

Palm Pike Lot 5 Phase 4

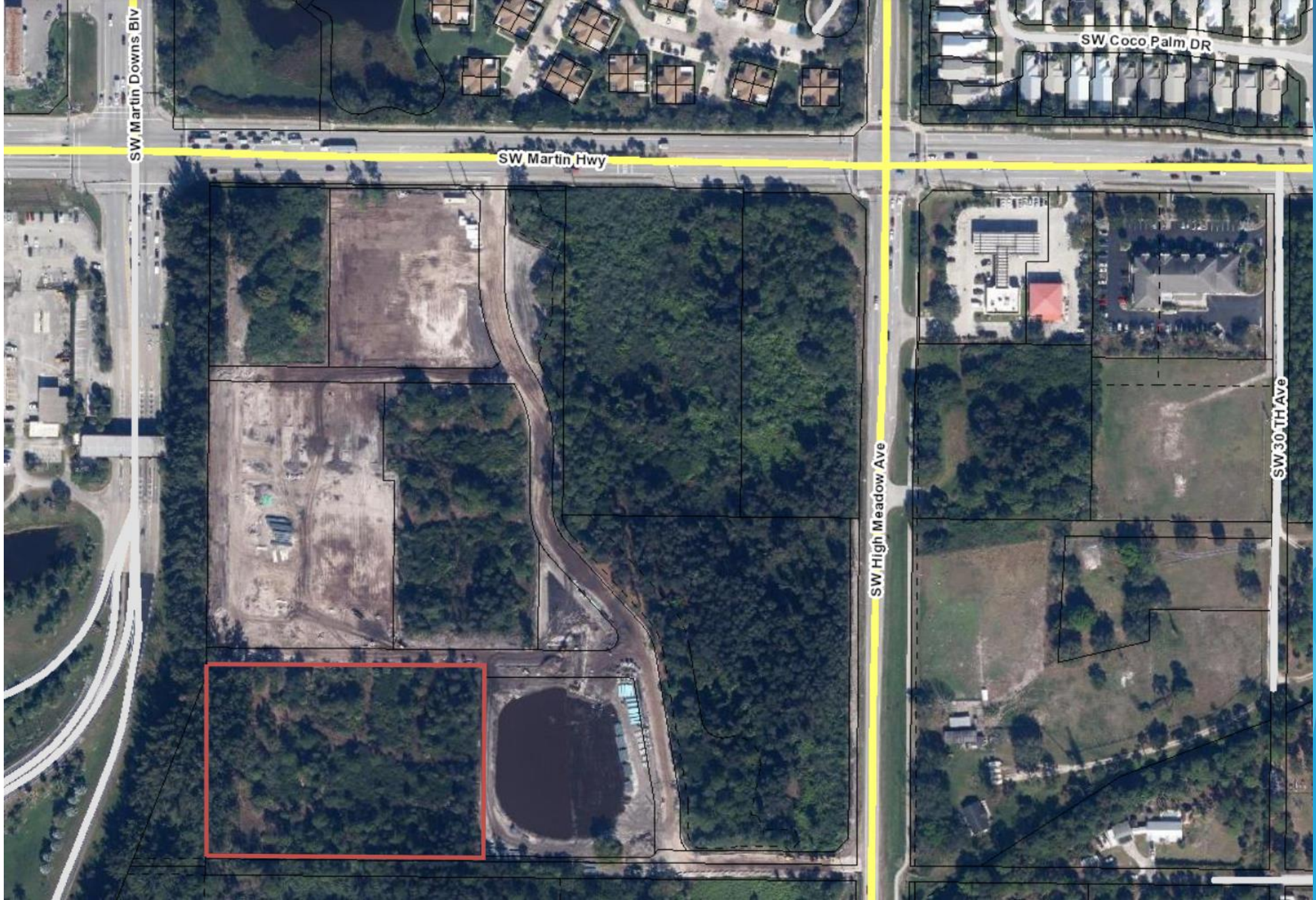
Request for Major Final Site Plan approval

120,600 sq. ft. residential storage facility

4.2 acre platted commercial parcel

Industrial land use

Limited industrial zoning





FL TURNPIKE

BLDG #1 (LOT #5)
120,800 SF
M/N, FFE = 18.50 NAVD

PCN: 24-38-40-000-022-00000-0
OWNER: SANDS COMMERCE CENTER LLC

S89°44'39"E

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| Parking Data - Lot B5 | Required* | ** | Provided |
|--------------------------|-----------|----------------------------|----------|
| 1 STALL/1500 sf | 80 | 1/70 units per employee | 12 |
| Loading Space (80-125sf) | 4 | Loading | 4 |
| ADA Parking (76-300) | 4 | ADA (1-25) | 2 |
| TOTAL | 84 | 20 | |

Martin County Code Requirement
 **Typical Parking Standard for Mini-Storage Facilities

| Local Jurisdiction | Marlin County | | |
|--|-------------------------------|----------|--------|
| Future Land Use | Industrial | | |
| Current Zoning Classification | Light Commercial | | |
| Local Zoning Classification | Local Zone 3 - pds | | |
| | District: A-200, B-200, C-200 | | |
| Lot 5 | 183,000 sf | 4.20 AC | 100.0% |
| Impervious Area | 92,533 sf | 2.13 AC | 50.8% |
| Building | 42,000 sq ft | 0.95 AC | 22.9% |
| Vehicle Use Area | 40,533 sf | 0.92 AC | 21.9% |
| SideWalk | 8,023 sf | 0.18 AC | 4.0% |
| 2' Vehicular Overhang | 383 sf | 0.01 AC | 0.0% |
| Pervious Area (Open Space) | 90,467 sf | 2.07 AC | 47.0% |
| Landscape Areas | 58,769 sf | 1.35 AC | 32.6% |
| Retention Area | 27,724 sf | 0.62 AC | 15.0% |
| | Required | Provided | |
| Maximum building coverage | 40 % | 22 % | |
| Minimum open space | 20 % | 47% | |
| Minimum building height | 10' ± | 10' ± | |
| * Pursuant to MARLIN COUNTY, FLA., LDR SECTION 3.148 | | | |
| Building structure | | | |
| Front | 15' ± | 304.7' ± | |
| Side (east) | 15' ± | 220.8' ± | |
| Side (west) | 10' ± | 51.1' ± | |
| Rear | 15' ± | 58.9' ± | |

| | |
|--|---|
| | PROPOSED PROPERTY LINE |
| | EXISTING PROPERTY LINE |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED CONCRETE |
| | PROPOSED PARKING SPACE COUNT |
| | PROPOSED 8' OFFSET FROM RIGHT-OF-WAY AREA AND OBJECT EFFECTS |
| | 10' |
| | FIRST TYPE OF COLUMN |
| | CLEARANCE PER FOOT (NOTES) |

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Marilla County Project #P175-005
 _____ FOR _____

PALM PIKE CROSSING
LOT 5

PALM CITY
FLORIDA



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MECHANICAL ENGINEERING
FLORIDA ENGINEERING BOARD, No. 27

SHEET TITLE:
PALM PIKE CROSSING
LOT 5 (PHASE IV)
FINAL SITE PLAN

SP-1

Development review staff have found the application to be in compliance with all applicable regulations.



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PALM PIKE CROSSING LOT 5 (PHASE IV)
MAJOR FINAL SITE PLAN

| | |
|-----------------------------|---|
| Applicant/Owner: | Palm Pike Crossing, LLC |
| Agent for the Applicant: | Thomas Engineering Group LLC, Brandon Ulmer |
| County Project Coordinator: | Peter Walden, AICP, Deputy Growth Management Director |
| Growth Management Director: | Paul Schilling |
| Project Number: | P175-005 |
| Record Number: | DEV2021070011 |
| Report Number: | 2022_0720_P175-005_Staff_Final |
| Application Received: | 08/17/2021 |
| Transmitted: | 08/19/2021 |
| Staff Report: | 10/14/2021 |
| Resubmittal Received: | 12/13/2021 |
| Transmitted: | 12/15/2021 |
| Date of Report: | 02/02/2022 |
| Resubmittal Received: | 03/17/2022 |
| Transmitted: | 03/18/2022 |
| Date of Report: | 05/23/2022 |
| Resubmittal Received: | 06/07/2022 |
| Transmitted: | 06/07/2022 |
| Date of Report: | 07/20/2022 |

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Staff Recommends that the Board:

Move to receive and file the agenda item and its attachments as Exhibit 1

Move that the Board approve the Final Site Plan for Lot 5, Phase 4 of Palm Pike Crossing