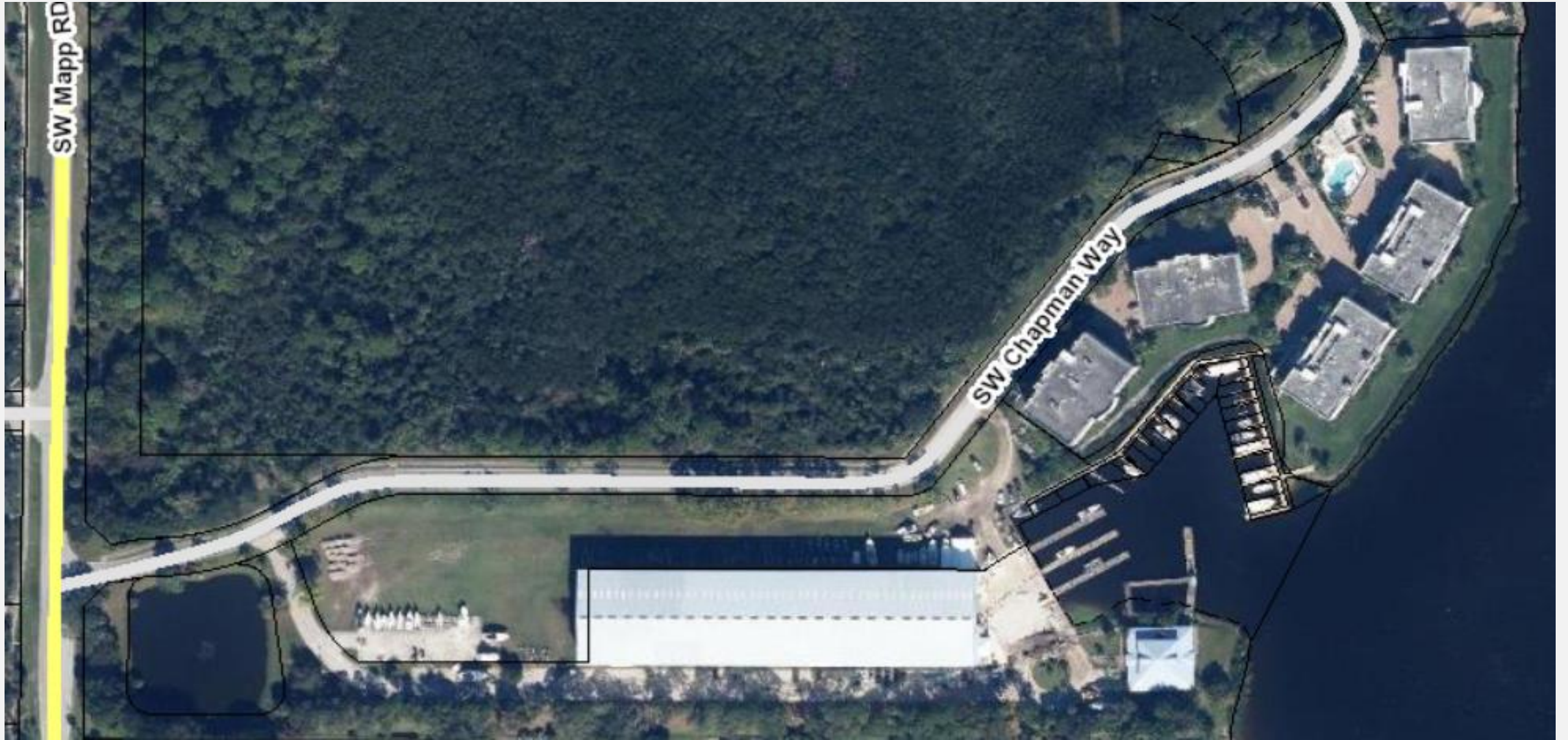


MERIDIAN MARINA

79<sup>TH</sup> AMENDMENT TO THE  
MARTIN DOWNS PUD

# EXISTING MARINA DEVELOPED IN THE 1990'S





**Client & Property Owner:** AC Meridian Marina, LLC  
1400 SW Chapman Way  
Palm City, Florida 34989

**Planners:** Luldo & Associates  
Land Planners & Landscape Architects  
701 East Ocean Boulevard

7450 South Federal Highway  
Fort St. Lauderdale, Florida 33302

Stephen G. Grant, B.S., A.A., Assistant Soc.

**Environmental  
Consultant:** DLR Environmental Services, Inc.  
1801 San Ysidro

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known as  
**Meridian Marine**

**Martin Downs**

Martin County, Florida

Date	By	Description
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REG. # 1018  
Thomas P. Lucido

Designer S.L.S. Sheet  
Manager M.C. 1 of 1

Computer File 21x125 Maridian Marine • Revised MaridianFind Site File.org

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### Phase I

Waterfront Marine Sales and Operations Building and  
53 Parking Spaces,

96 Additional Parking Spaces.

Phase IV: Waterfront building renovation to include....

- 3-story 6,000 sf Restaurant with Rooftop Event Space

- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act

to adjacent residential areas and roadways in accordance with Section 3.206 of Article 3.

- Lighting fixtures shall be a maximum of 30' in height within the parking lot area and a maximum of 20' in height within residential neighborhood areas.

shall be 0.2 foot canals as measured 6 feet above average grade at the property line of the receiving parcel.

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**Parking Required**

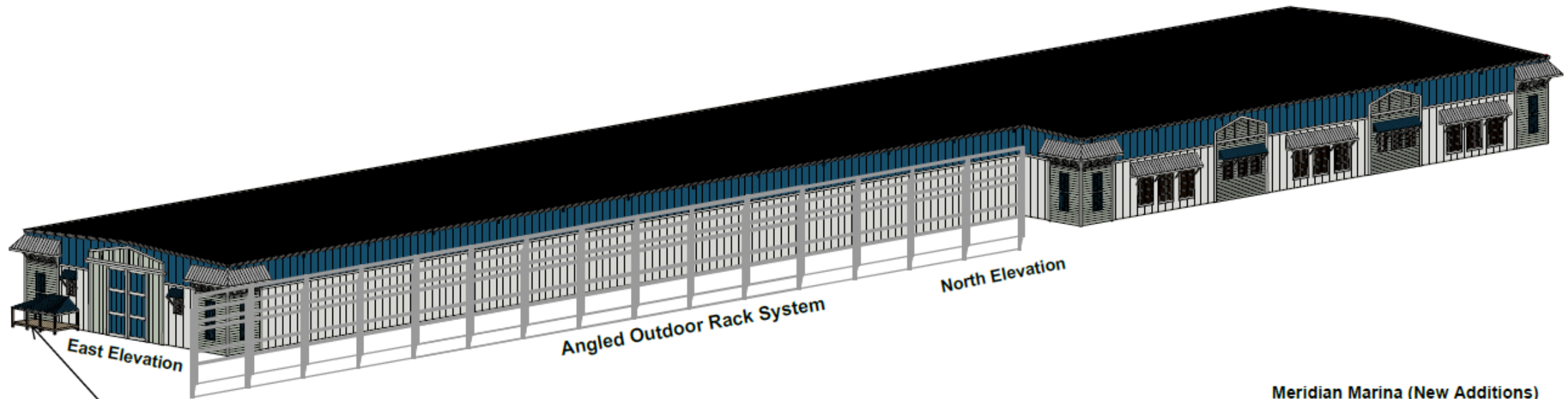
29% parking rate reduction allowed by way of Parking Rate Study per Section 4.825, LDRs

## Total Site Area

Impervious Area:	258,690 sf	5.94 ac
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Not to Scale



240 SF Covered Patio with handicap ramp, bench and bike rack.

Angled Outdoor Rack System

North Elevation

**Meridian Marina (New Additions)**

1400 SW Chapman Way

Palm City, FL 34990

Risk Category 2

162 MPH Wind Speed

Exposure D

5lb Collateral Load

**Total New Boats 282**

**Boat Weights**

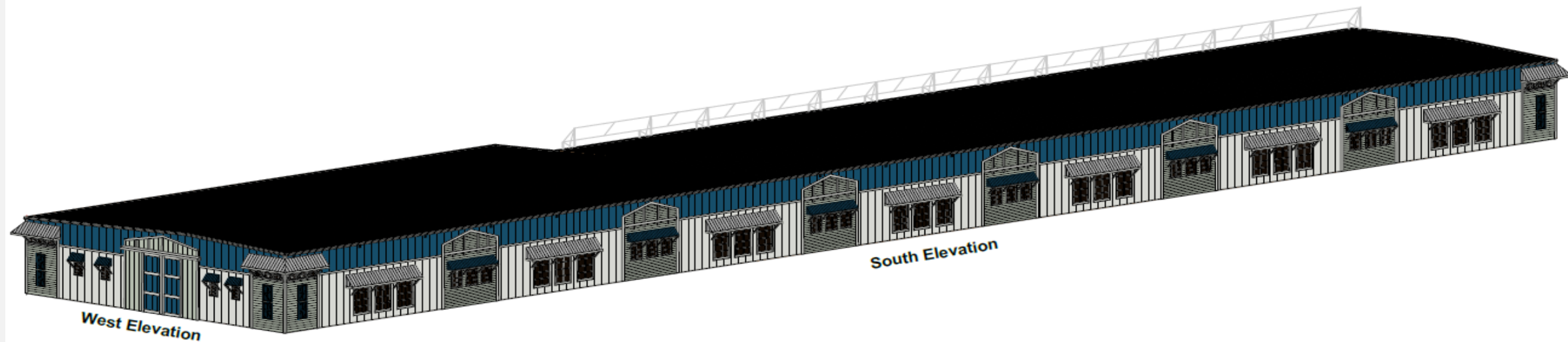
45K Boats Ground Level

30K/20K Boats 1st Level

15K/12K Boats 2nd Level

10K Boats Top Level

**Overall Max Length Boat 45'**



*West Elevation*

*South Elevation*



10 year  
10 year  
10 year  
5 year  
5 year  
10 year  
Total Project



Development review staff have reviewed the application and finds that it is in compliance with all applicable regulations as detailed in the attached staff report.



MARTIN COUNTY, FLORIDA  
DEVELOPMENT REVIEW

**STAFF REPORT**

**A. Application Information**

**MERIDIAN MARINA  
79<sup>TH</sup> AMENDMENT TO THE MARTIN DOWNS PUD AND  
REVISED MARINA VILLAGE MASTER SITE PLAN AND  
PHASE II REVISED FINAL SITE PLAN**

Applicant:	AC Meridian Marina, LLC
Property Owner:	AC Meridian Marina, LLC
Agent for the Applicant:	Morris A. Crady, AICP, Lucido & Associates
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	M035-210
Application Type and Number:	DEV2021090007
Report Number:	2022_0714_M035-210_Staff_Report_Final
Application Received:	09/14/2021
Transmitted:	09/16/2021
Date of Staff Report:	11/24/2021
Resubmittal Received:	03/04/2022
Transmitted:	03/07/2022
Date of report:	05/09/2022
Resubmittal Received:	06/27/2022
Transmitted:	06/27/2022
Date of Report:	07/14/2022

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## STAFF RECOMMENDS

MOVE TO FILE THE AGENDA ITEM AND ALL ITS ATTACHMENTS INCLUDING THE STAFF REPORT AS EXHIBIT ONE.

MOVE THAT THE BOARD APPROVE THE REQUEST FOR THE 79<sup>TH</sup> AMENDMENT TO THE MARTIN DOWNS PUD AGREEMENT INCLUDING THE REVISED MASTER/FINAL SITE PLAN FOR THE MERIDIAN MARINA PROJECT INCLUDING THE PARKING RATE ADJUSTMENT AND COMMERCIAL DESIGN ALTERNATIVE COMPLIANCE.