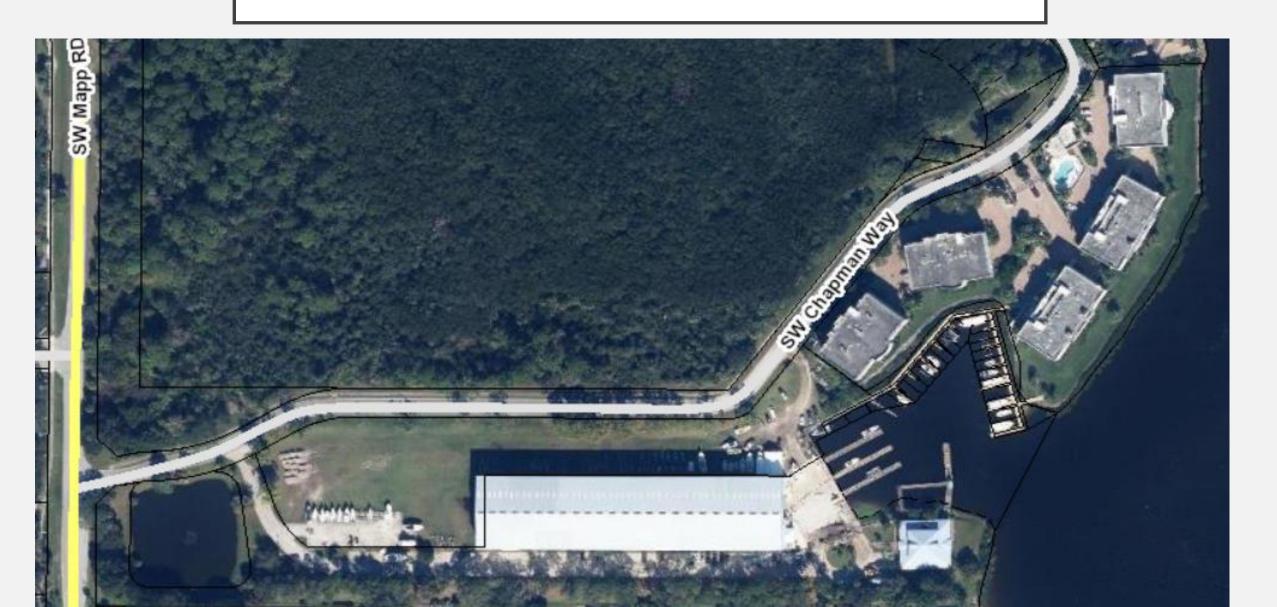
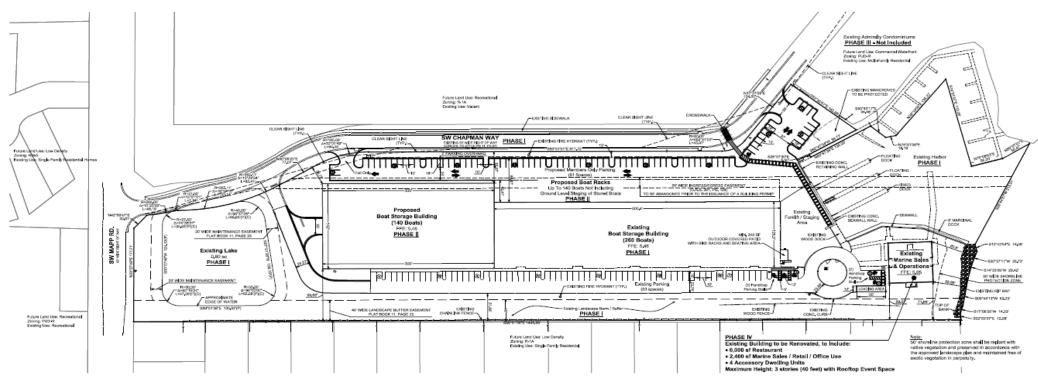
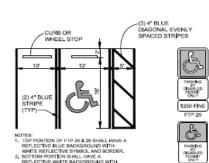
### MERIDIAN MARINA

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

## EXISTING MARINA DEVELOPED IN THE 1990'S







#### BLACK OPAQUE LEGEND AND BORDER. 3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO. 4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED. Standard & Handicap Parking Space Detail

\$250 FINE

WHITE REFLECTIVE SYMBOL AND BORDER.

2. BOTTOM PORTION SHALL HAVE A
REFLECTIVE WHITE BACKGROUND WITH

Phasing	Plan
---------	------

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

Boat Storage Building Addition (140 boats), Boat Racks (140 boats), Enhanced Landscaping, and

(existing): Admiralty Condominiums (Not Included)

Waterfront building renovation to include.... Phase IV: 2,400 sf Marine Sales, Retail and Office Use
 4 Accessory Dwelling Units
 3-story 5,000 sf Restaurant with Rooftop Event Space

#### General Notes:

- All building, parking and access areas shall document
- car usering, perforing and eccess arress stant operational ending 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 readways in accordance with Section 3.206 of Artible 3.
- All signs shall be in accordance with Martin County applicable.
- codes and ordinances in effect at the time of permit application Lighting fixtures shall be a maximum of 30' in height within the parking lot area and a maximum of 20' in height within nonvehicular pedestrian areas.
- Maximum incidental light spillage onto nearby residential parcets shall be 0.2 foot candles as measured 8 feet above average grade at the property line of the receiving parcel.

#### **Building Data:**

	Approved	Existing	Propose Total
Restaurant:	12,000 sf	0	6,000 sf
Marine Sales:	4,000 sf	3,200 sf	800 sf
Commercial Retail:	6,500 sf	0	800 sf
Office / Operations:	7,300 sf	2,800 sf	1,200 sf
Dry Boat Storage:	325 Boats	260 Boats	540 Boats
Accessory Dwelling Units:	0	0	4

#### **Parking Calculations**

Parking Required			214 Spaces
Marine Sales / Retail	1,600 sf	1 Space / 200 sf	8 Spaces
Office / Operations:	1,200 sf	1 Space / 300 sf	4 Spaces
Boat Storage:	540 Boats	1 Space / 5 Boats	108 Spaces
Restaurant:	6,000 sf	1.5 Space / per 100 sf	90 Spaces
Accessory Dwelling Units	4	1 Space / per unit	4 Spaces
Parking Provided:			151 Spaces

29% parking rate reduction allowed by way of Parking Rate Study per Section 4,625, LDRs

ite	Data:
-----	-------

one butter	
Total Site Area:	10.91 ac
Marina Basin:	1.48 ac
Existing Lake (Water Management Tract A):	0.80 ac
Development Area:	8.63 ac
Future Land Use:	Commercial Waterfron
Existing Zoning:	Martin Downs PU
Existing Approved Use:	Marina / Dry Boat Storage / Marin Sales / Offices / Restauran
Proposed Use:	Marina / Dry Boat Storage / Marin Sales / Offices / Restaurant Accessory Dwelling
Manianum Unimbé	40 foo

#### Space Calculations (Development Area):

Impervious Area:	258,690 sf	5.94 ac	69%
Building Footprints:	117,223 sf	2.69 ac	
Paved Areas:	141,467 sf	3.25 ac	
Pervious Area (Open Space):	117,233 sf	2.69 ac	31%
Landscape Areas:	109,636 sf	2.52 ao	
50' Shorelin Protection Zone:	7,597 sf	0.17 ao	
Total:	375,923 sf	8.63 ac	100%
Maximum Building Coverage:	187,961 sf		50%
Provided Building Coverage:	117,223 sf		31%

#### lucido & associates

701 SE Goven Black, Stuart, Florida 34984



	N,T,S,
Project Team:	
Client & Property Owner:	AC Mendion Merino, LLC 1400 SM Chapman Way Palm City, Florida 34990
Planners:	Lucido & Associates Land Planness & Landscape Architects 701 Elect Ocean Boolevand Stueri, Florida 34654
Engineer	Stephen Cooper, P. F. & Associates Inc., 7450 South Federal Highway Part St. Lucie, Florida 34562
Surveyor	EDC Engineers, Surveyors, Environmental 10350 Village Parkway, Unit 201 Part St. Lucie, Florica 34987
Traffic Engineers	Stephan Caoper, P.F. & Associates Inc. 7450 South Federal Highway Part St. Lucie, Florida 34569
Environmental Consultant	DLS Environmental Services, Jac 1901 SW Yellowtel Deet St. Levin Deeter 24053

#### Martin Downs PUD Portion of Parcel 29 known as

#### Meridian Marina **Martin Downs** Marina Village

Martin County, Florida

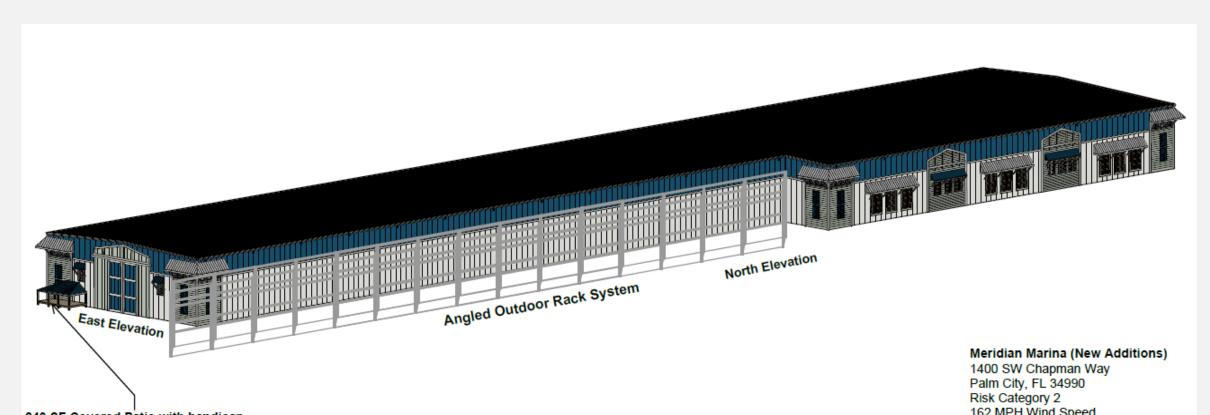
#### Revised Master / Phasing Plan & Phase II Revised Final Site Plan

Date	By	Description
9.16.21	SLS	hitial Application
3.3.22	SLS	1st Resubmittal
6,23,2022	SLS	2nd Resubmittal



S.L.S. M.C. Manager Project Number 21-125

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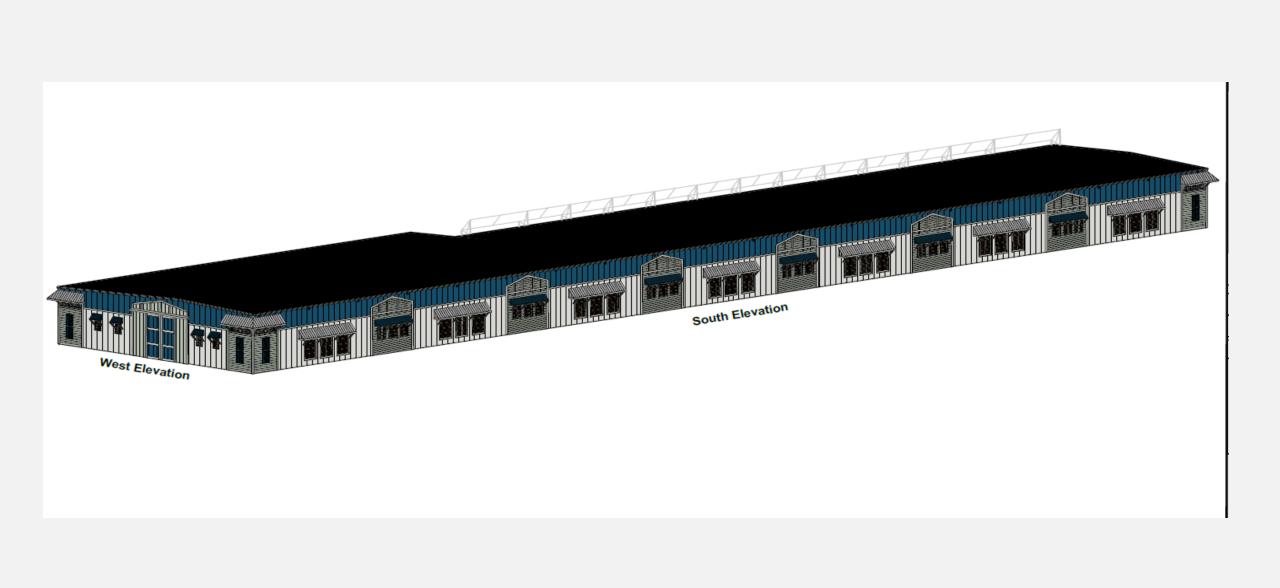


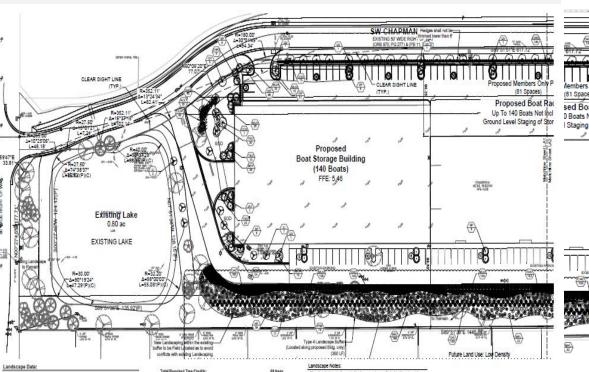
240 SF Covered Patio with handicap ramp, bench and bike rack.

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'





1	1.		
Landscape Data:			
Total Site Area:	475.152 sf	10.91 ac	
Marina Basin:	64,469 sf	1.48 ao	(1410)
Development Area:	410,553 sf	9.43 ac	(86)
Total Required Landscape Area: (20% of Development Area)	82,111 sf	1.80 ac	tano
Total Provided Landscape Area	153,331 sf	3,52 ao	(37%)
Development Area (trees= 1/2500 sft:			
Trees Rquired (410,553/2500)		164 trees	
Trees Provided		210 trees	
existing trees (including 18 palm credits)	114 trees		
proposed trees (including 17 palm credits)	96 trees		
Vehicular Use Area (VUA) Requirements (Addition	al VUA Only):		
YUA Perimeter Required Landscape Area:	9,250 sf	0.21 ag	
(10 ft wide landscope strip a perimeter length @ 925 ft)			
VUA Perimeter Provided Landscape Area:	9,250 sf	0.21 ac	
VUA Perimeter Trees Required:		31 trees	
(1 Tree / 30 Snace & of perimeter @ 935 ft)		10000	
VUA Perimeter Trees Provided:		31 trees	
VUA Perimeter Shrubs Required:	1	od shrubs	
(1 Shoub.) 3 Snear R of positrotor @ 905 R)			
VUA Perimeter Trees Provided:	- 1	117 shrubs	
VUA Interior Required Landscape Area: (900 of landscape area per 5,000 of ULA, @ 66,563 of	6,454 st	0.15 ac	
VUA Interior Provided Landscape Area:	6,945 57	0.16 60	
VUA Interior Trees Required: O Tree/Lunchcage Mand B 1242 trees,800 8F interior area G	×1	38 trees	
VUA Interior Trees Provided:		38 frees	
Total Required VUA Landscape Area: (VUA Previolar + VUA Harris Asso)	15,704 sf	0.36 ac	
Total Provided VUA Landscape Area	16,196 sf	0.37 ag	

CAR CARRIED CONTROL WITH CONTROL CO.		Landscape Notes:
Total Required Tree Credits: (VUA Permeter + VUA Interior Landscape Areas)	69 trees	<ul> <li>Alternative plant species for required landscape may be permitted subject to review and appropriate the Martin County Screen Management Department prior to installation.</li> </ul>
Total Provided Tree Credits:	69 trees	<ul> <li>All prohibited excits or investive species shall be removed from the entire site prior to the investors of a Cert Rode of Company.</li> </ul>
Type 3 Buffer Landscape Required: (Type 3 Bufferyord, typical)	3,000 sf	<ul> <li>All required fendingsing shall be installed prior to the insurrice of a Certificate of Compar- No Oppmen Mutch to be seed on other Perspirate Wood Mutch (Illinet Mutch or approved requir) to be used in a 37 considert layer in all planting back.</li> </ul>
Adjacent Single-family Buffer Landscape Provide (Type 3 Bufferped (typ.) 100 LF)	3,000 sf	Orienced landscaping beyond minimum requirements will conform to all applicable section the Martin Country Landscape Development Regulations. Ar-built drivings will be admitt Martin Country Country Country or the Certification of Landscaping institution and
Type 3 Buffer Trees Required:	10 trees	Varienza.
Type 3 Buffer Trees Provided:	10 trees	<ul> <li>This piec has been designed to meet the her steeting requirements contained within the F document willied Their the Right Their Right Place?</li> <li>For existing a proposed difflex no her shall be benied where it could at make a heir field.</li> </ul>
Type 3 Buffer Shrubs Required: (34 Shoks Per 200 of @ 1,000 of	340 shrubs	<ul> <li>If water gip proposed units, no the analize pointed where it could, at mature regist conflict with created power lines.</li> <li>Large twen the out of maturity of more than XXI shall be cliented no close than a hostopic</li> </ul>
Type 3 Buffer Shrubs Provided:	340 shrubs	distance of 37 from the nearest overhead power line.  - Medium height trees theight at majority between 20 and 371 shall be office at least 20 and
Type 4 Buffer Landscape Required:		ertail trees (twight at maturity of less than 20) require to offset.
(Type 4 Softeryord (typ.), 300 LF * 40)	12,000 sf	<ul> <li>No tree should, hedges or street shall be planted within 8 of an existing or proposed utility gay wire or pad-mounted transformer.</li> </ul>
Type 4 Buffer Trees Required:	40 trees	<ul> <li>Pains should be plorfed at a distance equal to or greater than the everage front length pilling.</li> <li>Into (2) feet from power lines.</li> </ul>
Type 4 Buffer Trees Provided:	45 trees	<ul> <li>The species shall be relacted as to minimize conflicts with existing or proposed utilities.</li> </ul>
(Existing trees including 3 pain credits)	30	<ul> <li>Encountments into required bufferyands and landscape areas by whicker, books, mobile</li> </ul>
(proposed Tines)	76	former or finites shall not be permitted, and required landscape areas shall not be used if the storage or sale of materials or products or the parking of vehicles and equipment.
Type 4 Buffer Shrubs Required: G4 Shrubs Per 308 of 0: 12,000 of	1,360 shrubs	<ul> <li>The property owner, or successions in interest, or agent, if any, shall be jointly and severally separable for the following:</li> </ul>
Type 4 Buffer Shrubs Provided:	1,417 shrubs	<ul> <li>Regular maintenance of all landscaping to be kept aller and in good condition and in a that presents a healthy, read, and orderly appearance. All landscaping shall be maintein</li> </ul>
2002		free from disease, peets, weads, and lifer. Mantenance shall include weading, watering

should, happen or where that the planted within \$7 of an existing or proposed utility pole, a or pack-counted handborner. Hould be planted at a distance equal to or greater than the saverage front length place heaf than convex lines.	Sheet Index	
can shall be interested in transmission smalls with welling a processor differ- tion in the signal facilities and inclination was whereing from it makes to halve a finite for permitted, and inspiral inclinations were than finite useful to great roles of femaline and contraction or the purpose of prictice was the appeared. Here) may not a concentration in trianset, or appet, first, which his pointy and investiga- tion from the facility of the contraction of the contraction of the second for members and of the indextigating this help all when shall produce contribution and in a way.	LA-1 LA-2 LA-3 LA-4 LA-5 Required Xeriscape Points	Landacape Plan Landacape Plan & Plant Evisting Conditions Existing

Relibing pruning, mowing, edging, multiling and other mentioneros, as needed and in
accordance with acceptable hoticultural practical;
b. Rispair or replacement of required wells, feroes, or structures to a structurally sound
conditions

constant.

C Rigular instruments, repair of bigliscensed, where recessing, of any scheering or buffering recordedly the obtaint, and of Peoplead maintenance to profest the newbolishment of hamful existic species within landscaping and presentation seems.

LA-I	Landacape Plan
LA-2	Landacape Plan & Plant Schedul
LA-3	Evisting Conditions
LA-4	Landscape Details
LAS.	Landscape Specifications

LA-1	Landscape Plan	
LA-2	tule	
LA-3	Existing Conditions	
LA-4	Landscape Details	
LA-5	Landacape Specifications	
Required Xerisca	ne Points	
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STR or neveral time grown areas are made up of drought triment grown species.	30 petrós.
17% or note of the required disclarate reads up of disciplifying all qualities	12 pm is
EVE or note of the regular times are made up of dissiplicational species	12 pare
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Mission of comparied math with a 2" min depth in all parties areas and of story large.	12 pm

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lembers Only Parking (1) 18 (1				AGE LEGISLA
Existing Boat Storage Buildi (260 Boats) FFE: 5.46	5		Existing	/54°E 14.09'
Significations and the state of		CONTROL AND LOCALING AND A	Marino Sales 8 Operations FFE: 5.65  8 009'54'13'W 5	
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PLANT SCHEDULE MERIDIAN MARINA										
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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.