY
- UPLAND TRANSITION ZONE (LITZ)
- LETTERAL PLANTING ZONE
- EXISTING LETTERALS

SITE DATA

PALM PKX HOTEL SITE DATA			
Item	50 FT.	AC.	% SITE
Total Site Area	286,527.00	6.576	100
Zoning	Unlimited Industrial		
Future Land Use	Industrial		
POB	21 38 10 000 010 00000 5, 21 38 10 000 011 00000 0		
Proposed Use	Hotel		
OPEN SPACE			
Total Open Space Required (Min. 20% of Total Site Area)	57,305.40	1.32	20.00%
Zoning	Unlimited Industrial		
Lake & Lake Maintenance Easement	46,864.00	1.08	16.36%
Dry Detention Areas	52,890.00	1.21	18.48%
Landscape Area	128,330.00	2.72	41.30%
IMPERVIOUS / PERVIOUS AREA			
Total Impervious	86,448.00	1.93	30.16%
Building Coverage (Max 40%)	20,059.00	0.48	7.31%
Asphalt, Pavers, Curbs, Dumpster Area (VIA)	58,958.00	1.35	25.88%
Pedestrian Paths, Sidewalks, Beach and Bike Rack Pads	10,531.00	0.38	5.77%
Pool Deck	1,899.00	0.04	0.66%
Pool	600.00	0.01	0.21%
Water Surface Area	38,272.00	0.76	11.61%
Total Pervious	190,079.00	4.36	66.36%
Drainage Area (Dry Detention, Lake Maintenance Easement)	46,422.00	1.02	23.58%
Gravel Lake Pathway	5,227.00	0.12	1.80%
Landscape Area	128,330.00	2.72	41.30%
Total Site Area (Pervious & Impervious)	286,527.00	6.58	100.00%
BUILDING DATA			
Total Gross Floor Area	60,877.00	1.11	13.51%
Building Height (Proposed): 5 story, 4F			
* 200 Rooms			
BUILDING SETBACKS			
Front (North)	37' min.	250.0'	
Side (South)	37' min.	286.5'	
Side (East)	37' min.	365.1'	
Side (West)	37' min.	99.2'	
PARKING			
Hotel: 143 rooms, 12 employees, 12 lounge tables	143	633	
1 space per unit + 300 spaces			
1 space per 3 seats of lounge + 4 spaces			
1 space per 10 employees + 8 spaces			
Total Accessible Spaces (Included in total standard)	5	6	

LEGAL DESCRIPTION

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY PARK, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDED BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF TRACTS 7, 10 AND 11, AS SHOWN ON THE PLAT OF PALM CITY PARK, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 7140), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-3602 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 664.19 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7; THENCE ALONG SAID EAST LINE OF TRACT 7, SOUTH 00°01'01" WEST, A DISTANCE OF 613.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT 11; THENCE ALONG THE NORTH LINE OF SAID TRACT 11, SOUTH 89°40'47" EAST, A DISTANCE OF 654.11 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, A 100 FOOT RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 665, PAGE 754, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°02'00" WEST, A DISTANCE OF 649.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, A 30 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, NORTH 69°44'59" WEST, A DISTANCE OF 128.02 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 10; THENCE DESCRIBED SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE OF TRACTS 10 AND 7, NORTH 00°04'49" EAST, A DISTANCE OF 1281.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,196,966 SQUARE FEET OR 27.47 ACRES, MORE OR LESS.

GENERAL NOTES

REUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

10' X 30' SAFE RIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROAD.

THE 2 OR FRAMED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEGETABLE USE AREAS.

MAJORITY OF SECURED PARKING WILL BE PROVIDED OFF-SITE BY AN EXISTING PARKING STRUCTURE WITHIN THE LOCAL FISCAL FINANCIAL CENTER.

RAMP SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA WALKWAY ACCESSIBILITY CODE.

ALL AIR LINES SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF OPTED DESIGN PRINCIPLES.

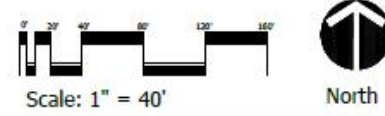
MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT A BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE 7-500 (AFTER OCT. 1, 2005 FBC 2004)

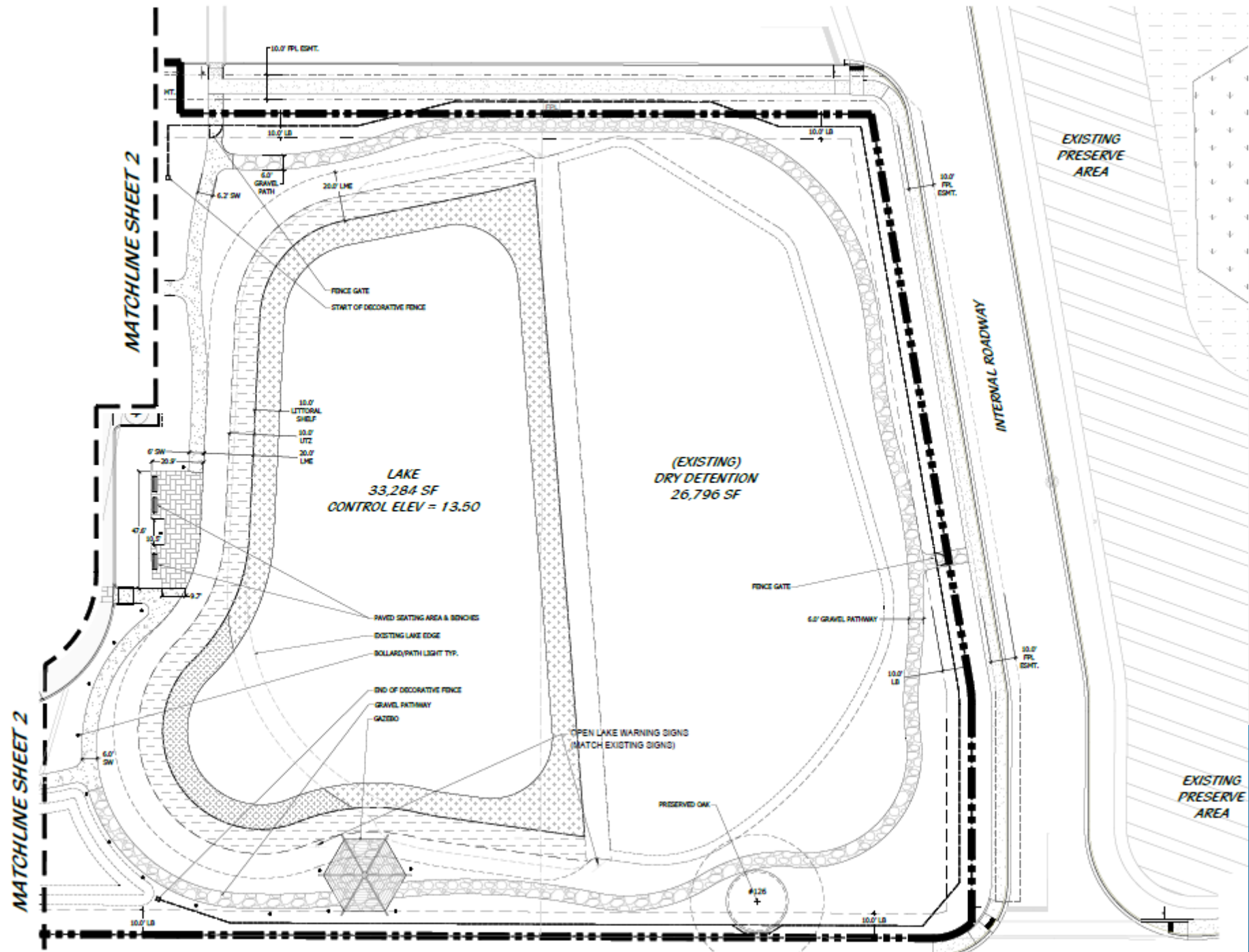
"PEDESTRIAN KING" SIGNS SHALL BE PROVIDED FOR ALL RED-BOOK CROSSINGS.

PROJECT TO SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FEATURES ON PHOTOCELLS.

LANDSCAPE MANAGEMENT AREAS ARE TO BE MAINTAINED WITH PLANTED NATIVE VEGETATION IN PROPORTION.

REVISED FINAL SITE PLAN

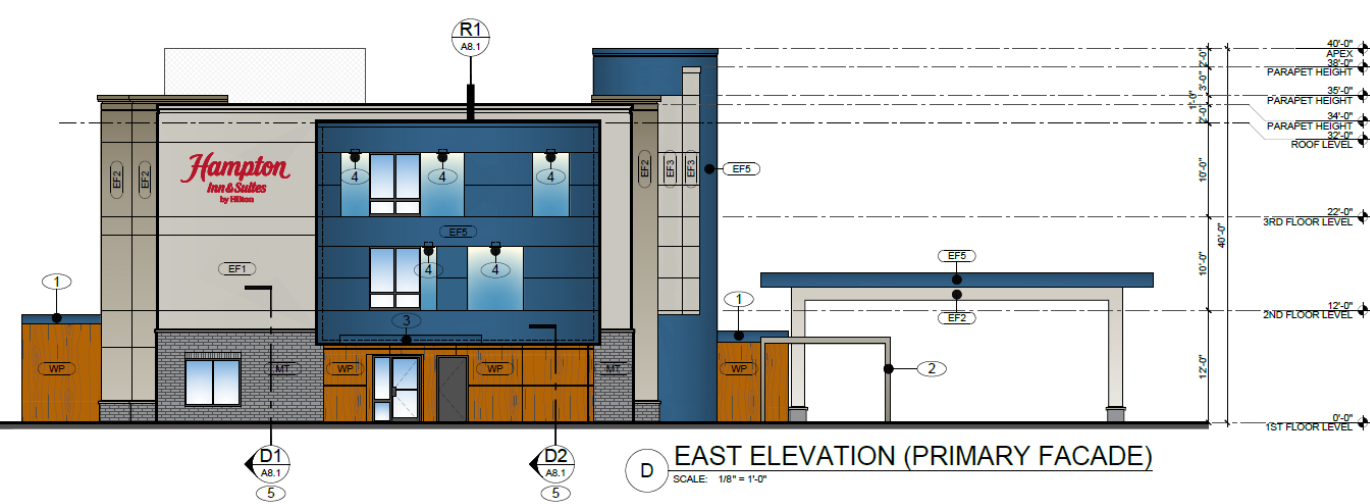




ARTICLE 4, DIVISION 20 – COMMERCIAL, MULTIFAMILY, AND INDUSTRIAL DESIGN

- The applicant is requesting alternative compliance from the primary façade transparency/fenestration criteria of Article 4, Division 20. for the East, South, and West Facades.
- Staff recommend approval.
- The Board of County Commissioners is the final decision maker for this application.





D EAST ELEVATION (PRIMARY FACADE)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (PRIMARY FACADE)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (PRIMARY FACADE)
SCALE: 1/8" = 1'-0"

REVIEW OF APPLICATION

- Development review staff have found the Palm Pike Crossing, Lot 5 application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.
- Staff Recommend approving the Revised Major Master Site Plan for Palm Pike Crossing.
- Staff Recommend approving the Revised Final Site Plan for the Palm Pike Crossing Lot 5 project.



STAFF RECOMMENDATION

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

