

Project Team:

Client & Property Owner: AC Meridian Marine, LLC  
1400 SW 10th Avenue, Suite 201  
Palm City, Florida 34989

Planner: Lucido & Associates  
Landscape Architects  
10000 N. Highway 1, Suite 201  
Palm City, Florida 34989

Engineer: Stephen Cooper, P.E. & Associates, Inc.  
7400 South Federal Highway  
Port St. Lucie, Florida 34952

Surveyor: EDC  
Engineers, Surveyors, Environmental  
10000 N. Highway 1, Suite 201  
Palm City, Florida 34989

Traffic Engineer: Stephen Cooper, P.E. & Associates, Inc.  
7400 South Federal Highway  
Port St. Lucie, Florida 34952

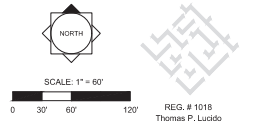
Environmental Consultant: DLS Environmental Services, Inc.  
1001 SW Federal Highway  
Port St. Lucie, Florida 34953

## Martin Downs PUD Portion of Parcel 29 known as Meridian Marina aka Martin Downs Marina Village Martin County, Florida

Phase I, II & IV  
Revised Master / Phasing Plan

Phase II & IV  
Revised Final Site Plan

Date	By	Description
9.15.2023	S.L.S.	Initial Application
11.13.2023	S.L.S.	Completeness Submittal
7.25.2024	S.L.S.	1st Resubmittal
10.31.2024	S.L.S.	2nd Resubmittal
2.28.2025	S.L.S.	Technical Adjustments - Staff Comments 2.4.2025
4.3.2025	S.L.S.	Technical Adjustments - Staff Comments 4.3.2025



Designer: S.L.S. Sheet  
Manager: M.C.  
Project Number: 21-125  
Municipal Number: —  
Computer File: 21-125 Meridian Marina - Final Site Plan - Phase II & IV

**General Notes:**

- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Proposed light poles shall be shielded to minimize excess glare to adjacent residential areas and roadways in accordance with Section 3.205 of Article 3.
- All signs shall be in accordance with Martin County applicable codes and ordinances in effect at the time of permit application.
- Per Martin County LDR, Sec. 4.07(c), lighting fixtures shall be a maximum of 20' in height within a parking lot and shall be a maximum of 15' within nonvehicular pedestrian areas.
- Maximum incidental light spillage onto nearby residential parcels shall be 0.2 foot candles as measured 8 feet above average grade at the property line of the receiving parcel.

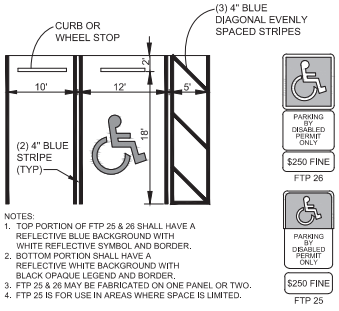
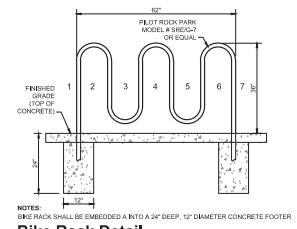
**Phasing Plan**

**Phase I (existing):** SW Chapman Way, Retention Lake, 40' Landscape Buffer Boat Harbor, Boat Storage Building (260 boats), Waterfront Marine Sales and Operations Building and 53 Parking Spaces.

**Phase II:** Boat Storage Building Addition (140 boats), Boat Racks (140 boats), Enhanced Landscaping, and 99 Additional Parking Spaces.

**Phase III (existing):** Admiralty Condominiums (Not Included)

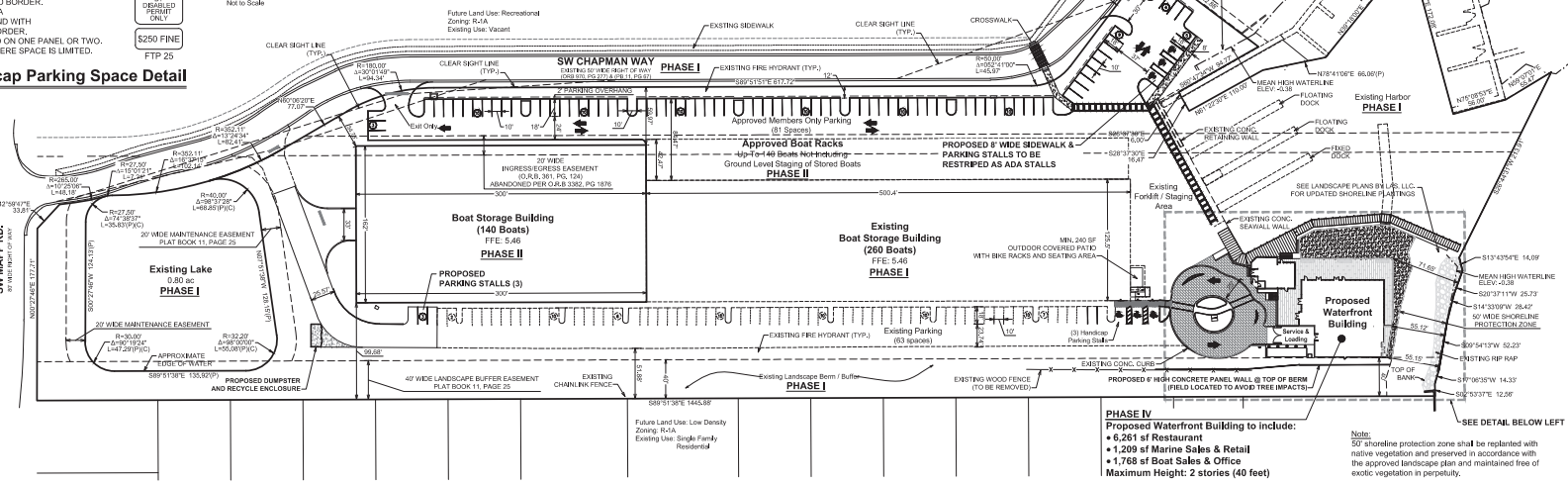
**Phase IV:** Waterfront building demolition/reconstruction to include...  
• 6,261 sf Restaurant  
• 1,209 sf Marine Sales & Retail  
• 1,768 sf Boat Sales & Office



**Standard & Handicap Parking Space Detail**

Not to Scale

Future Land Use: Low Density  
Zoning: R-1A  
Existing Use: Single Family Residential Homes



**Building Data:**

	Approved	Proposed
Restaurant:	6,000 sf	6,261 sf
Marine Sales & Retail:	1,200 sf	1,209 sf
Boat Sales & Office:	1,200 sf	1,768 sf
Dry Boat Storage:	540 Boats	540 Boats

**Open Space Calculations (Development Area):**

	253,409 sf	5.82 ac	68%
Impervious Area:	119,200 sf	2.74 ac	
Building Footprints:	134,209 sf	3.08 ac	
Paved Areas:			
Pervious Area (Open Space):	120,008 sf	2.75 ac	32%
Landscape Areas:	112,408 sf	2.59 ac	
50' Shoreline Protection Zone:	7,997 sf	0.17 ac	
Total:	373,415 sf	8.57 ac	100%
Maximum Building Coverage:	186,707 sf	50%	
Provided Building Coverage:	119,200 sf	32%	

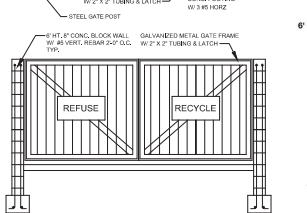
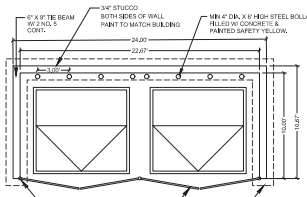
**Parking Calculations**

	214 Spaces
Parking Required:	
Marine Sales & Retail:	1,200 sf 1 Space / 200 sf 6 Spaces
Boat Sales & Office:	1,200 sf 1 Space / 200 sf 6 Spaces
Boat Storage:	540 Boats 1 Space / 5 Boats 108 Spaces
Restaurant:	6,261 sf 1.5 Space / per 100 sf 94 Spaces
Mezzanine & Storage:	1,494 sf None Required 0 Spaces
Parking Provided:	152 Spaces
	Includes 6 Handicap Spaces

Note:  
29% parking rate reduction allowed by way of Parking Rate Study per Section 4.625, LDRs

**Site Data:**

Total Site Area:	10.85 ac.
Marina Basin:	1.48 ac.
Existing Lake (Water Management Tract 4):	0.80 ac.
Development Area:	8.57 ac.
Future Land Use:	Commercial Waterfront
Existing Zoning:	Martin Downs PUD
Existing Approved Use:	Marina (Dry Boat Storage / Marine Sales Office / Restaurant)
Maximum Height:	40 feet

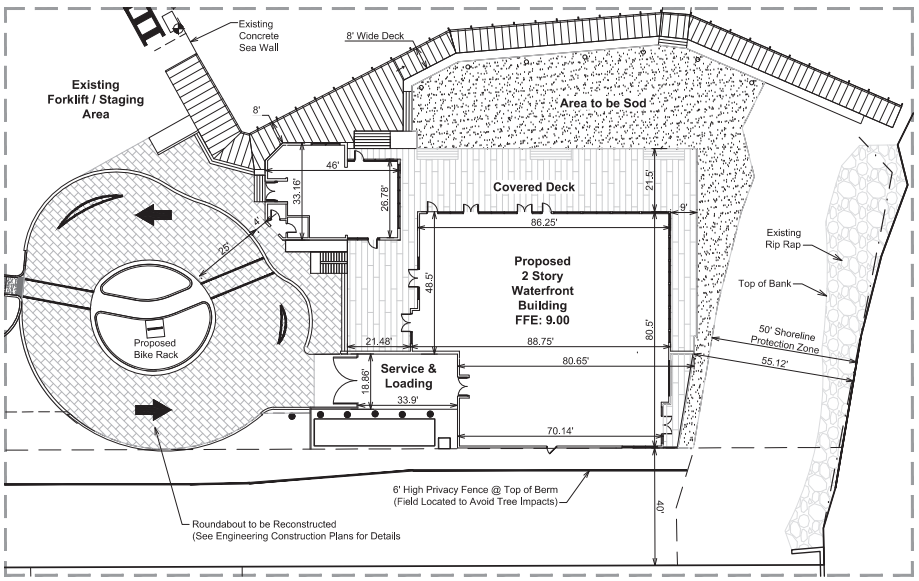


**Dumpster & Recycling Enclosure**

Not to Scale

**6' Concrete Panel Wall**

Not to Scale



**Waterfront Building**

Scale: 1" = 20'