



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

MARTIN COMMERCE PARK PUD PLAT INFRASTRUCTURE FINAL SITE PLAN INCLUDING PHASE 1 AND 2 FINAL SITE PLAN

A. Application Information

Applicant:	Martin Commerce Park, LLC (Jill Marasa)
Property Owner:	Martin Commerce Park, LLC
Agent for Applicant:	Lucido & Associates (Morris A. Crady)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	M164-011
Record Number:	DEV2025040007
Report Number:	2026_0804_M164-011_Staff_Report_Final
Application Received:	12/18/2025
Transmitted:	12/22/2025
Date of Report:	02/23/2026
Application Received:	04/10/2026
Transmitted:	04/13/2026
Date of Report:	06/09/2026
Application Received:	07/01/2026
Transmitted:	07/02/2026
Date of Report:	08/04/2026
BOCC:	08/25/2026

B. Project description and analysis

This is a request by Lucido & Associates on behalf of Martin Commerce Park, LLC for approval of the Martin Commerce Park PUD infrastructure final site plan including a phase 1 and 2 final site plan consistent with the Master Site Plan and Phasing Plan. This proposal 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, on an approximate 120.66-acre portion of the 167.18-acre property. The property is located east and adjacent to I-95 and south of SW Martin Highway in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

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

D. Review Board action

This application meets the threshold requirements for processing as a PUD Final Site Plan with a previously approved Master Site Plan. Pursuant Table 10.5.F.9., Land Development Regulations, Martin County Code, review of this application is required by the Growth Management Director and final action by the Board of County Commissioners (BCC) at a public meeting.

Pursuant to §§10.1.E. and 10.2.B.2., Land Development Regulations, Martin County Code, 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, June 9, 2026 with the resubmittal dated July 1, 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: 193840001000001800
Address: 3951 Southwest Martingale Drive, Palm City
Existing zoning: Martin Commerce Park PUD Zoning Agreement
Future land use: Limited Industrial
Nearest major road: SW Martin Highway
Gross area of site: 167.18 acres
Non-residential gross floor area: 485,084 square feet proposed

Figure 1: Location Map



Figure 2 Subject Site Aerial



Figure 3: Zoning Atlas

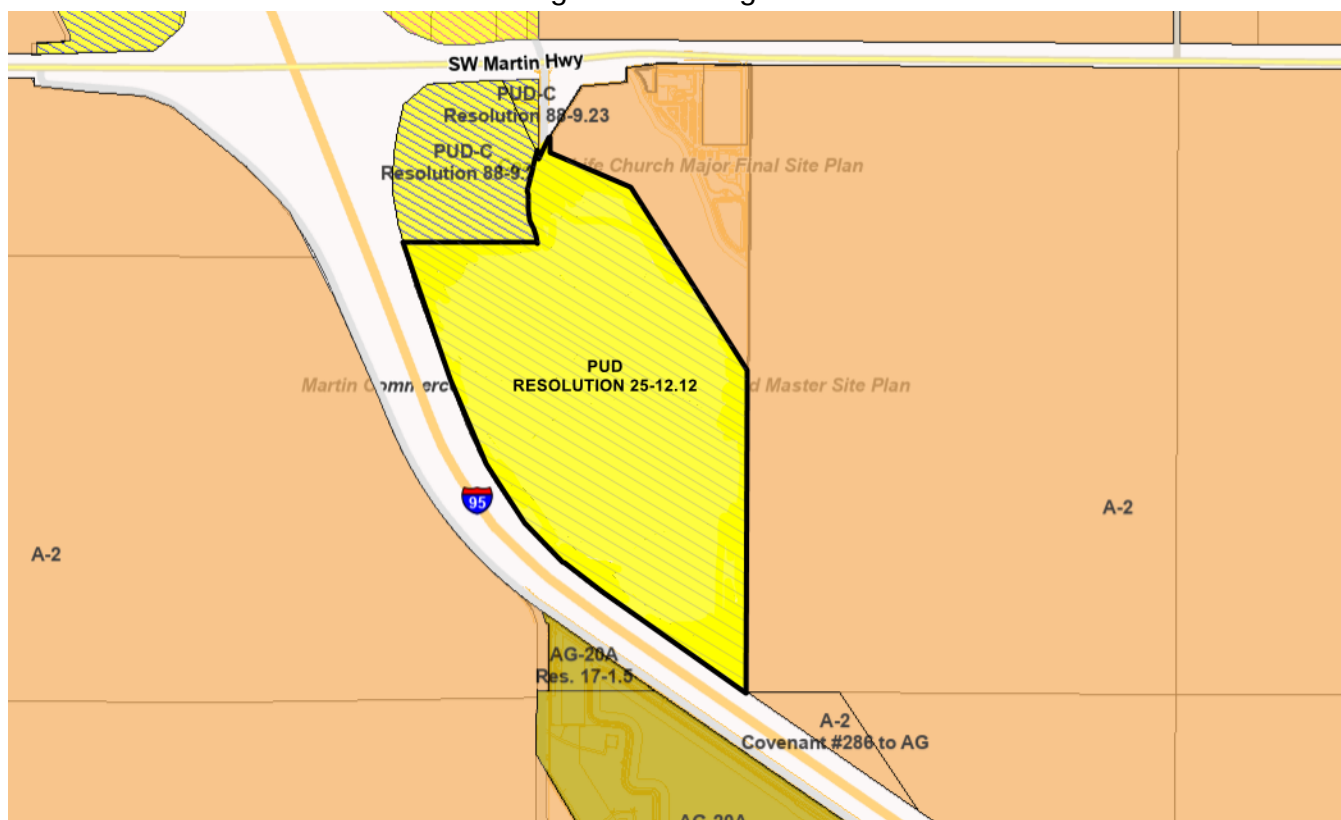


Figure 4: Future Land Use Map



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.

Informational: 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 §10.14.C., LDR, Code.

Informational: Public Meetings

- a. Pursuant Table 10.5.F.9., Land Development Regulations, Martin County Code, Major Final Site Plans with previously approved Master Plans are scheduled and presented to the Board for final action at a public meeting. Final action is described in §10.9.B., LDR, Code.
- b. General regulations and procedures governing hearings and meetings is found in Sec. 10.10, LDR, Code.
- c. Pursuant subsection 10.10.B.5., “The applicant shall make a presentation, as the applicant deems appropriate. It shall be that applicant’s responsibility to establish that the application is in compliance with the Comprehensive Growth Management Plan, the LDR and the Code.
- d. Pursuant subsection 10.10.B.2., proof of mailed notices is not required for a public meeting.

Informational: Final Site Plans

Except as provided in §10.1.D.2., a final site plan is required for all development. A development application for a final site plan shall comply with the requirements set forth in §10.2.D.2., LDR, Code.

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

Commercial Design

Findings of Compliance:

Building 14 is the only building in this Phase 1 and Phase 2 final site plan that reaches the threshold to apply commercial design standards. The requested alternative compliance documented on the elevations drawings have been approved conditionally with the applicant’s proposal of supplemental landscaping along I-95 and adjacent water management tracts depicted on the landscape plans.

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

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Gopher Tortoise Statement

After a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

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.

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.

Of note and commendation, the applicant has designed both landscape plan sets utilizing 100% Florida native plant species throughout the project.

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

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by Kimley Horn and Associate, Inc dated

June 2026. Kimley Horn and Associate, Inc stated that the site's maximum impact was assumed to be 44 total trips during the PM peak hour. Staff finds that SW Martin Hwy (SR 714) is the recipient of a majority of the generated trips. The generalized service capacity of SW Martin Hwy (SR 714) is 1,850. The project impact is 2.38% of the maximum volume of that roadway. SW Martin Hwy (SR 714) is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2028).

Development Order Conditions:

Approval of the final site plan is subject to the following conditions related to the construction of offsite improvements:

- 1) Subject to approval by the Florida Department of Transportation (FDOT), prior to the activation of the signalized intersection on SW Martin Hwy (SR 714) at Stuart West Blvd/SW Martin Commerce Dr.
- 2) Restripe SW Martin Hwy (SR 714) in the eastbound direction from Stuart West Blvd/SW Martin Commerce Dr to approximately 850 feet east to shift the existing merge condition eastward.

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:

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Findings of Compliance:

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

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and only fill will be brought onto 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 evaluated the 25- year, 3-day storm event and has demonstrated that the discharge rate for the proposed development (0.15 cfs/ac) is lower than the pre-development discharge rate for the parcel (0.16 cfs/ac). The applicant proposed a stormwater system consisting of wet and dry retention areas. The applicant demonstrated the water quality volume is being met in the proposed prior to

discharging; 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 32.00-feet NAVD88 is set at or above the maximum predicted stage of the 100-year 3-day storm event (31.57-feet NAVD88); 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 – Roadway Design: The applicant has demonstrated compliance with Division 19 with the design of SW Martin Commerce Drive and the proposed access tracts.

Development Order

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. (2026).

Electronic File Submittal

Findings of Compliance:

The AutoCAD dwg file of the site plan was found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2026).

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

Findings 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.

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

Findings 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 – Health Department/Martin County Utilities/SMRU/etc.

Reference – see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Positive evaluation

Source – Health Department/Martin County Utilities/SMRU/etc.

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.

1. Response to Post Approval Requirements List

The applicant will submit a response memo addressing the items on the Post Approval Requirements List.

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. Engineers 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.

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 PUD Final Site Plan

One (1) copy 24" x 36" of the approved PUD final site plan.

9. Digital Copy of Approved PUD Final 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.

10. 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.

11. Approved Elevations

One (1) copy of 24' x 36' of the approved elevations. Rolled.

12. Engineer's Opinion of Probable Cost

Two (2) originals of the Engineer's Opinion of Probable Cost, 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.

13. Water and 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.

14. 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:

Fee type:	Fee amount:	Fee payment:	Balance:
Application review:	\$9,127	\$9,127	\$0.00
Engineering Inspection:	\$4,900	\$0.00	\$4,900
Landscaping Inspection:	\$1,100	\$0.00	\$1,100
Environmental Inspection:	\$1,100	\$0.00	\$1,100
Advertising*:	\$0.00	\$0.00	\$0.00
Recording**:	\$0.00	\$0.00	\$0.00

* 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**1. Applicant**

Name: Martin Commerce Park, LLC
 Contact: Jill Marasa
 Address: 9810 South Dorchester Avenue
 City/State: Chicago, Illinois 60628
 Phone Number: 772-370-8108
 Email: jmarasa@ashleycapital.com

2. Owner

Name: Martin Commerce Park, LLC
 Contact: Jill Marasa
 Address: 9810 South Dorchester Avenue
 City/State: Chicago, Illinois 60628
 Phone Number: 772-370-8108
 Email: jmarasa@ashleycapital.com

3. Agent

Name: Lucido & Associates
 Contact: Morris A. Crady, AICP
 Address: 701 Southeast Ocean Boulevard
 City/State: Stuart, Florida 34994
 Phone Number: 772-220-2100
 Email: mcrady@lucidodesign.com

4. Engineer

Name: Kimley-Horn

Contact: Jordan Haggerty
Address: 1615 South Congress Avenue, Suite 201
City/State: Delray Beach, Florida 33455
Phone Number: 772-342-3183
Email: Jordan.Haggerty@kimley-horn.com

Y. Acronyms

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CID	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
UPA	Units per Acre

Z. Attachments