



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. *Application Information*

## **SOUTH FLORIDA GATEWAY PUD PLAT NO. 2**

|                             |                                       |
|-----------------------------|---------------------------------------|
| Applicant:                  | South Florida Gateway Industrial, LLC |
| Property Owner:             | South Florida Gateway Industrial, LLC |
| Agent for the Applicant:    | Lucido & Associates                   |
| County Project Coordinator: | Luis Aguilar, Principal Planner       |
| Growth Management Director: | Paul Schilling                        |
| Project Number:             | S265-018                              |
| Record Number:              | DEV2024090013                         |
| Report Number:              | 2025_0221_S265-018_Staff_Report_final |
| Application Received:       | October 11, 2024                      |
| Transmitted:                | October 11, 2024                      |
| Date of Report:             | November 22, 2024                     |
| Application Received:       | December 17, 2024                     |
| Transmitted:                | December 18, 2024                     |
| Date of Report:             | January 29, 2025                      |
| Application Received:       | February 11, 2025                     |
| Transmitted:                | February 11, 2025                     |
| Date of Report:             | February 21, 2025                     |

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**B. Project description and analysis**

This is a request by Lucido & Associates on behalf of South Florida Gateway Industrial, LLC, for approval of a plat to add the approximately 32.26-acre Lot IND-3 to the South Florida Gateway PUD Plat. The plat is to be consistent with the revised infrastructure final site plan for South Florida Gateway PUD. The subject site is located approximately 0.6 miles south of SW 96th Street, west of SW Kanner Highway, in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

**C. Staff recommendation**

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

| <b>Section</b> | <b>Division or Department</b> | <b>Reviewer</b>          | <b>Phone</b> | <b>Assessment</b> |
|----------------|-------------------------------|--------------------------|--------------|-------------------|
| F              | Comp Planning                 | Luis Aguilar             | 772-288-5931 | Comply            |
| G              | Site Design                   | Luis Aguilar             | 772-288-5931 | Comply            |
| H              | Community Redevelopment       | Luis Aguilar             | 772-288-5931 | N/A               |
| H              | Commercial Design             | Luis Aguilar             | 772-288-5931 | N/A               |
| I              | Property Mgmt                 | Ellen MacArthur          | 772-221-1334 | N/A               |
| J              | Environmental                 | Shawn McCarthy           | 772-288-5508 | Comply            |
| J              | Landscaping                   | Karen Sjöholm            | 772-288-5909 | N/A               |
| K              | Transportation                | Michael Grzelka          | 772-223-7945 | N/A               |
| L              | County Surveyor               | Juliette Martel          | 772-288-5418 | Comply            |
| M              | Engineering Services          | Michael Grzelka          | 772-223-7945 | Comply            |
| N              | Addressing                    | Emily Kohler             | 772-288-5692 | Comply            |
| N              | Electronic File Submission    | Emily Kohler             | 772-288-5692 | N/A               |
| O              | Wellfield                     | Jorge Vazquez            | 772-221-1448 | Comply            |
| O              | Water and Wastewater          | Jorge Vazquez            | 772-221-1448 | N/A               |
| P              | Emergency Mgmt                | Amy Heimberger<br>-Lopez | 772-419-2664 | N/A               |
| P              | Fire Prevention               | Doug Killane             | 772-419-5396 | N/A               |
| Q              | ADA                           | Stephanie Piche          | 772-223-4858 | N/A               |
| R              | Health                        | Nick Clifton             | 772-221-4090 | N/A               |
| R              | School Board                  | Juan Lameda              | 772-219-1200 | N/A               |
| S              | County Attorney               | Elysse Elder             | 772-288-5925 | Ongoing           |
| T              | Adequate Public Facilities    | Luis Aguilar             | 772-288-5931 | Exempt            |

**D. Review Board action**

This application is for a plat. As such, final action on this request is required to be heard at a public meeting. The public meeting shall be before the Board of County Commissioners (BCC), who will take final action on the request pursuant to Table 10.5.F.9., LDR, Martin County, Florida (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2021), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated, January 29, 2025, with the resubmittal dated February 11, 2025. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

**E. Location and site information**

|                     |                                   |
|---------------------|-----------------------------------|
| Parcel number(s):   | 133940000007000000                |
| Existing Zoning:    | PUD (Res. 24-6.16)                |
| Future Land use:    | Industrial (CPA 22-12, Ord. 1210) |
| Gross area of site: | 32.26 Acres                       |

**Figure I: Location Map**



Figure II: Zoning Map

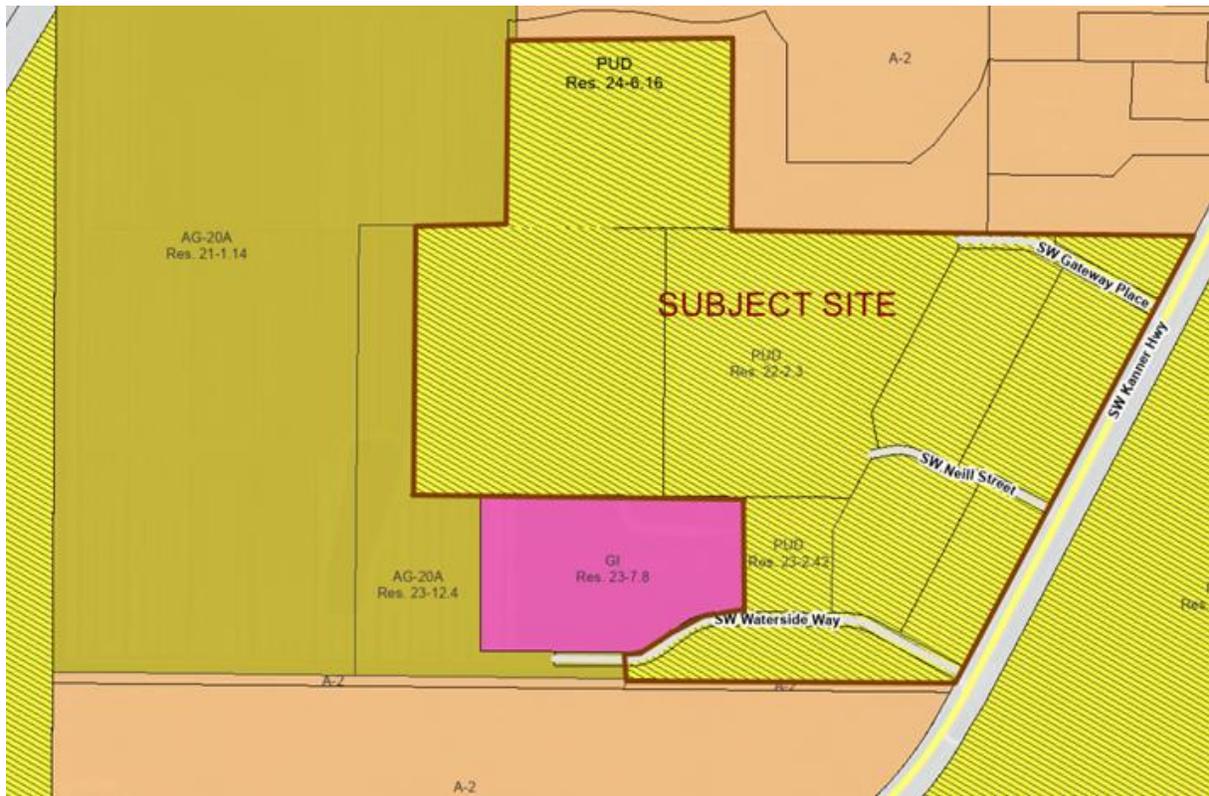


Figure II: Zoning Map



|                        |  |
|------------------------|--|
| Property to the East:  | Agricultural District (A-2)            |
| Property to the North: | Agricultural District (A-2)            |
| Property to the West:  | General Agricultural District (AG-20A) |
| Property to the South: | PUD (Res. 22-2.3)                      |

**Figure III: Future Land Use Map**



|                        |              |
|------------------------|--------------|
| Property to the East:  | Agricultural |
| Property to the North: | Agricultural |
| Property to the West:  | Agricultural |
| Property to the South: | Industrial   |

***F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department***

**Findings of Compliance:**

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

**Findings of Compliance:**

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

**Information #1:**

Once the application has been determined to comply by the development review team staff, the project will be scheduled for the next BCC meeting dependent upon the County's scheduling policy. For the BCC meeting, additional copies of the site plan will be requested for the distribution packets from the applicant. MARTIN COUNTY, FLA., LDR SECTION 10.10.A.1. (2019)

***H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department***

**Community Redevelopment**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Commercial Design**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***I. Determination of compliance with the property management requirements – Engineering Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

**Environmental**

**Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

**Landscaping**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***K. Determination of compliance with transportation requirements - Engineering Department***

**Traffic**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***L. Determination of compliance with county surveyor - Engineering Department***

**Findings of Compliance:**

The County Surveyor's office has reviewed this development application for compliance with applicable statutes and ordinances and finds it in compliance. This division recommends approval of the application, subject to compliance with the standards for the submittal of all post-approval documents and field verification.

***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Services Division***

**Engineering**

**Findings of Compliance:**

The Engineering Services Division of the Public Works Department staff has reviewed the application and finds it in compliance with Article 4, Division 21 of the Land Development Regulations.

***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Electronic Files**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

## Addressing

### Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2024).

### ***O. Determination of compliance with utilities requirements - Utilities Department***

#### Water and Wastewater

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

#### Wellfield Protection

### Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016).

### ***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

#### Fire Rescue

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

#### Emergency Management

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

### ***Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department***

#### ADA

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

### ***R. Determination of compliance with Martin County Health Department and Martin County School Board***

#### Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

### Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

#### ***S. Determination of compliance with legal requirements - County Attorney's Office***

Review Ongoing

#### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments.***

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. **Boundary plats which permit no site development.**

#### ***U. Post-approval requirements***

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet. Once submitted, a unique Sharebase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be **brand new, unopened in the original package.**

| Item | Description  | Requirement  |
|------|--|--|
| 1.   | Response to Post Approval Requirements List                | The applicant will submit a response memo addressing the items on the Post Approval Requirements List.   |
| 2.   | Post Approval Fees   | The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners. |
| 3.   | Recording Costs  | The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.                             |
| 4.   | Warranty Deed  | One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.                                 |
| 5.   | Approved Plat  | One (1) paper 24" x 36" copy of the approved plat.   |
| 6.   | Declarations of Covenants and Restrictions                 | Original executed Declarations of Covenants and Restrictions for the homeowner's/property owner's association.   |
| 7.   | Executed Mylar   | Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.   |
| 8.   | Executed Contract of Construction of Required Improvements | Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.   |

| Item | Description                                 | Requirement  |
|------|---|--|
| 9.   | Paid Taxes                                  | One (1) copy of Tax Collector’s paid property tax receipt.   |
| 10.  | Approved Final Site Plan                    | One (1) copy 24” x 36” of the approved final site plan.  |
| 11.  | Digital Copy of Plat                        | One (1) digital copy of the plat in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.  |
| 12.  | Approved Engineers Opinion of Probable Cost | One (1) copy of the approved Engineers Opinion of Probable Cost (EOPC) and, if changed, a revised EOPC with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida. |
| 13.  | Flash/Thumb Drive                           | One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the approved stamped and signed project plans at the pre-construction meeting.             |

**V. Local, State, and Federal Permits**

There are no applicable Local, State and Federal Permits required in conjunction with this plat application.

**W. Fees**

| <i>Fee type:</i>         | <i>Fee amount:</i> | <i>Fee payment:</i> | <i>Balance:</i> |
|--------------------------|--------------------|---------------------|-----------------|
| Application review fees: | \$16,600.00        | \$16,600.00         | \$0.00          |
| Advertising fees*:       | TBD                |                     |                 |
| Recording fees**:        | TBD                |                     |                 |

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified after the post approval package has been submitted.

## **X. General application information**

Applicant/Owner: South Florida Gateway Industrial, LLC  
105 NE 1<sup>st</sup> Street, Delray Beach, FL 33444

Agent: Lucido & Associates (Morris A. Crady)  
701 SE Ocean Boulevard, Stuart, FL 34994

Engineer  
of  
Record: Kimley-Horn (Jordan Haggerty)  
1615 South Congress Ave., Suite 201, Delray Beach, FL 33445

## **Y. Acronyms**

ADA..... Americans with Disability Act  
AHJ ..... Authority Having Jurisdiction  
ARDP ..... Active Residential Development Preference  
BCC..... Board of County Commissioners  
CGMP ..... Comprehensive Growth Management Plan  
CIE ..... Capital Improvements Element  
CIP ..... Capital Improvements Plan  
FACBC ..... Florida Accessibility Code for Building Construction  
FDEP..... Florida Department of Environmental Protection  
FDOT ..... Florida Department of Transportation  
LDR..... Land Development Regulations  
LPA..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA.... Water/Waste Water Service Agreement

## **Z. Attachments**