

Project Team:
Client & Property Owner: AC Meridian Marina, LLC
Planners: Lucido & Associates
Engineer: Stephen Cooper, P.E. & Associates, Inc.
Surveyor: EDC
Traffic Engineer: Stephen Cooper, P.E. & Associates, Inc.
Environmental Consultant: DLS Environmental Services, Inc.

Martin Downs PUD Portion of Parcel 29

known as

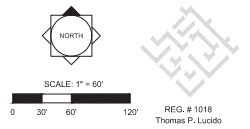
Meridian Marina

**Martin Downs
Marina Village**

Martin County, Florida

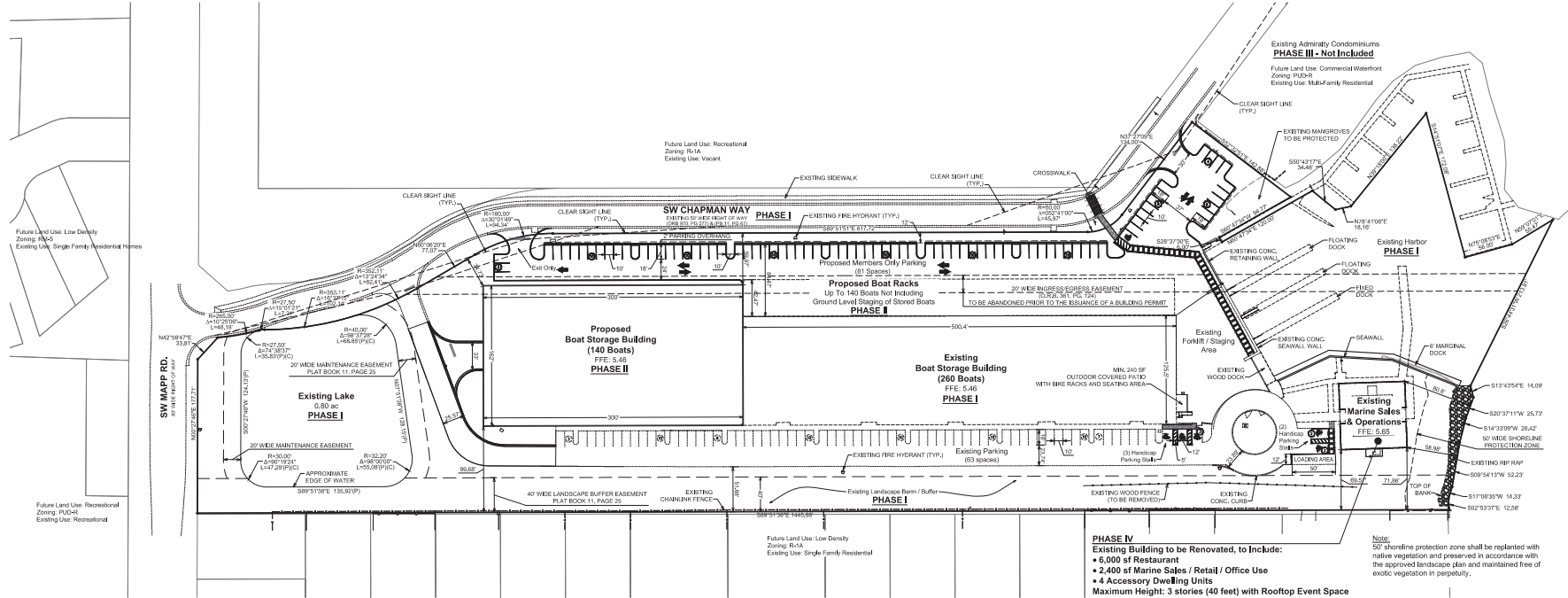
Revised Master / Phasing Plan & Phase II Revised Final Site Plan

Date	By	Description
9/16/21	S.L.S.	Initial Application
3/3/22	S.L.S.	1st Resubmittal
6/23/2022	S.L.S.	2nd Resubmittal



Designer: S.L.S. Sheet
Manager: M.C. 1 of 1
Project Number: 21-125
Municipal Number: —
Computer File: 21-125 Martin Downs - Revised Master-Final Site Plan.dwg

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Phasing Plan

- Phase I (existing): SW Chapman Way, Retention Lake, 40' Landscape Buffer Boat Harbor, Boat Storage Building (260 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 98 Additional Parking Spaces.
- Phase III (existing): Admiralty Condominiums (Not Included)
- Phase IV: Waterfront building renovation to include...
• 2,400 sf Marine Sales, Retail and Office Use
• 4 Accessory Dwelling Units
• 3-story 6,000 sf Restaurant with Rooftop Event Space

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 3.208 of Article 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 parcels shall be 0.2 foot candles as measured 6 feet above average grade at the property line of the receiving parcel.

Building Data:

	Approved	Existing	Proposed 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

Note:

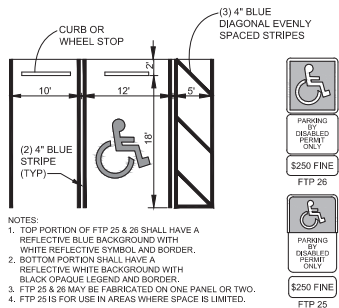
29% parking rate reduction allowed by way of Parking Rate Study per Section 4.625, LDRs

Site Data:

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 Waterfront
Existing Zoning:	Martin Downs PUD
Existing Approved Use:	Marina / Dry Boat Storage / Marine Sales / Offices / Restaurant
Proposed Use:	Marina / Dry Boat Storage / Marine Sales / Offices / Restaurant / Accessory Dwellings
Maximum Height:	40 feet

Open 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 ac	
50' Shoreline Protection Zone:	7,597 sf	0.17 ac	
Total:	375,923 sf	8.63 ac	100%
Maximum Building Coverage:	187,961 sf	50%	
Provided Building Coverage:	117,223 sf	31%	



Standard & Handicap Parking Space Detail
Not to Scale