

MARTIN DOWNS PUD

80TH AMENDMENT INCLUDING REVISED MASTER/FINAL SITE PLAN
AND REVISED PHASING PLAN FOR MERIDIAN MARINA (M035-217)

Board of County Commissioners

August 12, 2025

Owner/Applicant: AC Meridian Marina, LLC

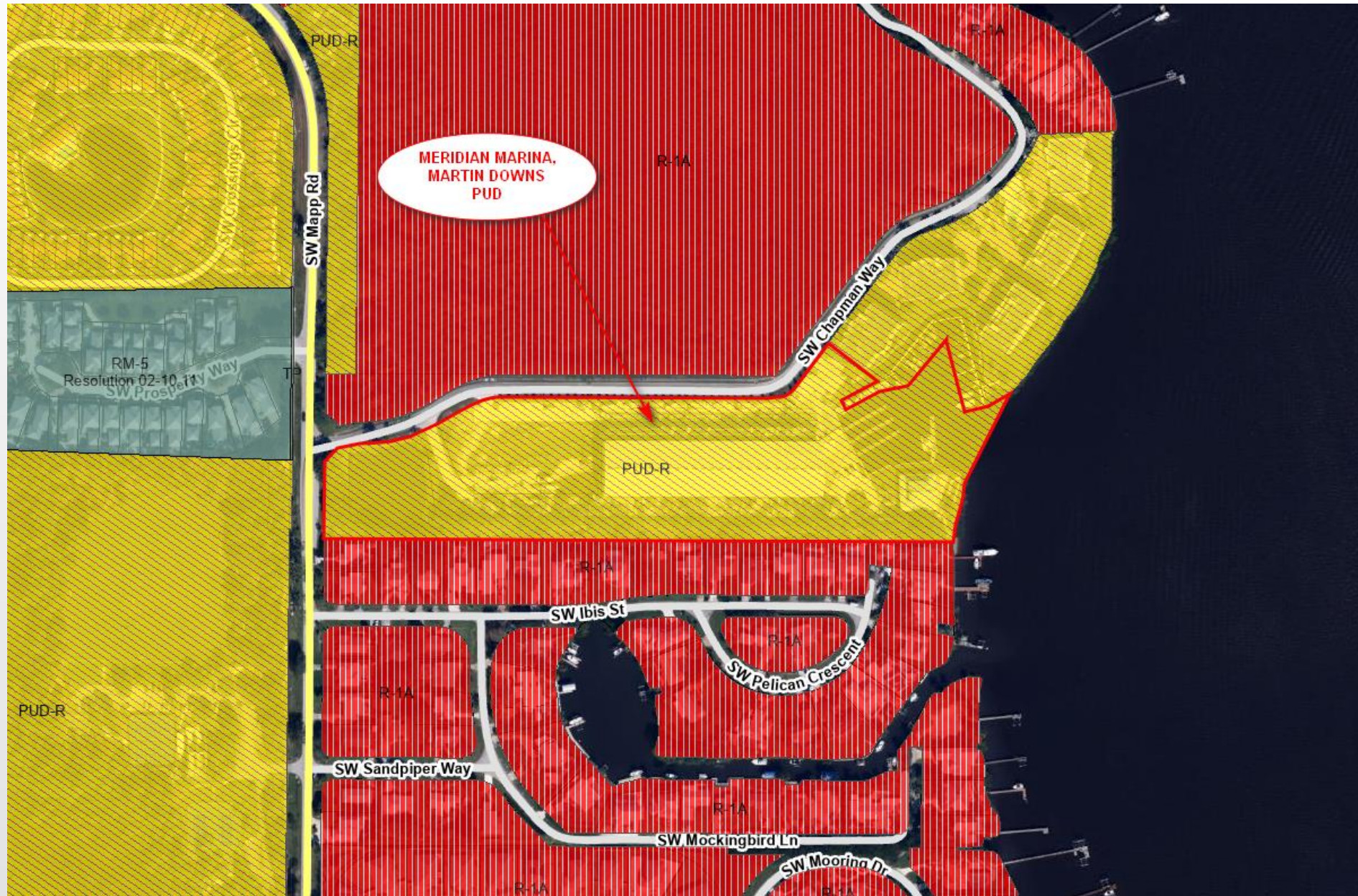
Requested by: Lucido & Associates, Brian Nolan, AICP

Project Coordinator: John Sinnott, Principal Planner





ZONING ATLAS



FUTURE LAND USE



MARTIN DOWNS PUD – MERIDIAN MARINA

- Martin Downs PUD established in 1980
- Meridian Marina (fka Martin Downs Marina Village) was developed in the early 1990s
- Existing boat storage building (260 boats) and associated infrastructure
- A new boat storage building (140 boats) and outdoor boat racks (140 boats) were approved as part of the 79th PUD Amendment in 2022 and are currently under construction



MARTIN DOWNS PUD – MERIDIAN MARINA

- The 79th Amendment master/phasing plan included a Phase IV waterfront building with restaurant, marine operations/retail/office area, and up to 2 accessory dwelling units.
- The 79th Amendment specifies that an amendment to the Martin Downs PUD is required for final site plan approval of Phase IV and any additional special conditions that may be associated with the operation of the restaurant.



PROPOSED 80TH AMENDMENT

- Includes revised master/final site plan and revised phasing plan.
- Phase IV
 - Construct new 2-story waterfront building with 6,261 sf restaurant and 2,977 sf marine operations/retail/office area.
 - Removes previously approved accessory dwelling units.
 - Amendment limits nighttime hours of operation for the restaurant
- Phase II
 - Proposed dumpster enclosure and relocated parking stalls







LOCAL PLANNING AGENCY

- Pursuant to Article 10, Table 10.5.F.9, Martin County Land Development Regulations, review of this application is not required by the Local Planning Agency (LPA).



REVIEW OF APPLICATION

- Development review staff have found the AC Meridian Marina, LLC, application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board approve the 80th Amendment to the Martin Downs PUD Zoning Agreement including the Revised Master/Final Site Plan and Revised Phasing Plan for the Meridian Marina project.

