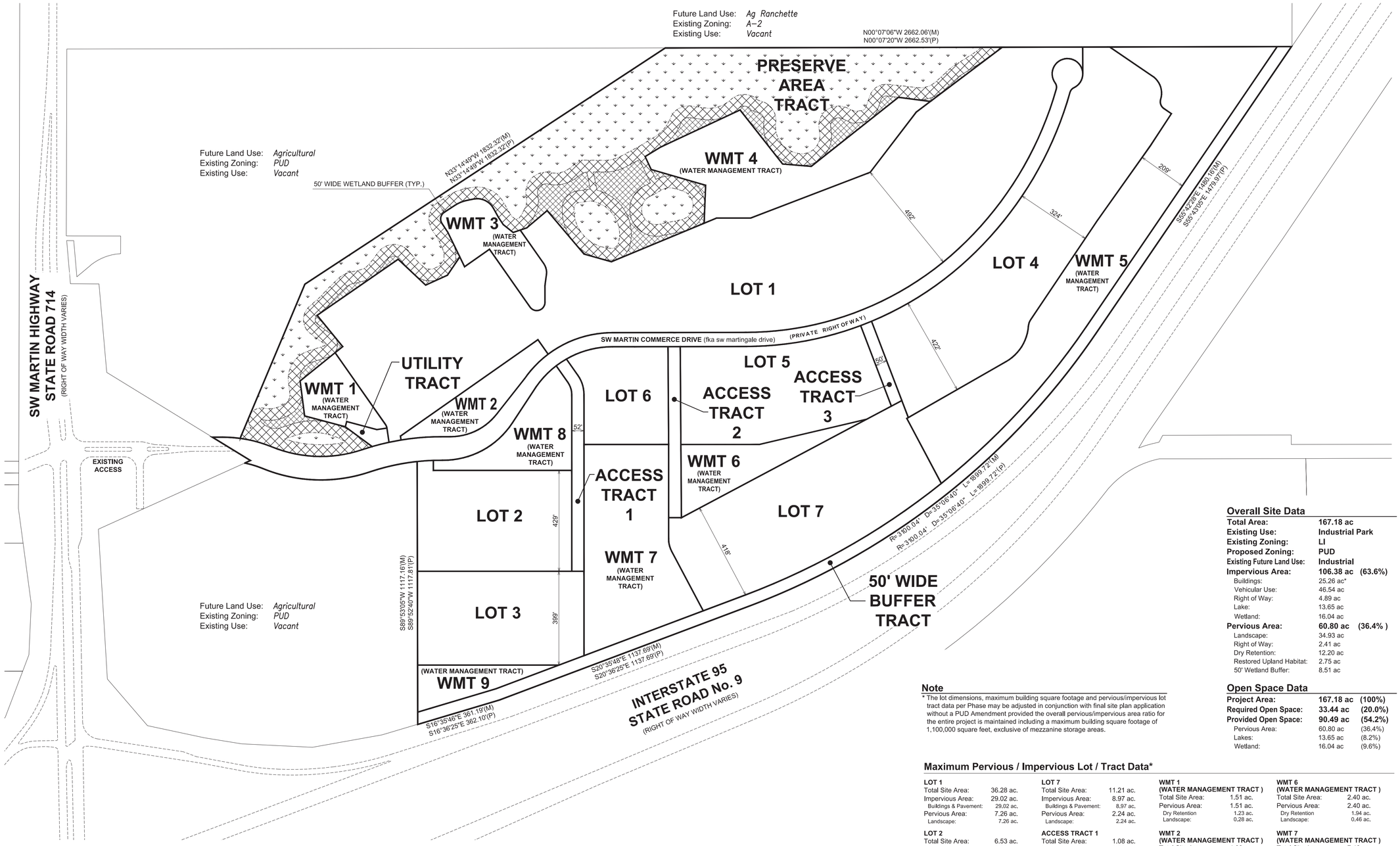

Legend

- Wetland: 16.04 ac
- 50' Wetland Buffer: 8.51 ac
- Restored Upland Habitat: 2.75 ac

Total Preserve Area: 27.30 ac*

* Preserve Areas may not be altered except in compliance with the Preserve Area Management Plan (PAMP)

Building Data

Gross Floor Area	
Maximum:	1,100,000 sf
Proposed:	1,100,000 sf
Building Coverage	
Maximum:	40%
Proposed:	15.11%
Building Height	
Maximum:	40 feet
Proposed:	40 feet
Setbacks	
Building	
From Property or Right-of-Way Line:	40' Min.
Parking	
From Property or Right-of-Way Line:	10' Min.
From Building:	10' Min
From Tract Boundary:	10' Min
Building Separation:	50' Min.

Note:
A minimum 10' setback is required for any improvements adjacent to designated preserve areas including parking, loading and stormwater treatment areas.

Parking Requirements

Parking rate shall be determined at the time of the final site plan application for each phase based on the following parking rates in Section 4.624, Martin County LDRs:

Wholesale
Trades & Services: 1 space per 1,000 sf of gross floor area plus 1 space per company vehicle.

Warehouse: 1 space per 2 employees or 1 space per 1000 sf of floor area, whichever is greater.

Flex/Office/Warehouse: 1 space per 500 sf plus 1 space per company vehicle.

- Parking rate adjustments may be granted in accordance with Section 4.625.
- Final design of access, parking, loading and waste management shall be determined at the time of the final site plan application for each phase in accordance with the Martin County LDRs.

Note

* The lot dimensions, maximum building square footage and pervious/impervious lot tract data per Phase may be adjusted in conjunction with final site plan application without a PUD Amendment provided the overall pervious/impervious area ratio for the entire project is maintained including a maximum building square footage of 1,100,000 square feet, exclusive of mezzanine storage areas.

Overall Site Data

Total Area:	**167.18 ac**	
Existing Use:	**Industrial Park**	
Existing Zoning:	**LI**	
Proposed Zoning:	**PUD**	
Existing Future Land Use:	**Industrial**	
Impervious Area:	**106.38 ac**	**(63.6%)**
Buildings:	25.26 ac*	
Vehicular Use:	46.54 ac	
Right of Way:	4.89 ac	
Lake:	13.65 ac	
Wetland:	16.04 ac	
Pervious Area:	**60.80 ac**	**(36.4%)**
Landscape:	34.93 ac	
Right of Way:	2.41 ac	
Dry Retention:	12.20 ac	
Restored Upland Habitat:	2.75 ac	
50' Wetland Buffer:	8.51 ac	

Open Space Data

Project Area:	**167.18 ac**	**(100%)**
Required Open Space:	**33.44 ac**	**(20.0%)**
Provided Open Space:	**90.49 ac**	**(54.2%)**
Pervious Area:	60.80 ac	(36.4%)
Lakes:	13.65 ac	(8.2%)
Wetland:	16.04 ac	(9.6%)

Maximum Pervious / Impervious Lot / Tract Data*

LOT 1
Total Site Area: 36.28 ac.
Impervious Area: 29.02 ac.
Buildings & Pavement: 29.02 ac.
Pervious Area: 7.26 ac.
Landscape: 7.26 ac.

LOT 2
Total Site Area: 6.53 ac.
Impervious Area: 5.22 ac.
Buildings & Pavement: 5.22 ac.
Pervious Area: 1.31 ac.
Landscape: 1.31 ac.

LOT 3
Total Site Area: 6.43 ac.
Impervious Area: 5.14 ac.
Buildings & Pavement: 5.14 ac.
Pervious Area: 1.29 ac.
Landscape: 1.29 ac.

LOT 4
Total Site Area: 14.85 ac.
Impervious Area: 11.88 ac.
Buildings & Pavement: 11.88 ac.
Pervious Area: 2.97 ac.
Landscape: 2.97 ac.

LOT 5
Total Site Area: 7.76 ac.
Impervious Area: 6.21 ac.
Buildings & Pavement: 6.21 ac.
Pervious Area: 1.55 ac.
Landscape: 1.55 ac.

LOT 6
Total Site Area: 3.53 ac.
Impervious Area: 2.82 ac.
Buildings & Pavement: 2.82 ac.
Pervious Area: 0.71 ac.
Landscape: 0.71 ac.

LOT 7
Total Site Area: 11.21 ac.
Impervious Area: 8.97 ac.
Buildings & Pavement: 8.97 ac.
Pervious Area: 2.24 ac.
Landscape: 2.24 ac.

ACCESS TRACT 1
Total Site Area: 1.08 ac.
Impervious Area: 0.76 ac.
Pavement: 0.76 ac.
Pervious Area: 0.32 ac.
Landscape: 0.32 ac.

ACCESS TRACT 2
Total Site Area: 0.88 ac.
Impervious Area: 0.70 ac.
Pavement: 0.70 ac.
Pervious Area: 0.18 ac.
Landscape: 0.18 ac.

ACCESS TRACT 3
Total Site Area: 0.42 ac.
Impervious Area: 0.33 ac.
Pavement: 0.33 ac.
Pervious Area: 0.09 ac.
Landscape: 0.09 ac.

PRIVATE RIGHT OF WAY (MARTIN COMMERCE DRIVE)
Total Site Area: 7.30 ac.
Impervious Area: 4.89 ac.
Pavement: 4.89 ac.
Pervious Area: 2.41 ac.
Landscape: 2.41 ac.

UTILITY TRACT
Total Site Area: 0.23 ac.
Impervious Area: 0.19 ac.
Buildings & Pavement: 0.19 ac.
Pervious Area: 0.04 ac.
Landscape: 0.04 ac.

WMT 1 (WATER MANAGEMENT TRACT)
Total Site Area: 1.51 ac.
Pervious Area: 1.51 ac.
Dry Retention 1.23 ac.
Landscape: 0.28 ac.

WMT 2 (WATER MANAGEMENT TRACT)
Total Site Area: 1.88 ac.
Impervious Area: 0.67 ac.
Stormwater: 0.67 ac.
Pervious Area: 1.21 ac.
Landscape: 1.21 ac.

WMT 3 (WATER MANAGEMENT TRACT)
Total Site Area: 2.17 ac.
Pervious Area: 2.17 ac.
Dry Retention 1.94 ac.
Landscape: 0.23 ac.

WMT 4 (WATER MANAGEMENT TRACT)
Total Site Area: 5.86 ac.
Impervious Area: 1.26 ac.
Stormwater: 1.26 ac.
Pervious Area: 4.60 ac.
Dry Retention 3.16 ac.
Landscape: 1.44 ac.

WMT 5 (WATER MANAGEMENT TRACT)
Total Site Area: 12.44 ac.
Impervious Area: 7.14 ac.
Stormwater: 7.14 ac.
Pervious Area: 5.30 ac.
Dry Retention 0.93 ac.
Landscape: 4.37 ac.

WMT 6 (WATER MANAGEMENT TRACT)
Total Site Area: 2.40 ac.
Pervious Area: 2.40 ac.
Dry Retention 1.94 ac.
Landscape: 0.46 ac.

WMT 7 (WATER MANAGEMENT TRACT)
Total Site Area: 7.42 ac.
Impervious Area: 3.31 ac.
Stormwater: 3.31 ac.
Pervious Area: 4.11 ac.
Dry Retention 1.80 ac.
Landscape: 2.31 ac.

WMT 8 (WATER MANAGEMENT TRACT)
Total Site Area: 2.69 ac.
Impervious Area: 1.27 ac.
Stormwater: 1.27 ac.
Pervious Area: 1.42 ac.
Landscape: 1.42 ac.

WMT 9 (WATER MANAGEMENT TRACT)
Total Site Area: 1.46 ac.
Pervious Area: 1.46 ac.
Dry Retention 1.20 ac.
Landscape: 0.26 ac.

PRESERVE AREA TRACT
Total Site Area: 27.30 ac.
Impervious Area: 16.04 ac.
Wetland: 16.04 ac.
Pervious Area: 11.26 ac.
Upland Preserve: 2.75 ac.
50' Wetland Buffer: 8.51 ac.

BUFFER TRACT
Total Site Area: 5.55 ac.
Pervious Area: 5.55 ac.
Landscape: 5.55 ac.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

Project Team:

Client & Property Owner:	Martin Commerce Park, LLC 2740 SW Martin Downs Blvd, Suite 45 Palm City, Florida 34990
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Kimley-Horn 1615 South Congress Ave. Suite 201 Delray Beach, Florida 33445
Surveyor:	GCY Inc. 1505 SW Martin Highway Palm City, Florida 34991
Traffic Engineer:	Kimley-Horn 1615 South Congress Ave. Suite 201 Delray Beach, Florida 33445
Environmental:	EW Consultants, Inc. 1000 SE Monterey Commons Blvd., Suite 208 Stuart, FL 34996

Martin Commerce Park PUD

Martin County, Florida

Master Site Plan

Date	By	Description
9.4.2025	S.L.S.	Initial Submittal
10.30.2025	S.L.S.	1st Resubmittal

NORTH

SCALE: 1" = 200'

0 100' 200' 400'

REG. # LA6667114
Steven Garrett

Designer	---	Sheet
Manager	MC	**1 of 1**
Project Number	21-376	
Municipal Number	---	
Computer File	Martin Commerce Park - Master Site Plan.dwg	

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