

PALM PIKE CROSSING REVISED MAJOR MASTER SITE PLAN AND LOT 5 REVISED FINAL SITE PLAN

Board of County Commissioners

Public Hearing

April 21, 2026

Owner: Anglo American Land Company, LLC (Lot 5)

Owner: Palm Pike Crossing, LLC. (Palm Pike Crossing)

Applicant: Bradford Trading Partners, LLC.

Requested by: Cotleur & Hearing

Project Coordinator: Luis Aguilar, Principal Planner



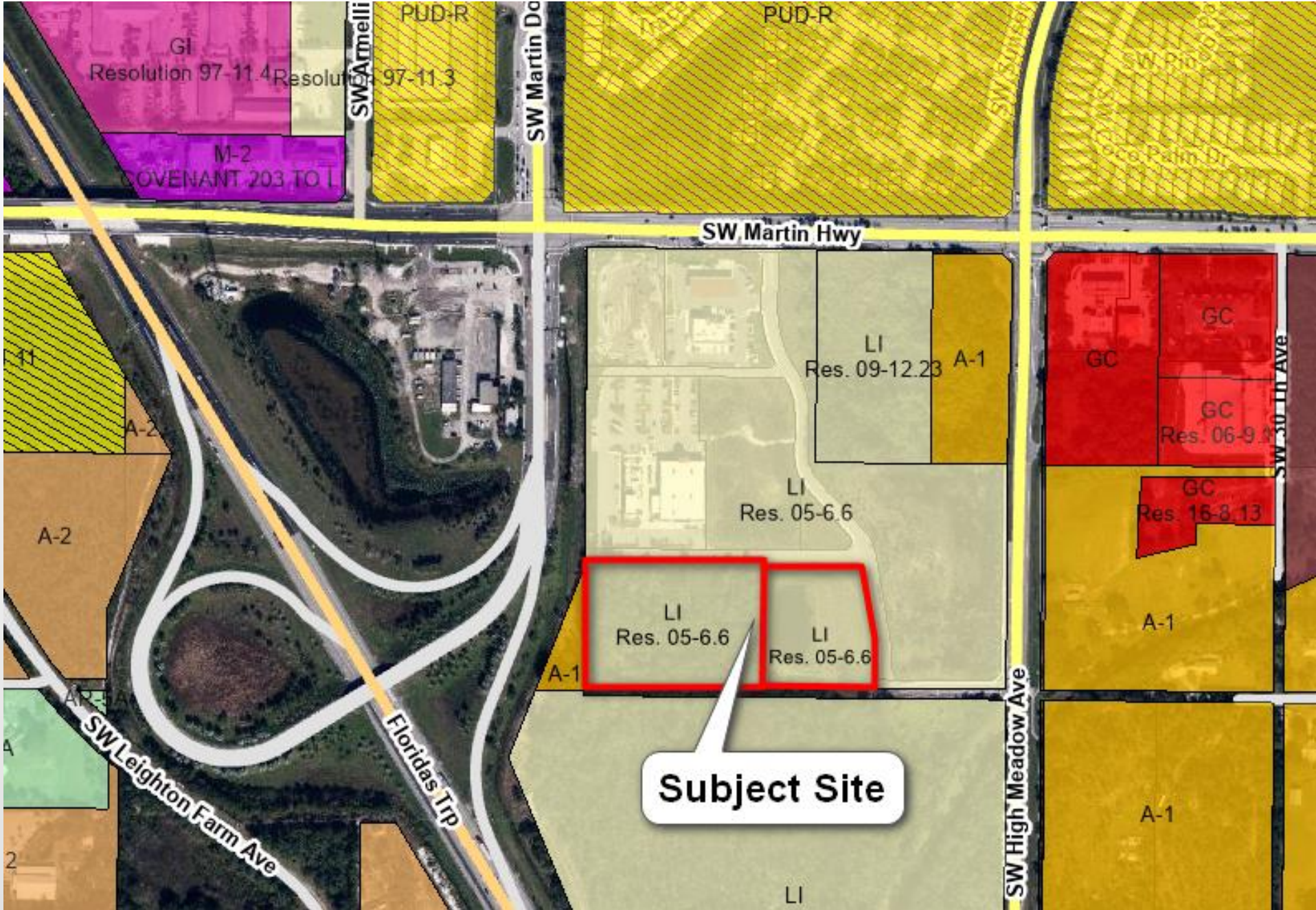




Subject Site



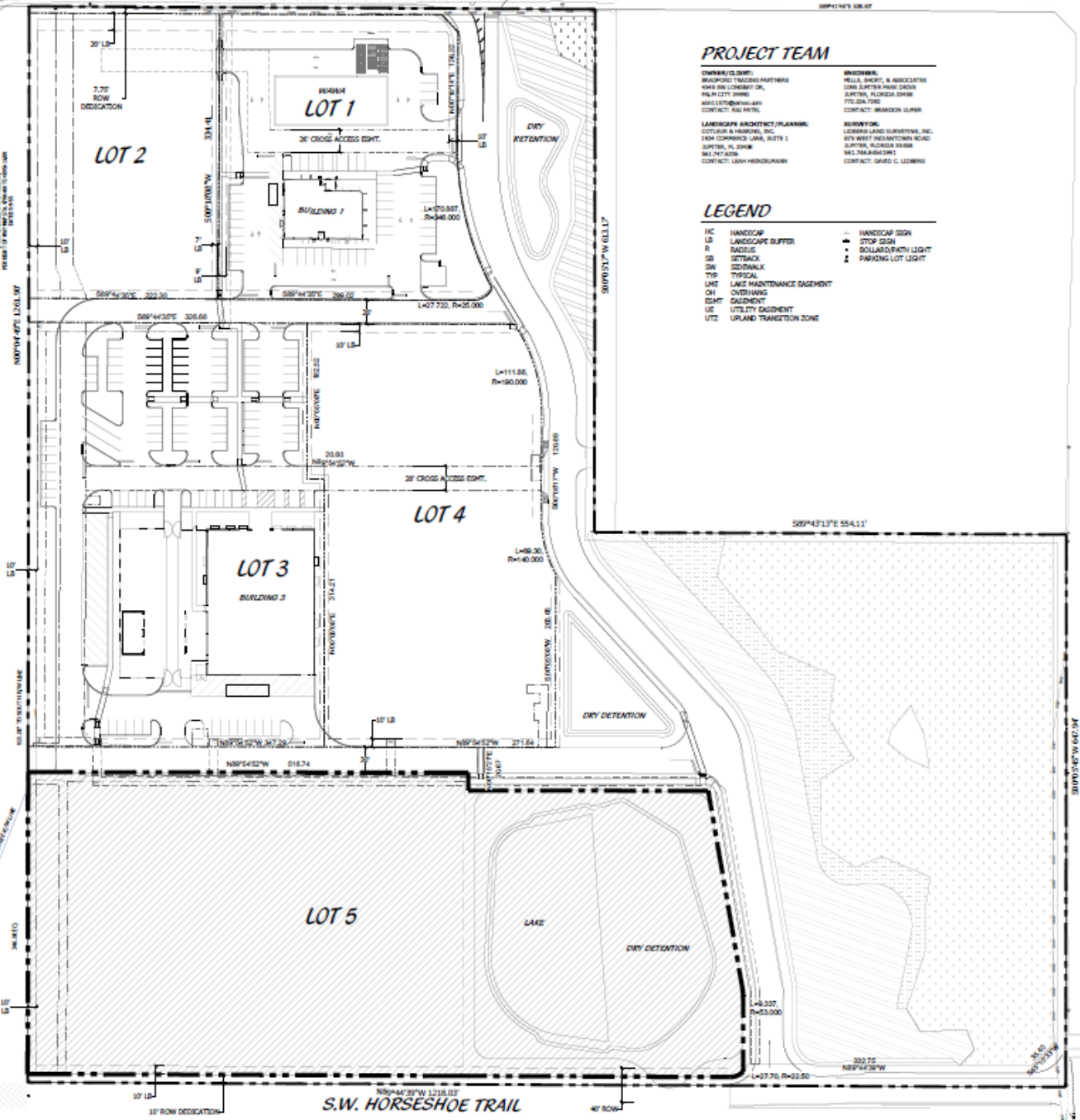
ZONING



FUTURE LAND USE



FLORIDA'S TURNPIKE
 15' ROW DEDICATION
 10' ROW DEDICATION



PROJECT TEAM

OWNER/CLIENT:
 BRADFORD TRADING PARTNERS
 4800 SW LORRAINE DR.
 PALM CITY, FLORIDA
 34983-1200
 CONTACT: TISH HENDERSON

LANDSCAPE ARCHITECT/PLANNER:
 COTLEUR & HEARING, INC.
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FL 33458
 561.747.8336
 CONTACT: TISH HENDERSON

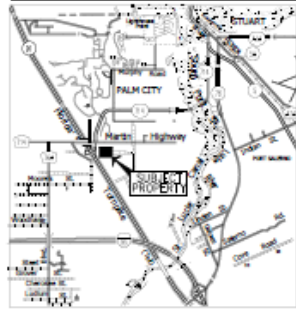
ENGINEER:
 WELLS, BERRY, & ASSOCIATES
 2000 JUPITER ROAD, SUITE 200
 JUPITER, FLORIDA 33458
 772.224.7792
 CONTACT: BRADLEY WELLS

SURVEYOR:
 LORRIS LAND SURVEYING, INC.
 875 WEST REDBURN ROAD
 JUPITER, FLORIDA 33458
 561.764.8421
 CONTACT: DAVID C. LORRIS

LEGEND

- HC HANDECAP
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SD SIDEWALK
- SW SW
- TYP TYPICAL
- LINE LAKE MAINTENANCE DAGEMENT
- OH OVERHANG
- ESMT DAGEMENT
- UT UTILITY DAGEMENT
- UTZ UPLAND TRANSITION ZONE
- HANDECAP SIGN
- STOP SIGN
- BOLLARD/PATH LIGHT
- PARKING LOT LIGHT

LOCATION MAP



SITE DATA

MASTER SITE DATA			
jurisdiction:	Martin County		
zoning:	Limited Industrial		
future land use:	Industrial		
parcel ID:	15003.0020	(MUG: L280511414)	
LAND DEVELOPMENT DATA			
post development gross site area:	1,196,967 ²	27.48	100.0%
created wetland:	22,854	0.52	1.9%
existing wetland:	155,815	3.49	12.7%
right-of-way dedication:	32,607	0.75	2.7%
upland:	1,599	0.04	0.2%
total developable site:	987,965	22.67	82.5%
lot 1:	96,116	2.21	8.0%
lot 2:	74,577	1.71	6.2%
lot 3:	168,897	3.88	14.2%
lot 4:	182,926	3.85	13.3%
lot 5:	286,527	5.58	23.9%
*** Contiguous Area:	238,622	5.25	19.3%
Maximum Building Height: 40'			
	lot Area (10,000 SF)	Max. Building Coverage SF (40%)	Min. Open Space SF (20%)
lot 1 Provided:	96,116	38,446	19,223
lot 2 Provided:	74,577	29,831	14,915
lot 3 Provided:	168,879	67,509	33,779
lot 4 Provided:	182,926	73,170	36,585
lot 5 Provided:	286,527	114,611	57,305
*** lot 5 Provided:			

PRESERVE DATA TABLE		AC.
Post Development Wetland		4.30
Wetland Impact		0.25
Wetland Creation		0.52
Wetland Buffer		1.80
Total Preserve		5.70
PROPOSED USES		
Lot 1:	Convenience Store / Gas	
Lot 2:	Vehicle Service & Maintenance	
Lot 3:	Retail	
Lot 4:	Retail	
Lot 5:	Retail / Hotel	
REQUIRED SETBACKS PER LOT		
U DISTRICT A W/ W/ A SETBACKS		
Front:	15' Min.	
Side:	10' Min.	
Rear:	10' Min.	

**REVISED
 MASTER PLAN**



Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 Suite 1
 1934 Commerce Lane
 Jupiter, Florida 33458
 561.747.8336 • Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-08000555

Palm Pike Crossing
 Bradford Trading Partners
 Martin County, Florida

DESIGNED:	DATE:
DRAWN:	2/20/24
APPROVED:	24-0111
JOB NUMBER:	24-0111
DATE:	02/21/24
REVISION:	10-20-24

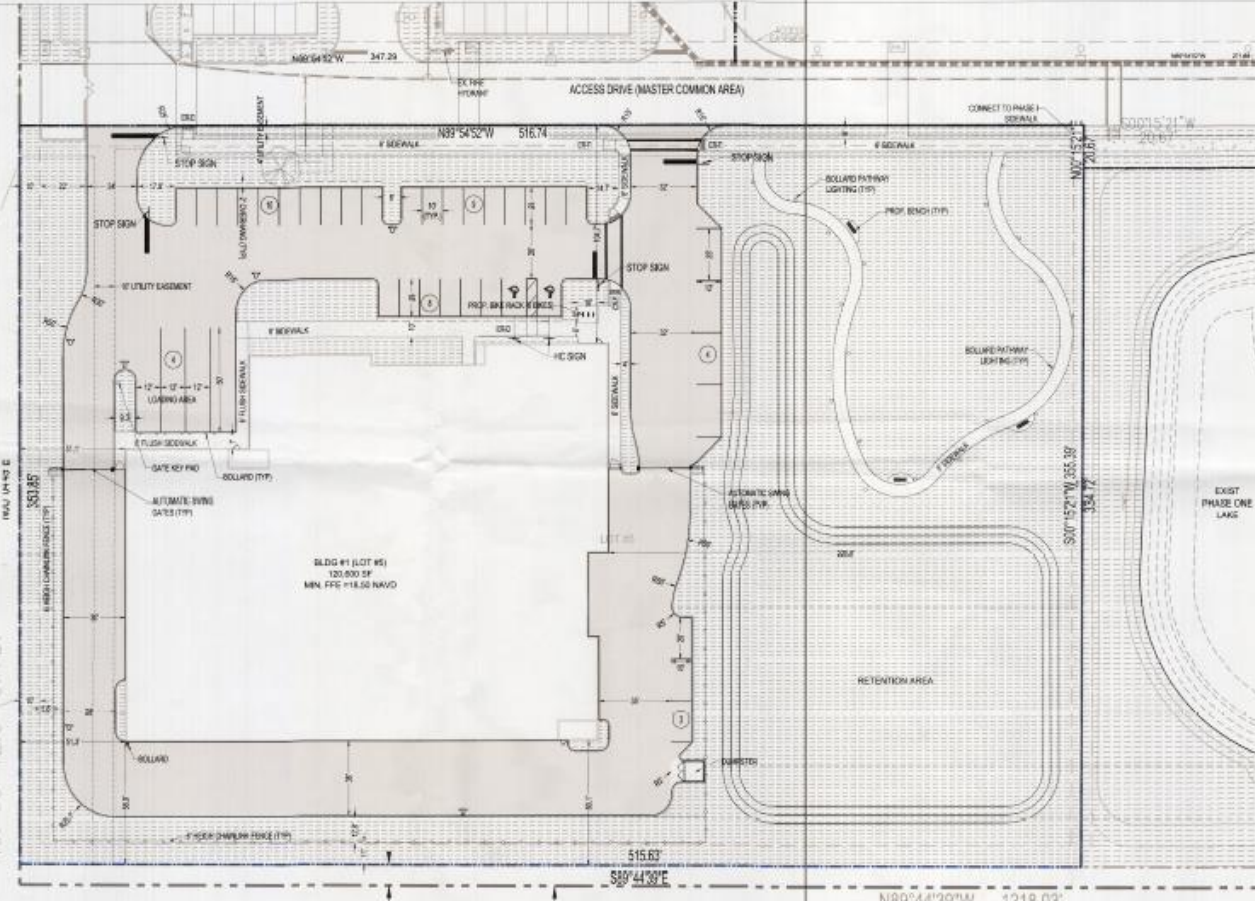


PLAN APPROVED
BY
MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
DATE APPROVED: August 14, 2023
PROJECT COORDINATOR: [Signature]

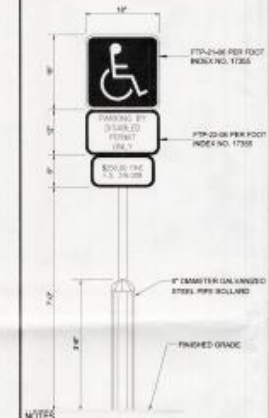


THOMAS
LANDSCAPE ARCHITECTURE
1000 W. STATE ST., SUITE 100
PALM BEACH, FL 33480
P: 561-833-1100
F: 561-833-1101
www.thomasla.com

FL TURNPIKE
ABANDONED BY F.P.C.N. 24-38-40-000-00000-7
OWNER: FLORIDA ASSETS LLC
NO. 95-12.5 (O.R.B.)

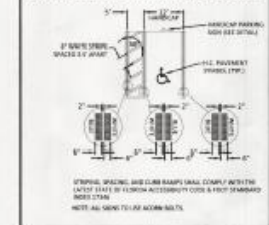


HANDICAP PARKING SIGN



NOTES:
1. HANDICAPPED SIGN WILL BE OF A SOLID, BRIGHT COLOR
2. SIGN SHALL BE MOUNTED ON EACH SIDE OF THE
3. SIGN SHALL BE MOUNTED ON EACH SIDE OF THE
4. SIGN SHALL BE MOUNTED ON EACH SIDE OF THE
5. SIGN SHALL BE MOUNTED ON EACH SIDE OF THE

HANDICAP STRIPING DETAIL



PARKING DATA:

Required*	**	Provided	40'
1 STALL/1500 SF	80 (1/20 units per employee)	13	4
Loading Space (30-125 ft)	4>Loading	4	4
ADA Parking (75-200)	4/ADA (1-2/5)	1/ADA (26-50)	2
TOTAL	84	20	28

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

SITE DATA:

Local Jurisdiction	Martin County
Future Land Use	Industrial
Current Zoning Classification	U - Limited Industrial
Floor Area Classification	Phase 2: 200' x 300'
Map No.	12885C01410, Date: March 28, 2015
Lot #	183,086 SF 4.20 AC 100.0%
Improvement Area	57,533 SF 2.23 AC 50%
Building	40,238 SF 0.92 AC 22%
Vehicle Use Area	48,527 SF 1.11 AC 27%
Sidewalk	8,023 SF 0.18 AC 4%
2' Vehicular Overhang	395 SF 0.01 AC 0%
Retention Area (Open Space)	85,913 SF 1.97 AC 47%
Landscape Area	58,796 SF 1.35 AC 32%
Retention Area	27,224 SF 0.62 AC 15%
Required	Provided
Maximum building coverage	40 % 22 %
Maximum open space	20 % 47%
Maximum building height	40' 40' *
Physically to MARTIN COUNTY, FLA. - LDR SECTION 3.1.6	
Building setbacks	
Front	15' 104' 7'
Side (east)	15' 229' 8'
Side (west)	13' 53' 1'
Rear	15' 58' 0'

LEGEND:



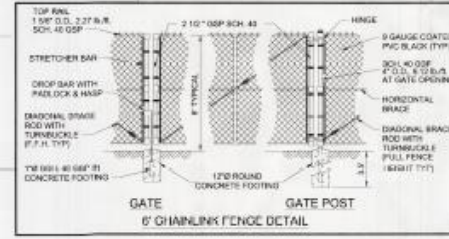
SITE NOTES:

- ALL PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION AND ANY SUPPLEMENTAL LOCAL ORDINANCES.
- ALL IMPROVEMENTS ARE TO BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION AND ANY SUPPLEMENTAL LOCAL ORDINANCES.
- ALL IMPROVEMENTS ARE TO BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION AND ANY SUPPLEMENTAL LOCAL ORDINANCES.
- ALL IMPROVEMENTS ARE TO BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION AND ANY SUPPLEMENTAL LOCAL ORDINANCES.
- ALL IMPROVEMENTS ARE TO BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION AND ANY SUPPLEMENTAL LOCAL ORDINANCES.

ROW DEDICATION
BOOK 3286, PAGE 758

30' R/W PER
(P.B. 6, PG. 42)

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



RECEIVED
SEP 20 2023
GROWTH MANAGEMENT
DEPARTMENT

PROJECT NO. 49115-048
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 8/14/23
SCALE: AS SHOWN

SITE PLAN SET

Martin County Project #0115-048
FOR

**PALM PIKE CROSSING
LOT 5**

PALM CITY
FLORIDA

THOMAS
LANDSCAPE ARCHITECTURE

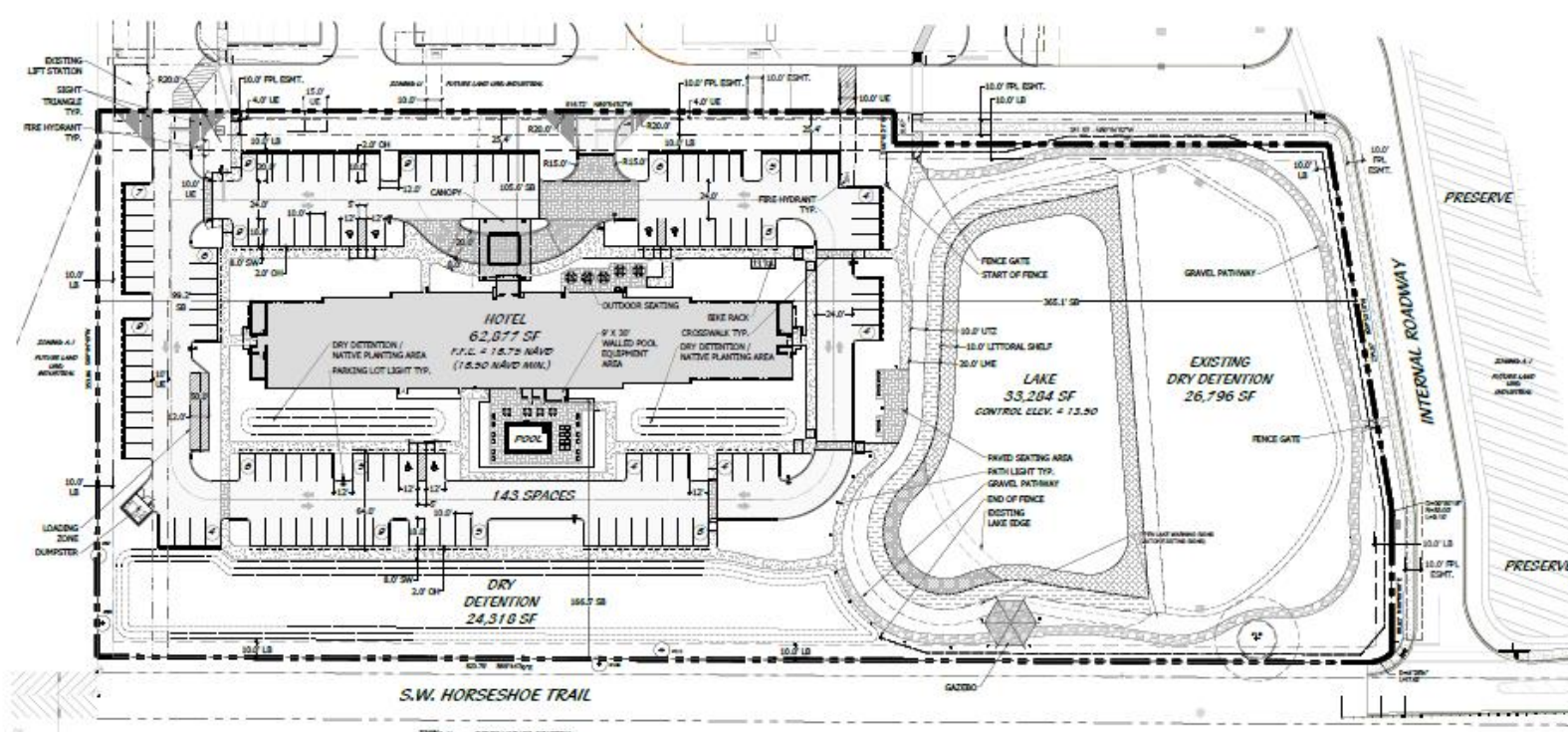
PREPARED BY: PROFESSIONAL FLORIDA
120 W. HICKORY ST., SUITE 200
JUPITER, FL 33488
PH: 561-733-1100
FX: 561-733-1101
www.thomasla.com

BRANDON ULMER
REGISTERED PROFESSIONAL ENGINEER
NO. 12500
FLORIDA ENGINEERING BOARD NO. 12500
DATE: 8/14/23

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

SHEET NUMBER:
SP-1





LOCATION MAP



PROJECT TEAM

OWNER/CLIENT:
 BRACKEN TRADING PARTNERS
 4401 W. COUNTY RD.
 PALM CITY 34909
 888.608.9888
 CONTACT: GUY HALE

ENGINEER:
 PEEL, SHERT, & ASSOCIATES
 1000 S. STATE ROAD 100
 JUPITER, FLORIDA 33458
 TEL: 561.746.1100
 CONTACT: BOBBIEN USHER

LANDSCAPE ARCHITECT (PLANNING):
 COTTELL & HEARSH, INC.
 1000 COMMERCIAL LANE, SUITE 1
 JUPITER, FL 33458
 561.747.4400
 CONTACT: LEAH HEINELMANN

SURVEYOR:
 GORDON JAMES SURVEYING, INC.
 800 WEST PEMBROKE PARK BLVD
 JUPITER, FLORIDA 33458
 561.747.4400
 CONTACT: DAVID C. LISBERG

LEGEND

- LB LANDSCAPE BUFFER
- R RADIOS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- UNE LAKE MAINTENANCE EASEMENT
- OH OVERHANG
- ESHT EASEMENT
- UE UTILITY EASEMENT
- LITZ UPLAND TRANSITION ZONE
- ADA SIGN
- STOP SIGN
- BOLLARD/PATH LIGHT
- PARKING LOT LIGHT

HATCH LEGEND

- BUILDING FOOTPRINT
- DROP-OFF CANOPY
- ASPHALT
- ADA/LOADING ZONE STRIPING
- CONCRETE SIDEWALK
- PAVERS (VEHICULAR OR PEDESTRIAN)
- GRAVEL PATHWAY
- UPLAND TRANSITION ZONE (LITZ)
- LETTERAL PLANTING ZONE
- EXISTING LETTERALS

SITE DATA

PALM PKX HOTEL SITE DATA			
Item	50 FT.	AC.	% SITE
Total Site Area	286,527.00	6.576	100
Zoning	Unlimited Industrial		
Future Land Use	Industrial		
POB	21 30 10 000 010 00000 5, 21 30 10 000 011 00000 0		
Proposed Use	Hotel		
OPEN SPACE			
Total Open Space Required (Min. 20% of Total Site Area)	57,305.40	1.32	20.00%
Zoning	339,091.99	8.03	78.00%
Lake & Lake Maintenance Easement	46,864.00	1.08	16.36%
Dry Detention Areas	52,890.00	1.23	18.48%
Landscape Area	139,330.00	2.72	48.30%
IMPERVIOUS / PERVIOUS AREA			
Total Impervious	96,448.80	2.23	34.00%
Building Coverage (Max 40%)	20,059.00	0.48	7.31%
Asphalt, Pavers, Curbs, Dumpster Area (VIA)	58,958.00	1.35	20.58%
Pedestrian Paths, Sidewalks, Beach and Bike Rack Pads	10,531.00	0.26	5.77%
Pool Deck	1,899.00	0.04	0.66%
Pool	600.00	0.01	0.21%
Water Surface Area	33,272.00	0.76	11.61%
Total Pervious	190,078.20	4.36	66.36%
Drainage Area (Dry Detention, Lake Maintenance Easement)	96,422.00	2.22	33.58%
Gravel Lake Pathway	5,227.00	0.12	1.80%
Landscape Area	139,330.00	2.72	43.30%
Total Site Area (Pervious & Impervious)	286,527.00	6.58	100.00%
BUILDING DATA			
Total Gross Floor Area	60,877.00	1.11	13.51%
Building Height (Proposed): 5 story, 4F			
* 200 Rooms			
BUILDING SETBACKS			
Front (North)	37' min.	250.0'	
Side (South)	37' min.	280.0'	
Side (East)	37' min.	365.1'	
Side (West)	37' min.	99.2'	
PARKING			
Hotel: 145 rooms, 12 employees, 12 lounge tables	143	633	
1 space per unit + 300 spaces			
1 space per 3 seats of lounge + 4 spaces			
1 space per 10 employees + 8 spaces			
Total Accessible Spaces (Included in total standard)	5	6	

LEGAL DESCRIPTION

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY PARK, AS RECORDED IN PLAT BOOK 6, PAGE 43, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXCEPT THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDED BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF TRACTS 7, 10 AND 11, AS SHOWN ON THE PLAT OF PALM CITY PARK, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 7140), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-3602 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 664.19 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7; THENCE ALONG SAID EAST LINE OF TRACT 7, SOUTH 00°01'01" WEST, A DISTANCE OF 613.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT 11; THENCE ALONG THE NORTH LINE OF SAID TRACT 11, SOUTH 89°40'47" EAST, A DISTANCE OF 654.11 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, A 100 FOOT RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 665, PAGE 754, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°02'00" WEST, A DISTANCE OF 649.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, A 30 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, NORTH 89°40'49" WEST, A DISTANCE OF 128.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 10; THENCE DESCRIBED SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE OF TRACTS 10 AND 7, NORTH 00°04'49" EAST, A DISTANCE OF 1281.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,196,966 SQUARE FEET OR 27.47 ACRES, MORE OR LESS.

GENERAL NOTES

REUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

10' X 30' SAFE RIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

THE 2 OR FRAMED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEGETABLE USE AREAS.

MAJORITY OF SECURED PARKING WILL BE PROVIDED OFF-SITE BY AN EXISTING PARKING STRUCTURE WITHIN THE LOCAL FISCAL FINANCIAL CENTER.

RAMP SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA WALKWAY ACCESSIBILITY CODE.

ALL AIR LINES SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF OPTED DESIGN PRINCIPLES.

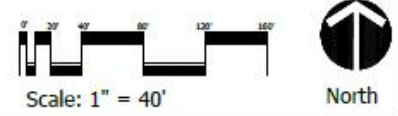
MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT A BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE 7-1500 (AFTER OCT. 1, 2005 FBC 2004)

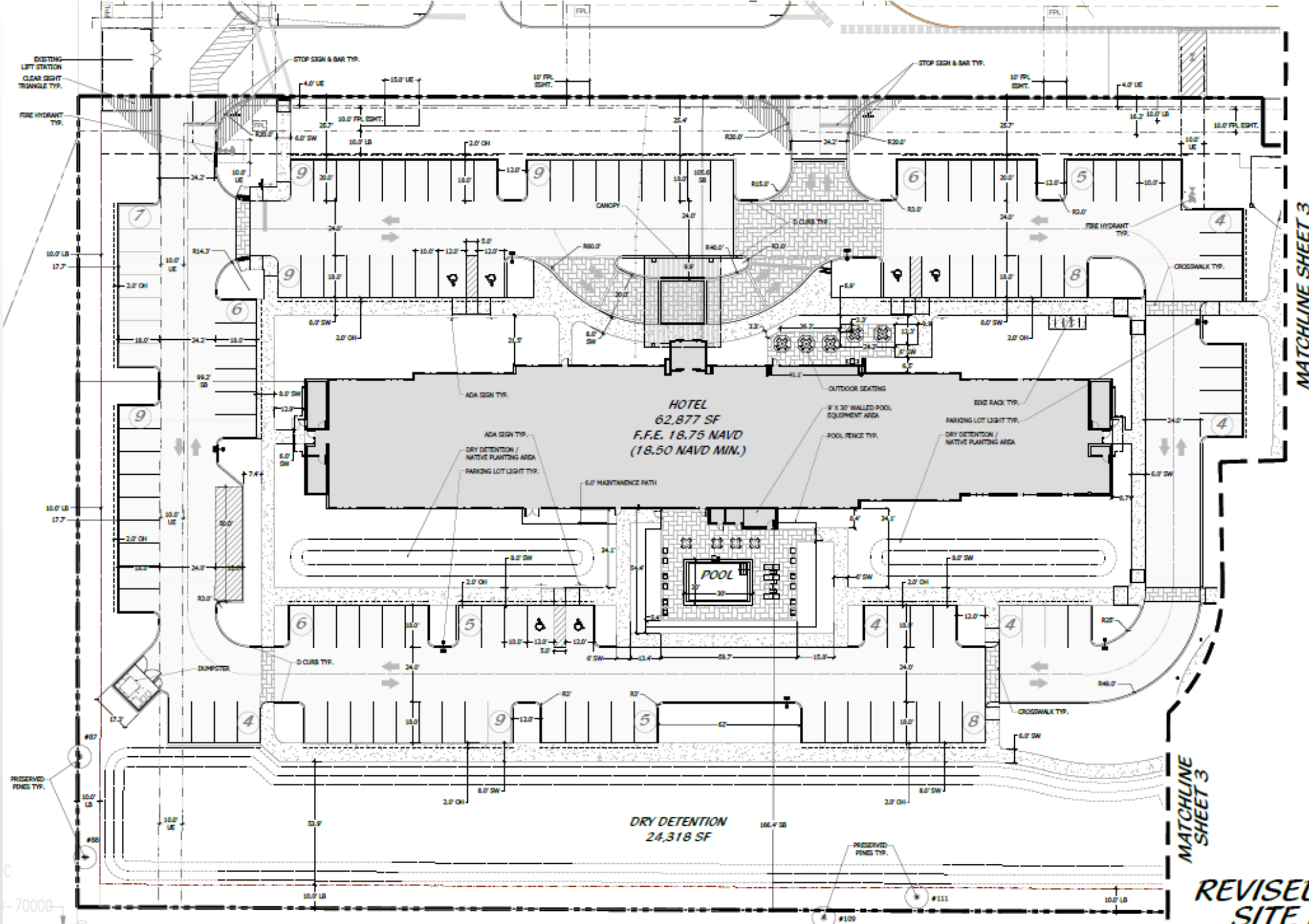
"PEDESTRIAN KING" SIGNS SHALL BE PROVIDED FOR ALL RED-BOOK CROSSINGS.

PROJECT TO SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FEATURES ON PHOTOCELLS.

LANDSCAPE MANAGEMENT AREAS ARE TO BE MAINTAINED WITH PLANTED NATIVE VEGETATION IN PROPORTION.

REVISED FINAL SITE PLAN





MATCHLINE SHEET 3

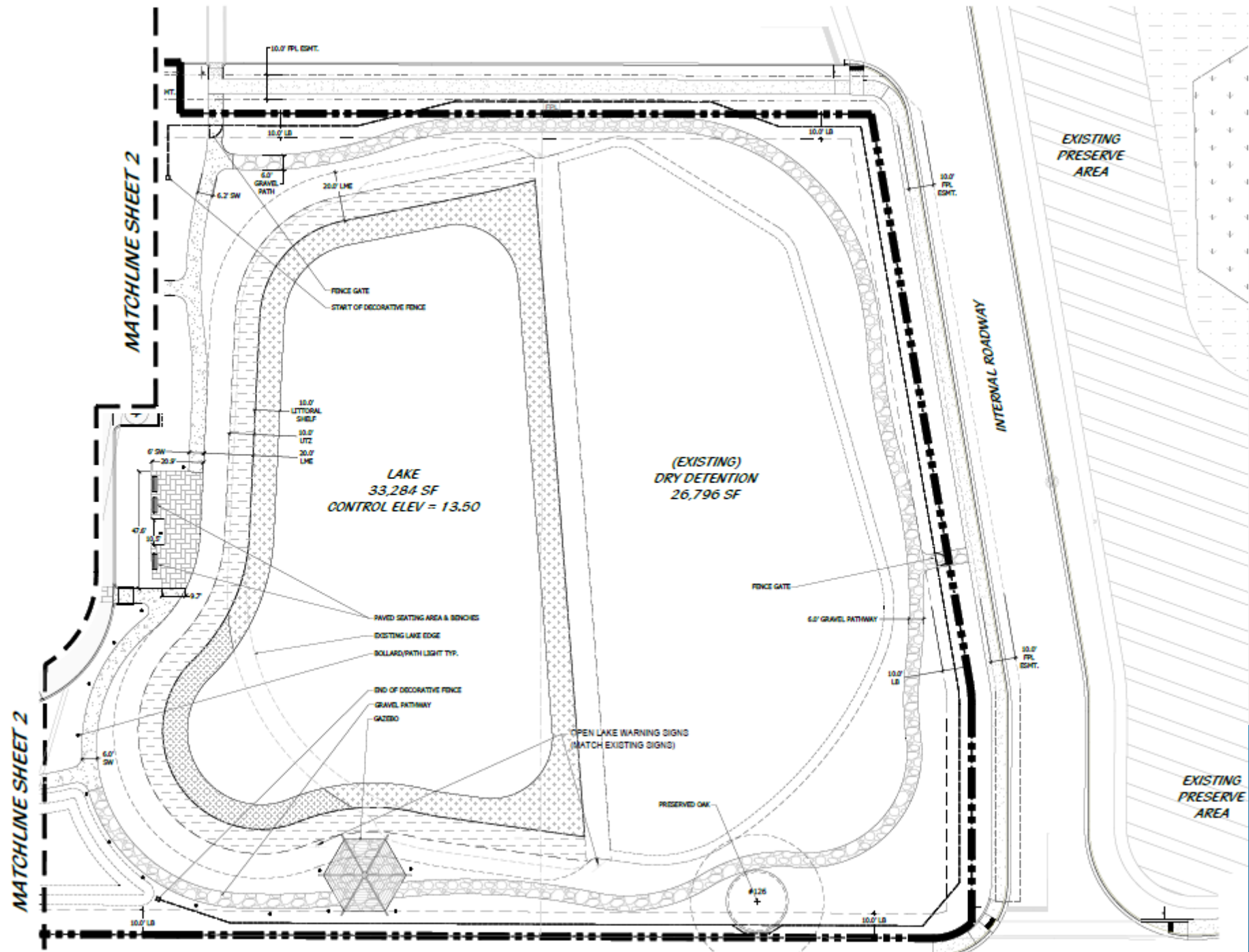
MATCHLINE SHEET 3

REVISED FINAL SITE PLAN

LEGEND



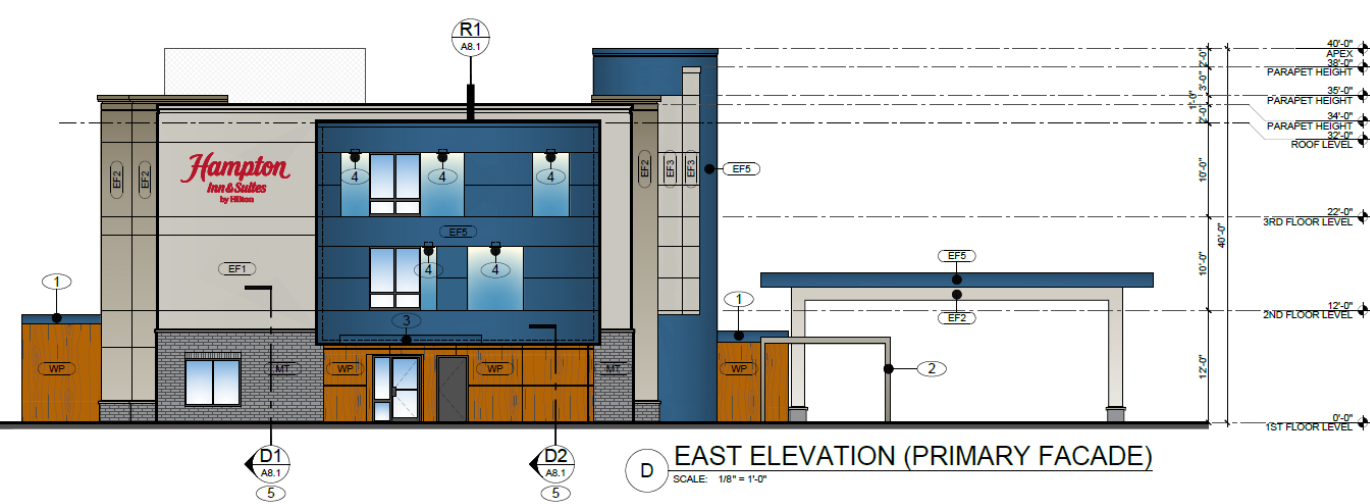
70000



ARTICLE 4, DIVISION 20 – COMMERCIAL, MULTIFAMILY, AND INDUSTRIAL DESIGN

- The applicant is requesting alternative compliance from the primary façade transparency/fenestration criteria of Article 4, Division 20. for the East, South, and West Facades.
- Staff recommend approval.
- The Board of County Commissioners is the final decision maker for this application.





D EAST ELEVATION (PRIMARY FACADE)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (PRIMARY FACADE)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (PRIMARY FACADE)
SCALE: 1/8" = 1'-0"

LOCAL PLANNING AGENCY

This matter is to be heard by the Local Planning Agency on April 16, 2026. The LPA's recommendation will be forwarded to the Board.



REVIEW OF APPLICATION

- Development review staff have found the Palm Pike Crossing, Lot 5 application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

- 1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- 2. Move that the Board adopts the Resolution approving the Revised Major Master Site Plan for Palm Pike Crossing.
- 3. Move that the Board adopts the Resolution approving the Revised Final Site Plan for the Palm Pike Crossing Lot 5 project.

