



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

### A. GENERAL INFORMATION

Type of Application: Revised PUD Zoning & Master Site Plan

Name or Title of Proposed Project: South Florida Gateway 3rd PUD Amendment

#### Brief Project Description:

See Project Narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 5/30/2024

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: S265

Previous Project Name if applicable: \_\_\_\_\_

#### Parcel Control Number(s)

13394000007000000

133940010000000100

133940009000000200

133940010000000200

133940009000000100

133940009000000300

133940009000000400

133940009000000010

133940009000000500

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Foundry South Florida Gateway LLC

Company Representative: Ted Elam, VP

Address: 225 NE Mizner Blvd, Suite 225

City: Boca Raton, State: FL Zip: 33432

Phone: 561-208-7978 Email: Ted Elamted.elam@foundrycom

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Same as owner

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** Lucido & Associates

Company Representative: Brian Nolan, Partner

Address: 701 SE Ocean Blvd.

City: Stuart, State: FL Zip: 34884

Phone: 772-220-2100 Email: bnolan@lucidodesign.com

**Contract Purchaser (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Civil Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** Fox McCluskey

Company Representative: Tyson Waters, Partner

Address: 2300 SE Monterey Road, Suite 201

City: Stuart, State: FL Zip: 34996

Phone: 772-403-2348 Email: twaters@foxmccluskey.com

**Environmental Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

**E. Certification by Professionals**

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

**F. APPLICANT or AGENT CERTIFICATION**

*I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.*

  
\_\_\_\_\_  
Applicant Signature

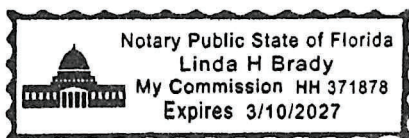
2.5.25  
\_\_\_\_\_  
Date

BRIAN NOLAN  
\_\_\_\_\_  
Printed Name

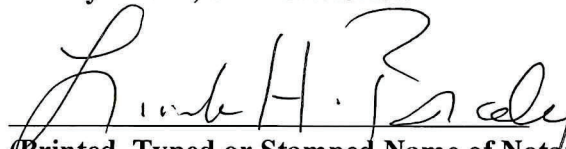
**STATE OF FLORIDA  
COUNTY OF MARTIN**

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5<sup>th</sup> day of February, 2025, by Brian Nolan, who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

**NOTARY PUBLIC SEAL**



**Notary Public, State of Florida**

  
\_\_\_\_\_  
(Printed, Typed or Stamped Name of Notary Public)






**Martin County Florida Growth Management Department  
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**Digital Submittal Affidavit**

I, Brian Nolan, attest that the electronic version included for the project South Florida Gateway 3rd PUD Amendment is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

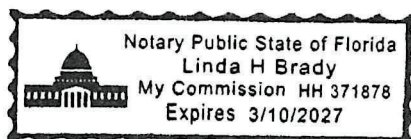
  
Applicant Signature

2.5.25  
Date

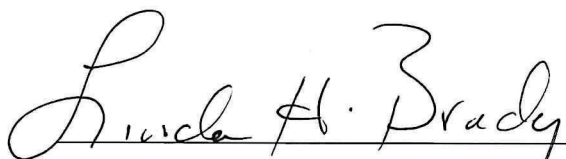
**STATE OF FLORIDA  
COUNTY OF MARTIN**

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5<sup>th</sup> day of February, 2025, by Brian Nolan, who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

**NOTARY PUBLIC SEAL**



**Notary Public, State of Florida**



(Printed, Typed or Stamped Name of Notary Public)



## **PROJECT NARRATIVE South Florida Gateway PUD**

### **3<sup>rd</sup> Amendment to the PUD Zoning Agreement January 30, 2025**

South Florida Gateway PUD is comprised of multiple parcels of land totaling approximately 216 ac. and is located on the west side of SR 76 (SW Kanner Highway), south of SW 96<sup>th</sup> Street. Currently, four parcels within the PUD are developed, comprising five buildings, surface parking, and related supporting infrastructure. The initial PUD Zoning Agreement received approval in March of 2022.

The 1<sup>st</sup> Amendment to the PUD Zoning Agreement was approved in May of 2023 and provided for an expansion of the PUD boundary by approximately 8 ac. of industrial land. Subsequent to the 1<sup>st</sup> Amendment, the 2<sup>nd</sup> Amendment was approved in August of 2024 to expand the boundaries of the PUD to include an additional approximately 32 ac. of industrial land and to clarify the designated permitted uses within the PUD Agreement.

As proposed, the 3<sup>rd</sup> Amendment to the PUD Zoning Agreement seeks to include "Outdoor Storage" as an accessory use to the LI user. As more particularly described in the attached documents, the proposed Amendment would provide for siting and screening requirements of outdoor storage areas, provide limits as to what activities may be conducted and what materials cannot be stored in such areas, and place height limitations on items within the storage areas.

All proposed storage areas would be located in areas already planned to be, or are currently, impervious areas (loading areas). As such, the inclusion of outdoor storage as an accessory use will not impact on the existing stormwater management system; i.e., no new impervious area is proposed. Additionally, such areas will not be visible to the public and will be individually screened as provided for in the proposed Amendment language.

The inclusion of Outdoor Storage as an accessory to the LI user will not allow Outdoor Storage as a stand-alone, or principal, use within the PUD.

**FOUNDRY SOUTH FLORIDA GATEWAY LLC**  
**420 S. ORANGE AVE., SUITE 400**  
**ORLANDO, FL 32801**

January 29, 2025

Paul Schilling, Director  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996


Re: South Florida Gateway 3<sup>rd</sup> PUD Amendment

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Foundry South Florida Gateway LLC, a Delaware limited liability company, during the review of the development application.

Sincerely,

Foundry South Florida Gateway LLC,  
a Delaware limited liability company

By:   
Name: Ted Elam  
Title: Vice President

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing was acknowledged before me by means of ☒ physical presence or [ ] online notarization, this 4 day of February, 2025, by Ted Elam, Vice President of Foundry South Florida Gateway LLC, a Delaware limited liability company. He / She ☒ is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(Notarial Seal)

  
NOTARY PUBLIC  
My Commission Expires: 4/18/2028



ACTIVE:19820084.1



Recorded in Martin County, FL 4/5/2023 8:00 AM  
Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
Rec Fees: \$61.00 Deed Tax: \$39,610.20  
CFN#3009813 BK 3367 PG 2327 PAGE 1 of 7

Prepared by and return to:  
James Mayer, Esq.  
Nixon Peabody LLP  
70 West Madison Street, Suite 5200  
Chicago, IL 60602

Property Tax I.D. 13-39-40-009-000-00030-0  
13-39-40-009-000-00050-0

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made this 31<sup>st</sup> day of March, 2023, by and between KL WATERSIDE LLC, a Delaware limited liability company ("**Grantor**"), whose address is 105 NE 1st St, Delray Beach, Florida 33444, and SOUTH FLORIDA GATEWAY III PROPERTY LLC, a Delaware limited liability company ("**Grantee**"), whose address is c/o Barings LLC, 300 South Tryon Street, Suite 2500, Charlotte, North Carolina 28202.

### **WITNESSETH:**

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its heirs, successors and assigns forever, the following described real property situated in Martin County, Florida, which is more particularly described as:

Lot A-1 and Lot B-2 of South Florida Gateway PUD – Plat, according to the plat thereof, recorded in Plat Book 19, Page 56, of the public records of Martin County, Florida, and is more particularly described on **Exhibit "A"** attached hereto (the "**Property**").

SUBJECT TO all regulations and restrictions imposed by any governmental authorities having jurisdiction over the Property and those matters set forth on **Exhibit "B"** attached hereto, which shall not serve to reimpose the same.

TO HAVE AND TO HOLD the said Property in fee simple forever, together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

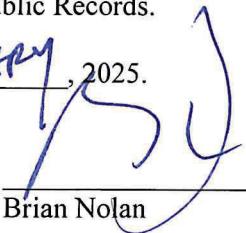
GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it specially warrants the title to said Property; and that Grantor will warrant and defend the title to the same against the lawful claims of all persons, claiming by, through or under Grantor, but against none other.

ACTIVE:16467977.5



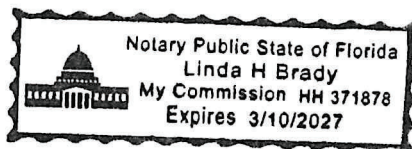
To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed for Foundry South Florida Gateway LLC, a Delaware limited liability company, was recorded in the Martin County Public Records.

DATED THIS 5<sup>th</sup> DAY OF FEBRUARY, 2025.

  
\_\_\_\_\_  
Brian Nolan

STATE OF FLORIDA  
COUNTY OF MARTIN

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE  
NOTARIZATION THIS 5<sup>th</sup> DAY OF FEBRUARY, 2025, BY BRIAN  
NOLAN WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_  
\_\_\_\_\_ AS IDENTIFICATION.



  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**SOUTH FLORIDA GATEWAY PLAT AS RECORDED IN PLAT BOOK 19, PAGE 56,  
AND SOUTH FLORIDA GATEWAY PUD – C LOTS, AS RECORDED IN PLAT BOOK  
19, PAGE 90, OFFICIAL RECORDS OF MARTIN COUNTY, FLORIDA, CONTAINING  
184.11 ACRES, MORE OR LESS.**

**TOGETHER WITH (LOT IND-3):**

**A PARCEL OF LAND BEING A PORTION OF LOTS 6 AND 7, ALL IN SECTION 13,  
TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS,  
ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED  
IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY,  
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

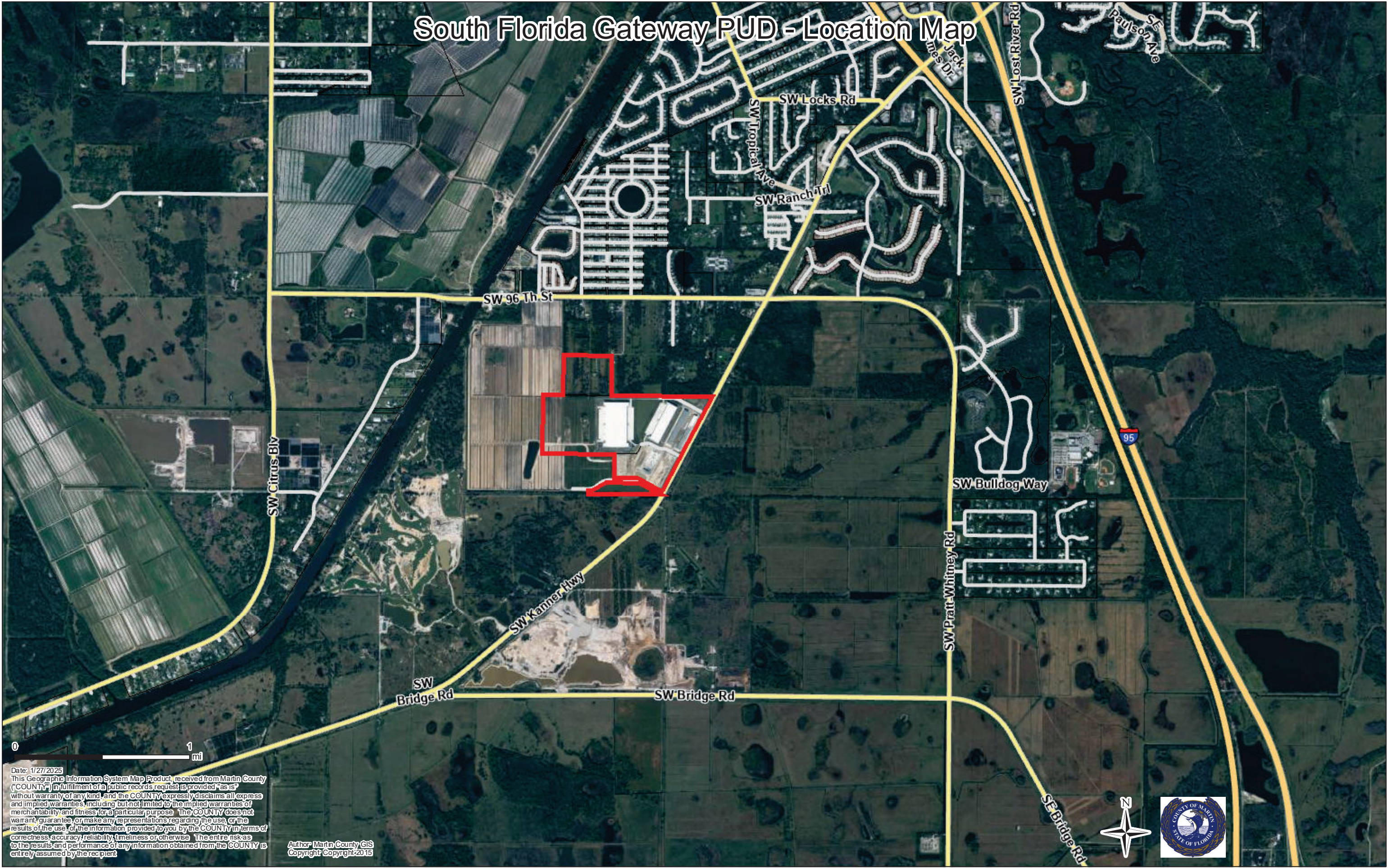
**COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39  
SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4,  
SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT  
FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913,  
RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW  
MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE  
OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO  
THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE  
S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) OF SAID  
SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, SECTION 13, OF SAID PLAT,  
A DISTANCE OF 1568.60 FEET TO THE POINT OF BEGINNING; THENCE  
S.89°44'18"E., A DISTANCE OF 1253.33 FEET; THENCE S.00°01'11"W., A DISTANCE  
OF 1078.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST (1/4)  
QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOT 7, SECTION 13,  
OF SAID PLAT; THENCE N.89°44'18"W., ALONG SAID SOUTH LINE OF THE  
NORTHEAST (1/4) QUARTER OF SECTION 13 AND SAID SOUTH LINE OF LOT 7,  
SECTION 13, OF SAID PLAT, A DISTANCE OF 1253.33 FEET TO THE SOUTHEAST  
CORNER OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE SOUTHEAST  
CORNER OF LOT 6, SECTION 13, OF SAID PLAT; THENCE N.89°44'14"W., ALONG  
THE SOUTH LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND SOUTH  
LINE OF SAID LOT 6, A DISTANCE OF 50.00 FEET; THENCE N.00°01'11"E., ALONG  
A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID  
NORTHWEST (1/4) OF SECTION 13 AND THE EAST LINE OF SAID LOT 6, SECTION  
13, OF SAID PLAT, A DISTANCE OF 1078.11 FEET; THENCE S.89°44'18"E., A  
DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.**

**CONTAINING: 32.26 ACRES, MORE OR LESS.**

**TOTAL PUD AREA CONTAINING 216.37 ACRES, MORE OR LESS**



# South Florida Gateway PUD - Location Map



Date: 1/27/2025  
This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee or make any representations regarding the use, or the results of the use of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
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