

MARTIN COMMERCE PARK PUD PLAT INFRASTRUCTURE FINAL SITE PLAN INCLUDING PHASE 1 AND 2 FINAL SITE PLAN (M164-011)

Board of County Commissioners

Public Meeting

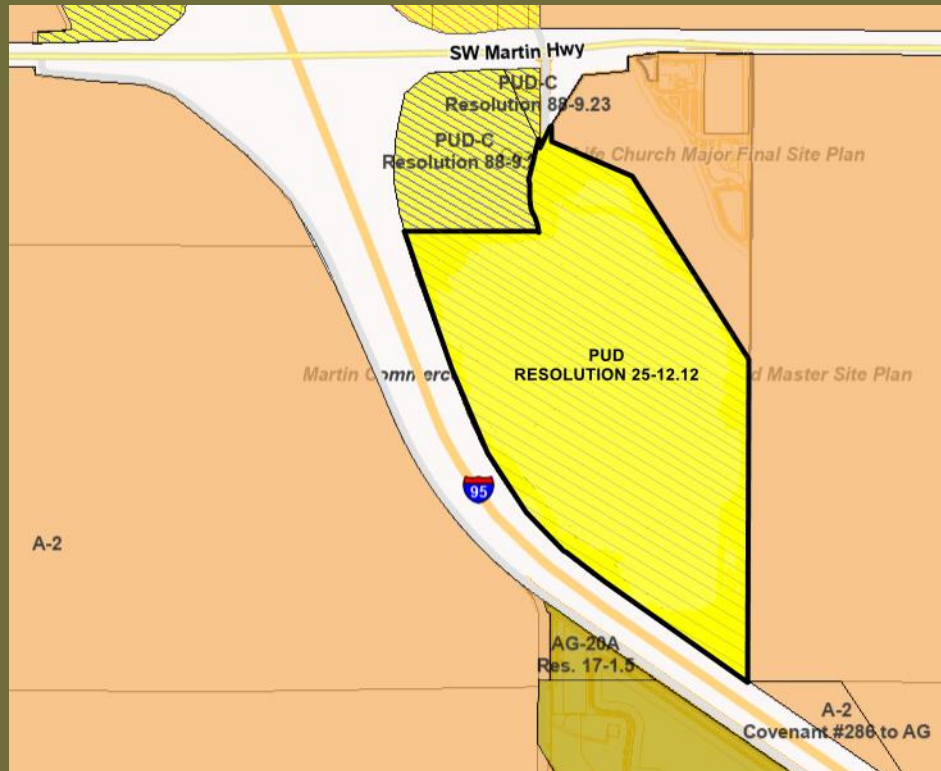
August 25, 2026

Owner:	Martin Commerce Park, LLC (Jill Marasa)
Applicant:	Martin Commerce Park, LLC
Requested by:	Lucido & Associates (Morris A. Crady, AICP)
Project Coordinator:	Brian Elam, PMP, Principal Planner





ZONING



FUTURE LAND USE



APPLICATION DETAILS

- Infrastructure Final Site Plan
 - Replat to remove existing Martingale Estates lots.
- Phase 1 and 2 Final Site Plan
 - Includes construction of all infrastructure and preserve area requirements for the entire project site, seven buildings totaling approximately 485,492 square feet of gross floor area, and outdoor storage.
 - C/O sub-phasing plan
- Landscape Plans have been provided for site infrastructure to include the plantings for 5 lakes, 8 stormwater retention areas, and a 4,879 linear foot native landscape buffer for I-95. A separate set of landscape plans is provided for the sub-phasing and individual approval of seven buildings within Lots 1 and 2.



LOCAL PLANNING AGENCY

Review of this project by the LPA is not required due to the approved master site plan, pursuant to Table 10.5.F.9. LDR, Martin County, Fla (2021), requiring one public meeting.



REVIEW OF APPLICATION

C. Staff recommendation

The specific findings and conclusions 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:

F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	Comply
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Darryl DeLeeuw	772-221-1317	Comply
K	Transportation	Mike Conroy	772-288-5512	Comply
L	County Surveyor Review	Jet Martel	772-288-5928	N/A
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jay Johnson	772-320-3158	Comply
O	Wellfields Review	Jay Johnson	772-320-3158	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-288-5920	Comply
R	Health Department Review	Paul Stemie	772-221-4090	N/A
R	School Board Review	Julie Sessa	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply

Development review staff have found the Martin Commerce Park, LLC., Plat Infrastructure Final Site Plan including Phase 1 and 2 Final Site Plan application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

Staff recommends approval of the plat infrastructure final site plan including phase 1 and 2 final site plan application request by the Martin Commerce Park, LLC.

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 adopt the resolution approving the Plat Infrastructure Final Site Plan for the Martin Commerce Park PUD project.
3. Move that the Board adopt the resolution approving the Phase 1 and 2 Final Site Plan for the Martin Commerce Park PUD project.

THIS CONCLUDES THE PRESENTATION

Questions?

