

Phasing Plan

Phase I (existing): SW Chapman Way, Retention Lake, 40' Landscape Buffer Boat Harbor, Boat Storage Building (200 boats), Waterfront Marine Sales and Operations Building and 53 Parking Spaces.

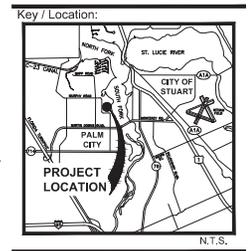
Phase II: Boat Storage Building Addition (140 boats), Boat Racks (140 boats), Enhanced Landscaping, and 99 Additional Parking Spaces.

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

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.
- For 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.



Project Team:

Client & Property Owner: AC Meridian Marine, LLC
7450 SW Chapman Way Palm City, Florida 34969

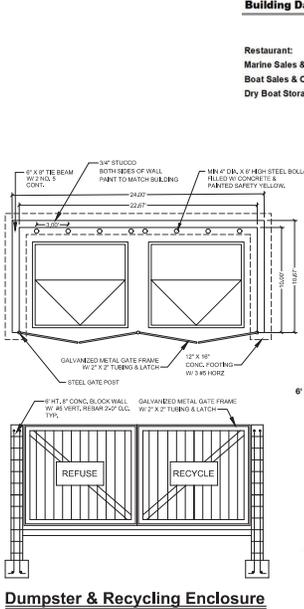
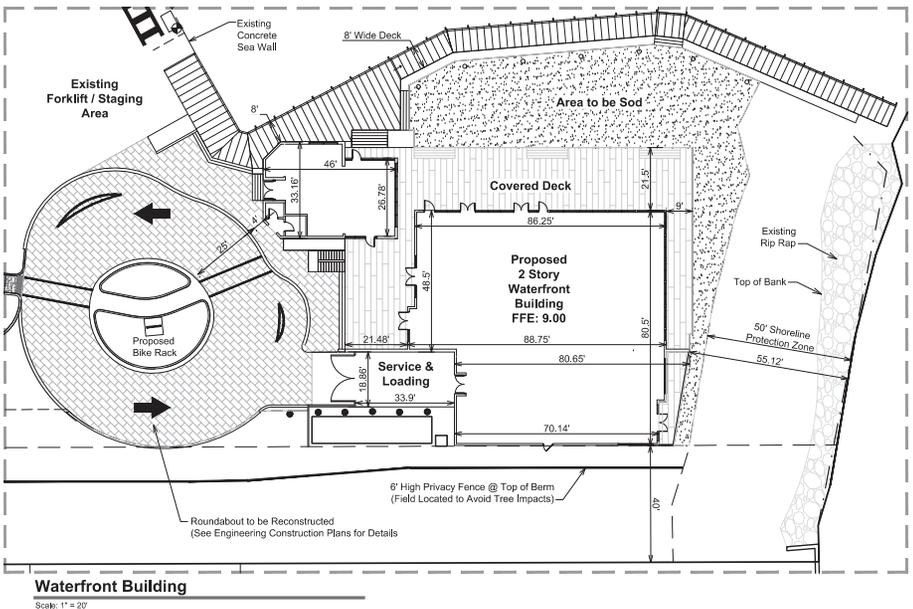
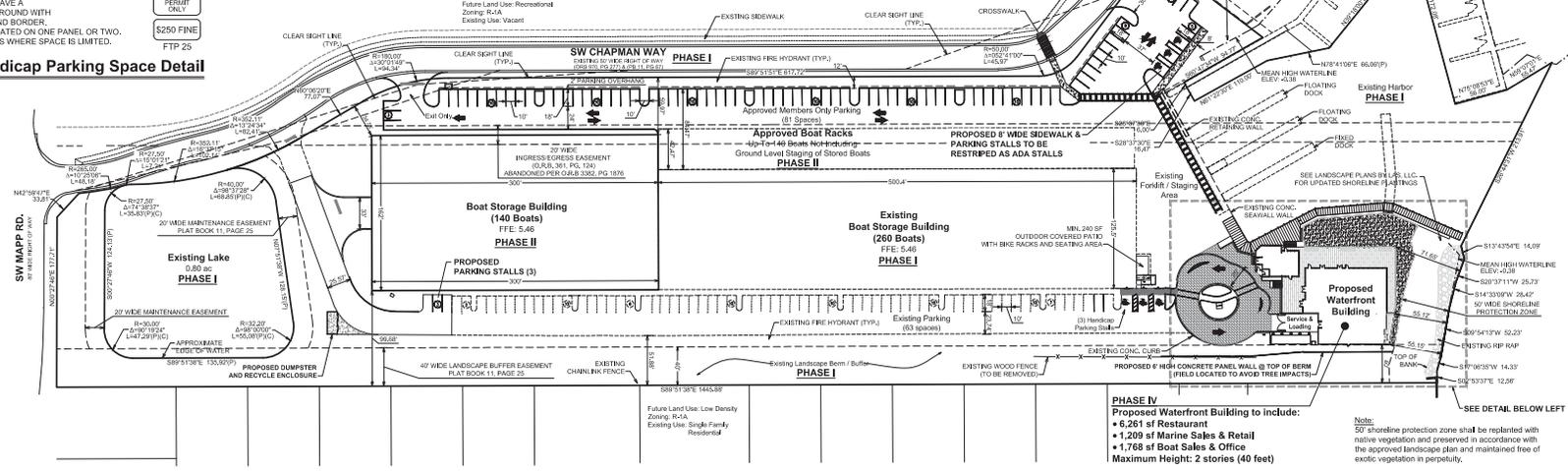
Planner: Lucido & Associates
Landscape Architect
701 SE Coast Blvd. Suite 3404 Palm Bay, Florida 34984

Engineer: Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway Palm St., Lucid, Florida 34962

Surveyor: EDC Engineers, Surveyors, Environmental
10200 Bay Parkway, Unit 201 Palm St., Lucid, Florida 34967

Traffic Engineer: Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway Palm St., Lucid, Florida 34962

Environmental Consultant: D.S. Environmental Services, Inc.
1601 SW Federal Hwy Palm St., Lucid, Florida 34963



Building Data:

	Approved	Proposed
Restaurant:	6,000 sf	6,261 sf
Marine Sales & Retail:	1,400 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):

	Approved	Proposed	%
Impervious Area:	253,409 sf	5.82 ac	68%
Building Footprints:	119,200 sf	2.74 ac	
Paved Areas:	134,209 sf	3.08 ac	
Previous Area (Open Space):	120,008 sf	2.75 ac	32%
Landscape Areas:	112,405 sf	2.59 ac	
50' Shoreline Protection Zone:	7,597 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

Category	Area	Capacity	Count
Marine Sales & Retail:	1,209 sf	1 Space / 200 sf	6 Spaces
Boat Sales & Office:	1,768 sf	1 Space / 300 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

Notes:
25% parking rate reduction allowed by way of Parking Rate Study per Section 4.625, LDRs

Site Data:

Total Site Area:	10.85 ac.
Marine 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:	Marine Boat Storage / Marine Sales Office / Restaurant
Maximum Height:	40 feet

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
2.26.2025	S.L.S.	Final Approval - Staff Comments 2.4.2025
6.2.2025	S.L.S.	Final Approval - Staff Comments 6.3.2025

SCALE: 1" = 60'

REG. # 1018
Thomas P. Lucido

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

1 of 1

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Drawing Name: J:\Projects Active\121-125 Meridian Marina Site Plan\Phase IV, Apr 22, 2025 - 10:58am, 21-125 Meridian Marina - Final Site Plan - Phase IV.rvt