



November 5, 2025

Subject and Location: **Martin Commerce Park PUD Zoning Agreement and Master Site Plan (M164-010) (FKA Martingale Estates Subdivision)**

This is a request by Lucido & Associates on behalf of Martin Commerce Park, LLC for rezoning approval to Planned Unit Development (PUD) through a PUD Zoning Agreement for the Martin Commerce Park Project including a Master Site Plan and Phasing Plan. The Master Site Plan includes five (5) phases with a proposed building floor area of 1,100,000 square feet and includes areas for trailer parking and outdoor storage. The property is approximately 167.18 acres and is located east and adjacent to I-95 and south of SW Martin Highway and SW Martingale Drive.

Dear Property Owner:

As a landowner within 1,000 feet of the property identified above and as shown on the enclosed map and master site plan, please be advised that the Local Planning Agency and the Board of County Commissioners will conduct public hearings on the subject listed above.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**

7:00 P.M., or as soon after as the matter may be heard, on
Thursday, November 20, 2025

Time and Date: **BOARD OF COUNTY COMMISSIONERS**

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, December 9, 2025

Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

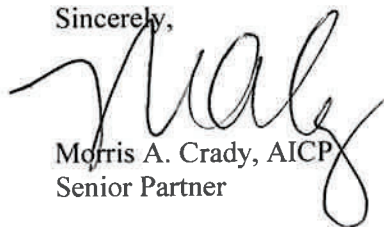
When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff and applicant and may provide testimony. To be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Article 10, Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least

seven (7) business days prior to the Local Planning Agency (LPA) or Board of County Commissioners (BOCC) meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead, signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least seven (7) business days prior to the LPA or BCC meetings.

If any person who decides to appeal a decision made with respect to any matter considered at the meetings or hearings of a board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made. This record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the original application documents or agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Brian Elam, PMP, Principal Planner, at belam@martin.fl.us or to 2401 SE Monterey Road, Stuart, FL 34996. Also, please feel free to contact me directly at 772-220-2100 for further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Crady', is written over the typed name and title.

Morris A. Crady, AICP
Senior Partner

Attachments: Location Map
Master Site Plan

Current Aerial map



