



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.

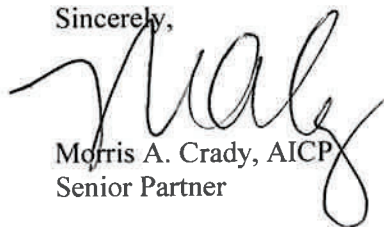
When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff and applicant and may provide testimony. To be an Intervenor, a person must qualify to receive mailed 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,

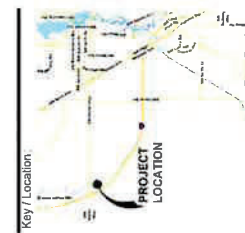
A handwritten signature in black ink, appearing to read "M. Crady", written over the typed name and title.

Morris A. Crady, AICP
Senior Partner

Attachments: Location Map
Master Site Plan

Current Aerial map



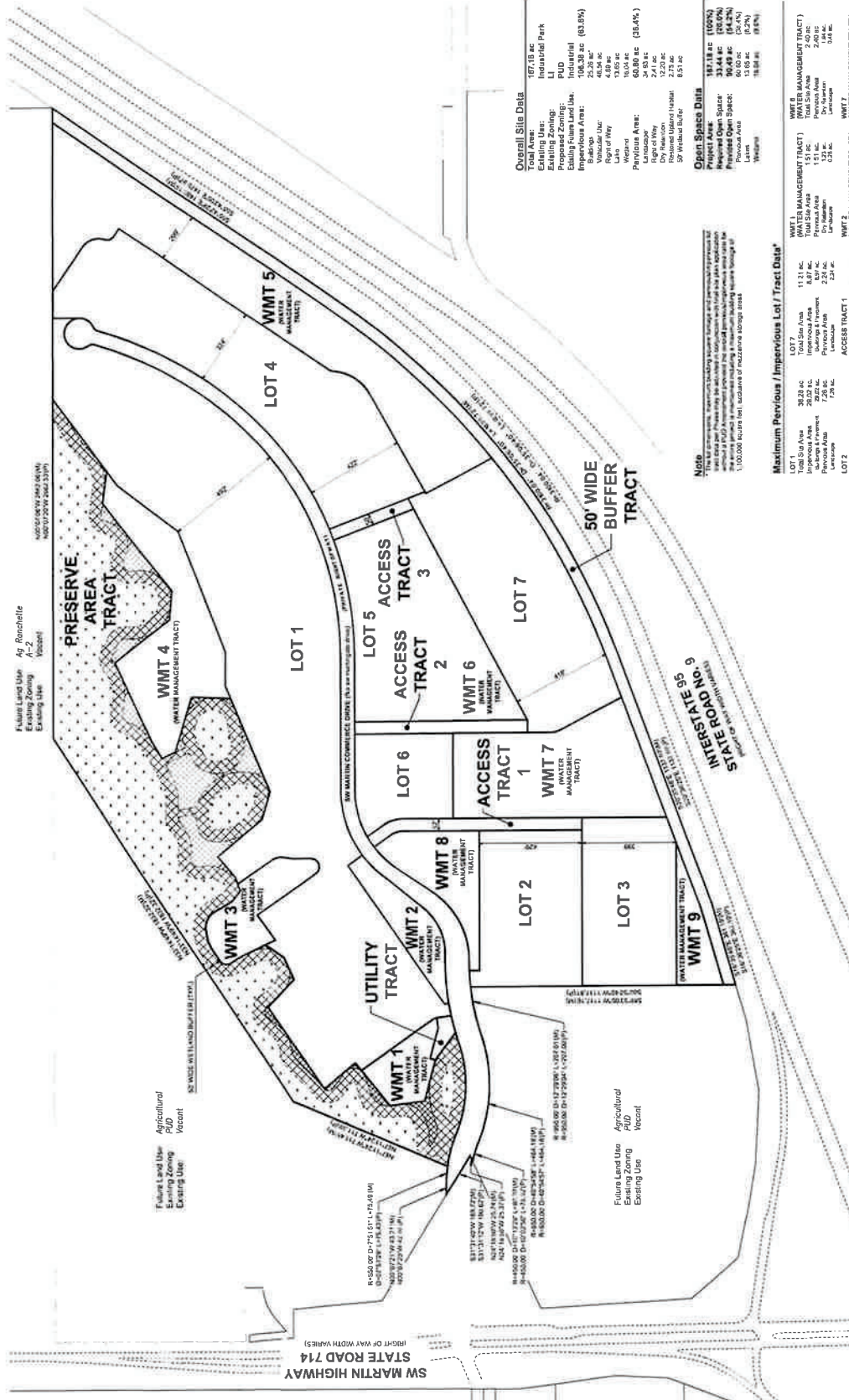
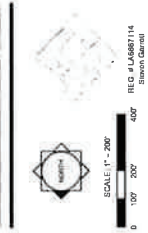


Project Team:

Owner	State of Florida, Dept. of Transportation
Design Engineer	Luñdo & Associates, Inc.
Engineer	Luñdo & Associates, Inc.
Surveyor	Surveyors of Florida, Inc.
Inspector	Inspector of Florida, Inc.
Environmental	Environmental of Florida, Inc.

Martin Commerce Park PUD Master Site Plan

Date	By	Description
11/11/2011	J.L.L.	Initial Submittal
11/11/2011	J.L.L.	Revised Submittal



Overall Site Data

Total Area	167.18 ac
Existing Use	Industrial Park
Existing Zoning	PUD
Existing Parcel Lot Use	Industrial
Impervious Area	198.38 ac (83.0%)
Vegetative Area	45.54 ac
Water Area	4.89 ac
Roof of Way	10.00 ac
Physical Area	60.80 ac (36.4%)
Landscaped	2.83 ac
Dry Season	12.20 ac
Wet Season	2.74 ac
Open Space	6.51 ac

Open Space Data

Total Open Space	18.18 ac (10.9%)
Preserved Open Space	30.48 ac (18.2%)
Periodic Area	18.18 ac (10.9%)
Water Area	4.89 ac (2.9%)

Maximum Permitted / Impervious Lot / Tract Data*

Lot / Tract	Total Area	Impervious Area	Periodic Area	Water Area
LOT 1	11.31 ac	8.87 ac	2.24 ac	0.20 ac
LOT 2	11.31 ac	8.87 ac	2.24 ac	0.20 ac
LOT 3	11.31 ac	8.87 ac	2.24 ac	0.20 ac
LOT 4	11.31 ac	8.87 ac	2.24 ac	0.20 ac
LOT 5	11.31 ac	8.87 ac	2.24 ac	0.20 ac
LOT 6	11.31 ac	8.87 ac	2.24 ac	0.20 ac
LOT 7	11.31 ac	8.87 ac	2.24 ac	0.20 ac
LOT 8	11.31 ac	8.87 ac	2.24 ac	0.20 ac
LOT 9	11.31 ac	8.87 ac	2.24 ac	0.20 ac

Water Management Data

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 1	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 2	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 3	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 4	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 5	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 6	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 7	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 8	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 9	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 10	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 11	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 12	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 13	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 14	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 15	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 16	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 17	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 18	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 19	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 20	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 21	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 22	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 23	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 24	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 25	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 26	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 27	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 28	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 29	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 30	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 31	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 32	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 33	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 34	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 35	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 36	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 37	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 38	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 39	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 40	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 41	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 42	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 43	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 44	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 45	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 46	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 47	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 48	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 49	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 50	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 51	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 52	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 53	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 54	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 55	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 56	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 57	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 58	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 59	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 60	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 61	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 62	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 63	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 64	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 65	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 66	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 67	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 68	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 69	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 70	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 71	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 72	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 73	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 74	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 75	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 76	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 77	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 78	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 79	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 80	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 81	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 82	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 83	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 84	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 85	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 86	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 87	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 88	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 89	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 90	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 91	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 92	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 93	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 94	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 95	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 96	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 97	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 98	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 99	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 100	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 101	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 102	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 103	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 104	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 105	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 106	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 107	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 108	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 109	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 110	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 111	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 112	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 113	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 114	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 115	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 116	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 117	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 118	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 119	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 120	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 121	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 122	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 123	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 124	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 125	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 126	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 127	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 128	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 129	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 130	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 131	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 132	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 133	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 134	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 135	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 136	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 137	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 138	1.51 ac	1.30 ac	0.21 ac	0.00 ac

Water Management Data (Continued)

Tract	Total Area	Impervious Area	Periodic Area	Water Area
WMT 139	1.51 ac	1.30 ac	0.21 ac	0.00 ac
WMT 140	1.51 ac	1.30 ac	0.21 ac	0.00 ac