



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

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

A. Application Information

Applicant:	Bradford Trading Partners, LLC.
Property Owner:	Palm Pike Crossing, LLC. Anglo American Land Company, LLC (Lot 5)
Agent for the Applicant:	Cotleur & Hearing
County Project Coordinator:	Luis Aguilar, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P175-012
Record Number:	DEV2025050005
Report Number:	2026_0319_P175-012_Staff Report_final
Application Received:	05/30/2025
Transmitted:	06/03/2025
<u>Date of Report:</u>	<u>07/23/2025</u>
Application Received:	09/02/2025
Transmitted:	09/02/2025
<u>Date of Report:</u>	<u>10/27/2025</u>
Application Received:	11/21/2025
Transmitted:	11/21/2025
<u>Date of Report:</u>	<u>01/13/2026</u>
Application Received:	02/18/2026
Transmitted:	02/19/2026
<u>Date of Report:</u>	<u>03/19/2026</u>

B. Project description and analysis

This is a request by Cotleur & Hearing on behalf of Bradford Trading Partners, LLC for approval to revise the existing major master site plan of Palm Pike Crossing to expand lot 5 and final site plan approval for the construction of a 20,959 square foot, three-story hotel with a total gross floor area of 62,877 square feet, consisting of 105 units. The subject site is approximately 6.57 acres located at the SW portion of Palm Pike crossing a master planned commercial

development located on the south side of SW Martin Highway and west of SW High Meadow Avenue in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

C. Staff recommendation

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

Table 1 Development Review Team

Section	Division or Department	Reviewer	Phone	Assessment
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	Comply
I	Property Management	Ellen MacArthur	772-221-1334	N/A
J	Environmental	Shawn McCarthy	772-288-5508	Comply
J	Landscaping	Karen L. Sjolholm	772-288-5909	Comply
K	Transportation	James Hardee	772-288-5470	Comply
L	County Surveyor	Juliette Martel	772-288-5418	N/A
M	Engineering Services	Christopher Rhoades	772-463-3273	Comply
N	Addressing	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission	Emily Kohler	772-288-5692	Comply
O	Wellfield	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater	Jay Johnson	772-221-1400	Comply
P	Emergency Mgmt	Amy Heimberger		
		-Lopez	772-419-2664	N/A
P	Fire Prevention	Doug Killane	772-419-5396	Comply
Q	ADA	Christopher Rhoades	772-463-3273	Comply
R	Health	Paul C. Stemle	772-221-4090	N/A
R	School Board	Julie Sessa	772-219-1200	N/A
S	County Attorney	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	Luis Aguilar	772-288-5931	Comply

D. Review Board action

This application meets the threshold requirements for processing as a major development without a previously approved master site plan. Pursuant Table 10.5.F.9., Land Development Regulations (LDR), Martin County, Florida (2023) review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

Pursuant to Sections 10.1.E. and 10.2.B.2., LDR, Martin County, Florida. (2025, 2024), it shall

at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), LDR and the Code.

The applicant addressed the non-compliance findings from the staff report dated, 01/13/2026 with the resubmittal dated 02/18/2026. 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 CGMP, LDR and the Code.

E. Location and site information

Parcel number: 24-38-40-006-000-00050-0
 24-38-40-006-000-00002-0
 Existing Zoning: LI (Limited Industrial)
 Future Land use: Industrial
 Gross area of site: 6.578 acres
 Nearest major road: SW High Meadow Ave and SW Martin Hwy

Table 2 Property Information

Table 3: Abutting Properties Details

Direction	Future Land Use	Zoning
North	Industrial	LI (Limited Industrial)
South	Industrial	LI (Limited Industrial)
East	Industrial	LI (Limited Industrial)
West	Industrial	A-1 (Small Farms)

Figure 1: Location Map



Figure 2 Subject Site Aerial



Figure 3: Zoning Atlas

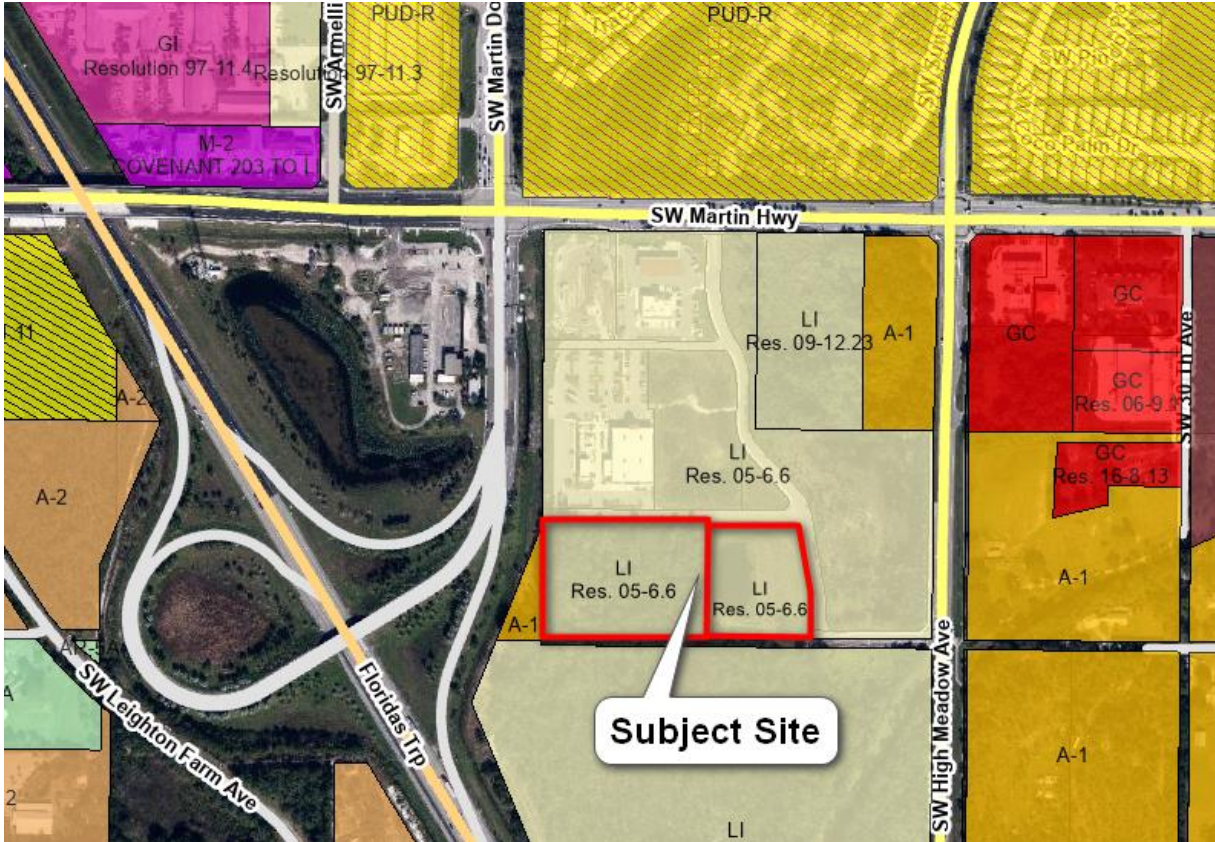


Figure 4: Future Land Use Map



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

Findings of Compliance:

Staff has reviewed this application and finds that 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

Site Design

Findings of Compliance:

Staff has reviewed this application and finds that 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: Land Clearing

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department pursuant Section 10.14.C., Martin County, Florida., LDR (2019).

Information #2: Notice of Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1,000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area pursuant Martin County, Florida, LDR, Section 10.6.E.1. (2023).

H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department

Commercial Design

Finding of Compliance:

Development review staff have reviewed the application and finds that it complies with Article 4, Division 20, Commercial, Multifamily, and Industrial Design Standards of the Martin County Land Development Regulations.

The decision-maker for a particular development application, as determined by Article 10, Development Review Procedures, may approve a design plan that varies from the standards set forth in Article 4, Division 20 in order to accommodate unique site features or to provide a more innovative design, provided that the decision-maker finds that the alternative plan generally fulfills the purpose and intent as set forth in Section 4.871 or complies to the maximum extent practicable considering the configuration of the development that existed prior to the effective date of Division 20.

The following Alternative Compliance is requested:

1. Relief from primary façade transparency criteria of Martin County LDR, Section 4.872.B.5.(a) for the East, South, and West façades.

Community Redevelopment Area

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. The wildlife survey shows that no listed species exist on the property and all preserve set-aside and PAMP requirements were approved with the original development order.

Landscaping

Findings of Compliance

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a hotel facility within a limited industrial subdivision. The applicant has submitted landscape plans that provide 184,625 s.f. of landscape area which equates to 64.44% of the 286,527 s.f development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 115 trees for this project. To demonstrate compliance the applicant has proposed the planting of 174 trees.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use is industrial so non-compatibility buffers are not required.

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. . Due to necessary grade changes, the applicant has submitted Landscape and Construction Plans to remove the equivalent of 47 existing protected tree credits. To demonstrate compliance with Section 4.666.D. Land Development Regulations, Martin County, Fla. (2013) the applicant has proposed protection of 13 tree credits and installation of 34 additional native trees to mitigate for the necessary tree removal.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the order.

K. Determination of compliance with transportation requirements – Engineering Services Department

Staff reviewed the Traffic Impact Statement prepared by MacKenzie Engineering & Planning, Inc. dated April 30th, 2025. It is estimated that 10 trips will be added to the eastbound bound direction on SR 714 (SW Martin Highway) in the PM peak hour, which is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2028). Therefore, the evaluation is positive and serves as a determination that adequate facilities are in place to serve the development at the time of anticipated impact.

L. Determination of compliance with county surveyor – Engineering Department

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

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Department

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8:- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9: Stormwater Management: The applicant has demonstrated the proposed development is included in the Master Stormwater Management System and the proposed development is consistent with the approved existing system; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: The site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation of 18.75-feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm event (18.50-feet NAVD); therefore, the applicant demonstrated compliance with Division 10.

Division 14: Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19 - The applicant is not proposing to make modifications to the existing roads. The applicant has demonstrated compliance with Division 19 with the design of the proposed driveway connections to the existing internal roadway.

Development Order

1. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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

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. (2025).

Electronic File Submittal

Findings of Compliance:

The AutoCAD dwg file of the site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2025).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater 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 Prevention

Finding of Compliance:

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

LOCATIONS OF FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

1. On the street side of buildings.
2. Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
3. And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
4. Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
5. On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
6. Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
7. In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.
8. On the discharge side of the double detector check valve.

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

Finding of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition].

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 adequate public facilities requirements – responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Positive Evaluation
Source –Martin County Utilities
Reference – see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Positive Evaluation
Source –Martin County Utilities
Reference – see Section O of this staff report

Solid waste facilities

Findings – In Place
Source – Growth Management Department

Stormwater management facilities

Findings – Positive Evaluation
Source – Engineering Services Department
Reference – see Section M of this staff report

Community park facilities

Findings – In Place
Source – Growth Management Department

Road’s facilities

Findings – Positive Evaluation
Source – Engineering Services Department
Reference – see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation
Source – Engineering Services Department
Reference – see Section K of this staff report

Public safety facilities

Findings – Positive evaluation
Source – Growth Management Department
Reference – see Section P of this staff report

Public school facilities

Findings – Positive evaluation
Source – Growth Management Department
Reference – see Section R of this staff report

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.

Table 4 Post Approval Requirements

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.

Item	Description	Requirement
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.	Unity of Title	Original executed version Unity of Title in standard County format or one (1) copy of the existing recorded Unity of Title for the subject property.
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
7.	Digital Copy of Construction Plans	One (1) digital copy of the Construction Plans in PDF format. The digital version shall be signed / sealed, and third party authenticated. The digital version must match the hardcopy as submitted and be consistent with the approved documents.
8.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
9.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
10.	Hauling Fee	The Owner is authorized to haul approximately 363 cubic yards of the material from the site. In exchange for this authorization, the Owner is required to pay \$76.23, as set forth in the Development Review Fee Schedule, as part of the post-approval process in accordance with Section

Item	Description	Requirement
		10.11, Land Development Regulations, Martin County, Florida.
11.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD drawing format (.dwg). An e-Transmit zip file with 2018 file format is preferred. The digital version of the site plan must match the hardcopy version as submitted.
12.	Right-of-Way	One (1) copy of documents verifying that the right-of-way, property, or easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
13.	Engineer's Design Certification	One (1) original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
14.	Water & Wastewater Service Agreement	A copy of the executed Water and Wastewater Service Agreement. Original executed agreement and payment shall be provided directly to Martin County Utilities prior to submittal of the post approval package to Growth Management.
15.	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

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

Table 5 Fee Table

Fee type:	Fee amount:	Fee payment:	Balance:
Application review fees:	\$12,000	\$12,000	\$0.00
Inspection fees:	\$6,000		\$6,000
Advertising fees *:			
Recording fees **:			

* 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

Table 6 Applicant Contact Information

Entity	Contact Information
Applicant:	Bradford Trading Partners, LLC. Rajesh Patel 4545 SW Longbay Drive Palm City, FL 34990 Abh11570@yahoo.com
Owner:	Palm Pike Crossing, LLC. Katie Bucher 7940 Via Dellagio Way, Suite 200 Orlando, FL 32819 Katie@unicorp.com 407-999-9985
Owner (Lot 5):	Anglo American Land Company, LLC Rajesh Patel 4545 SW Longbay Drive Palm City, FL 34990 Abh11570@yahoo.com

Entity	Contact Information
Agent:	Cotleur & Hearing Leah Heinzelmann 1934 Commerce Lane, Suite 1 Jupiter, FL 33458 Lheinzelmann@cotleur-hearing.com 561-406-1007
Engineer of Record:	Mills, Short & Associates Brandon Ulmer 700 22 nd Place, Suite 2C 2D Vero Beach, FL 32960 Bulmer@millsshortassociates.com 561-329-2451

Y. Acronyms

Table 7 Acronym Definitions

Acronym	Definition
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
LOS	Level of Service
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/Wastewater Service Agreement

Z. Attachments