

BRIDGE ROAD CAR CLUB

FINAL SITE PLAN (T130-005)

Board of County Commissioners

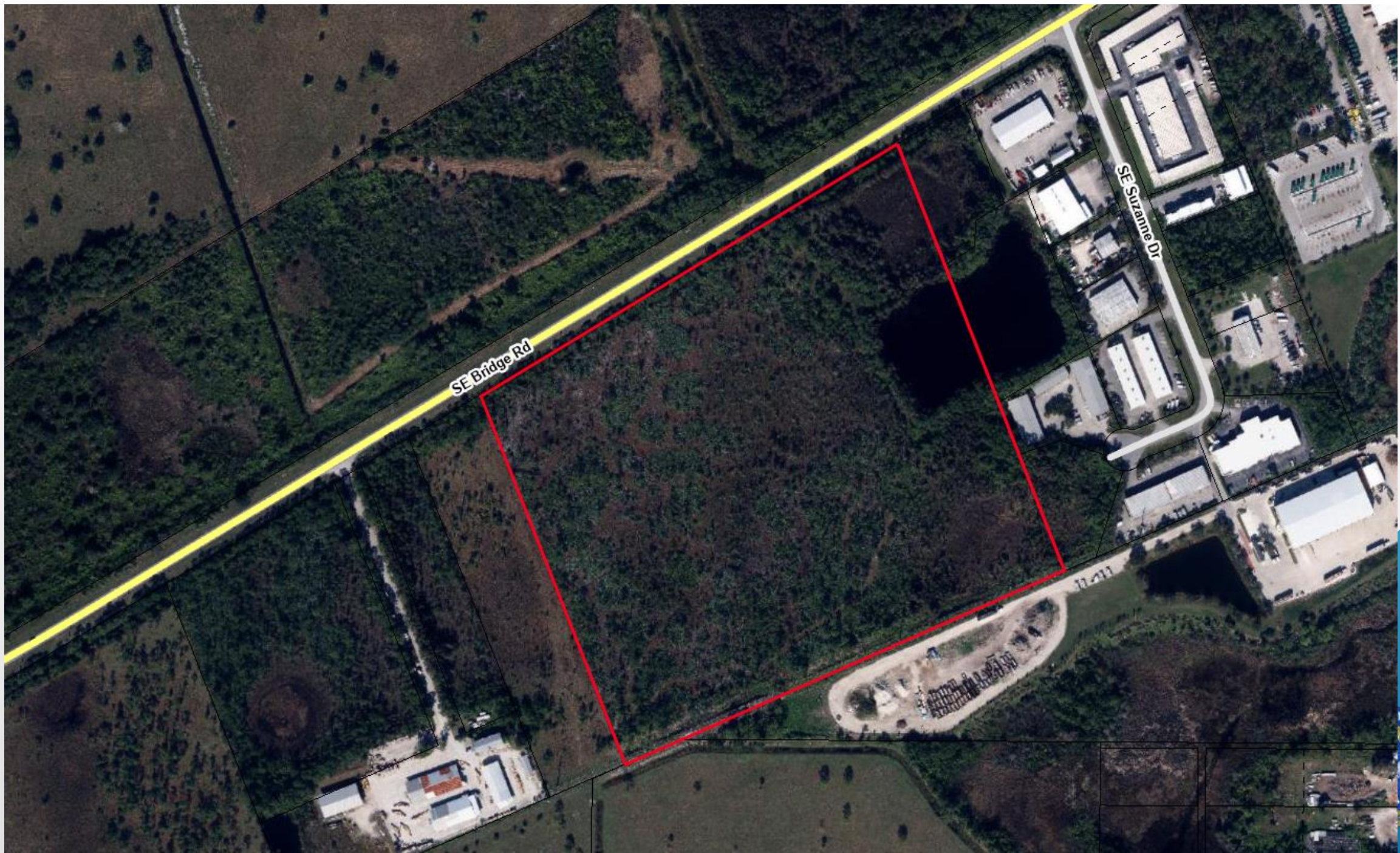
February 10, 2026

Owner/Applicant: MCFL Properties, LLC

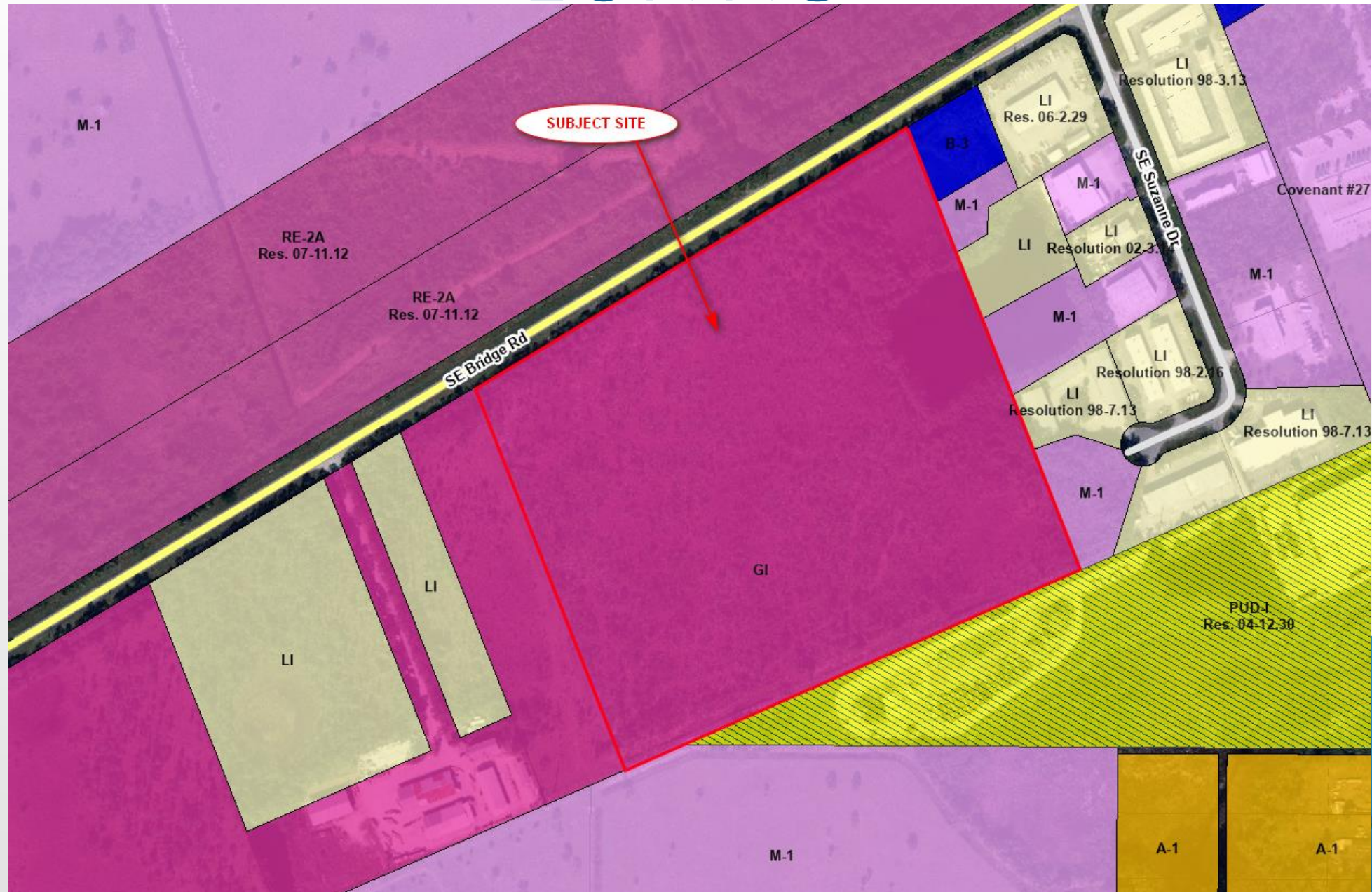
Requested by: HJA Design Studio, Erika Beitler

Project Coordinator: John Sinnott, Principal Planner





ZONING



FUTURE LAND USE



BRIDGE ROAD CAR CLUB

- Construct three (3) one-story vehicular self-storage buildings totaling approximately 55,823 square feet
- Access to be provided from SE Bridge Road
- Water and wastewater to be provided by South Martin Regional Utility
- Owner will dedicate 42 feet of right-of-way along SE Bridge Road during post-approval
- Owner will pay \$53,120 in lieu of sidewalk construction along SE Bridge Road



BRIDGE ROAD CAR CLUB

- Owner applied for an environmental waiver for access to uplands.
- Staff reviewed the waiver and found it met the criteria of Section 4.3.B, LDR, Martin County, Fla. The waiver has been approved by the Growth Management Director.
- Waiver authorizes 0.16 acres of wetland impacts and 0.36 acres of wetland buffer impacts to allow for driveway for access to upland portion of site.
- Onsite mitigation: creation of 0.16 acres of wetlands



Total Site Area	(1,405,746 SF)	32.27 Ac.
42 R.O.W. Dedication Area	(53,760 SF)	1.23 Ac.
Total Site Area (Less R.O.W.)	(1,351,986 SF)	31.03 Ac.
Parcel Control #	34-38-42-000-185-00010-8	
Future Land Use	Industrial	
Existing Zoning	General Industrial	
Existing Use	Vacant	
Proposed Use	Vehicular Sales & Service (Car Storage)	
Maximum Building Height		40'
Proposed Building Height	34.7'	37.3'
Maximum Building Coverage		50%
Minimum Open Space		20%

	Required	Building 1	Building 2	Building 3
Front:	15 ft	705 ft	638 ft	703 ft
Rear:	10 ft	70 ft	74 ft	39 ft
Side:	10 ft	70 ft	404 ft	317 ft

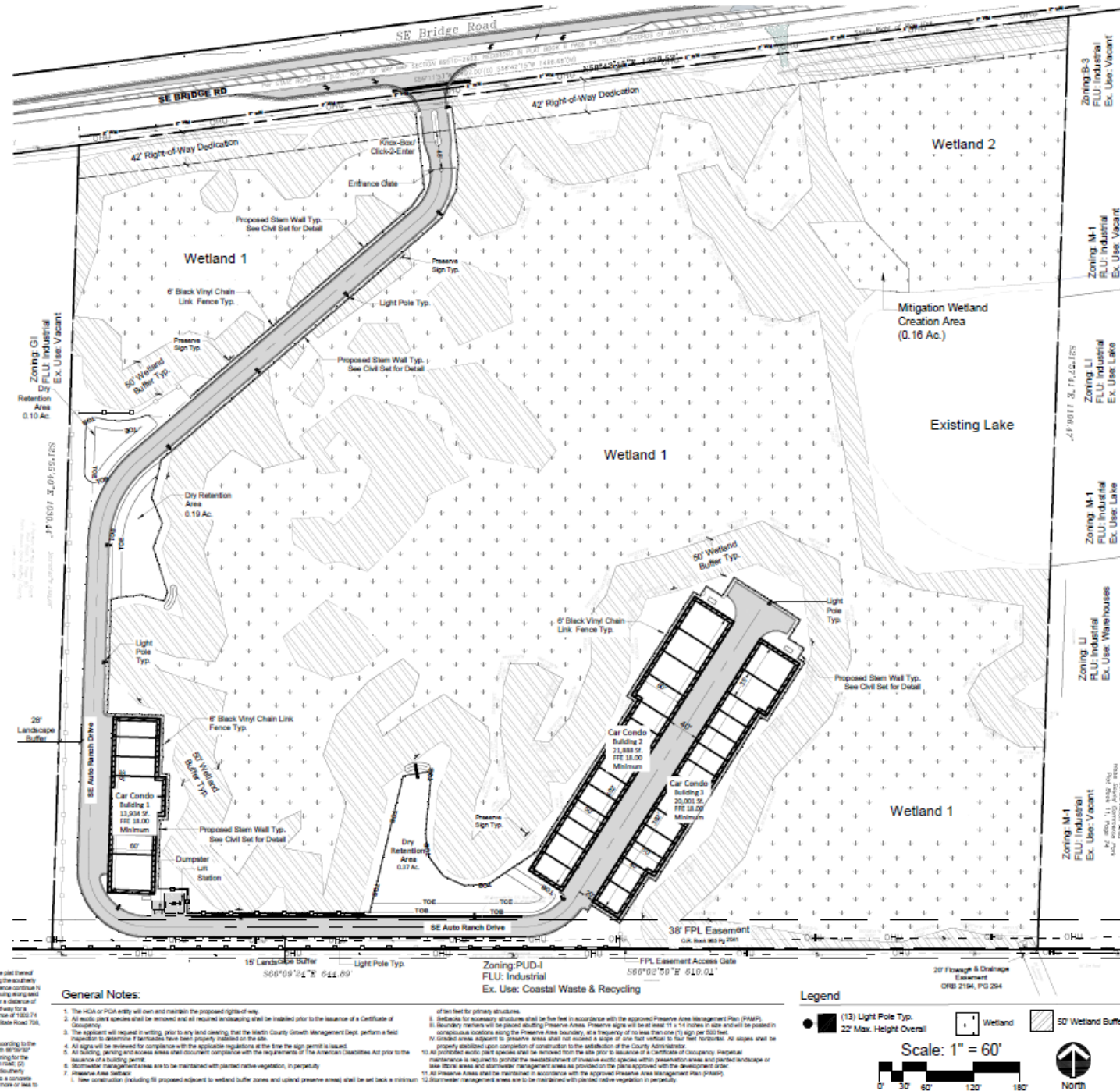
Vehicular Use Area (includes curbs)	67,518 sf	1.55 Ac.	5.0%
Buildings	55,823 sf	1.28 Ac.	4.1%
Wetland Preserve	642,162 sf	14.74 Ac.	47.6%
Mitigation Wetland Creation Area	6,970 sf	0.16 Ac.	0.5%
Lake Tract	87,493 sf	2.01 Ac.	6.4%
Total:	859,966 sf	19.74 Ac.	63.6%

Dry Retention Areas	28,749 sf	0.66 Ac.	2.3%
Landscape Areas	71,618 sf	1.64 Ac.	5.4%
50' Wetland Buffer	391,653 sf	8.99 Ac.	28.9%
Total:	492,020 sf	11.29 Ac.	36.4%

Open Space Required:	270,397 Sf	6.20 Ac.	20%
Open Space Provided:	1,228,645 Sf	28.20 Ac.	91.1%

Total Site Area		32.27 Ac.
Existing Native Habitat:	1,318,253 sf	30.26 Ac.
Wetlands:	849,132 sf	14.90 Ac.
Native Uplands / Pine Flatwoods:	869,121 sf	15.37 Ac.
Native Upland Preserve Required:	167,280 sf	3.84 Ac.
Native Upland Preserve Provided:	391,653 sf.	8.99 Ac.
(50' Wetland Buffer)		

Total Ex. Wetlands :	649,132 sf.	14.90 Ac.
Total Ex. Upland Buffer:	410,527 sf.	9.43 Ac.
Wetland Impacts:	7,080 sf.	0.16 Ac.
Upland Buffer Impacts:	15,533 sf.	0.36 Ac.
Total Remaining Wetlands:	649,132 sf.	14.90 Ac.
Wetland Preserve	842,162 sf	14.74 Ac.
Mitigation Wetland Creation Area	8,970 sf	0.16 Ac.
Total Remaining Upland Buffers:	391,653 sf.	8.99 Ac.

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**HJ DESIGN
STUDIO**
LANDSCAPE ARCHITECTURE

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Bridge Road Car Club

Martin County

Final Site Plan

Florida

Job No. 2022-32
 Drawn By EB
 Checked By MH
 Approved By MH
 Submittal Dates 07-17-2024

Revision Dates 1st Revision: 01-16-2025
2nd Revision: 07-03-2025 / 3rd Revision: 11-20-2025

SP-1



LOCAL PLANNING AGENCY

- This matter was heard before the LPA on February 5, 2026.
- The recommendation is presented to the Board.



REVIEW OF APPLICATION

- Development review staff have found the MCFL Properties, LLC, application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board adopt the Resolution approving the Bridge Road Car Club Final Site Plan, including the Preserve Area Management Plan (PAMP).

