

Future Land Use: Low Density
Existing Zoning: PUD
Existing Use: Mariner Sands



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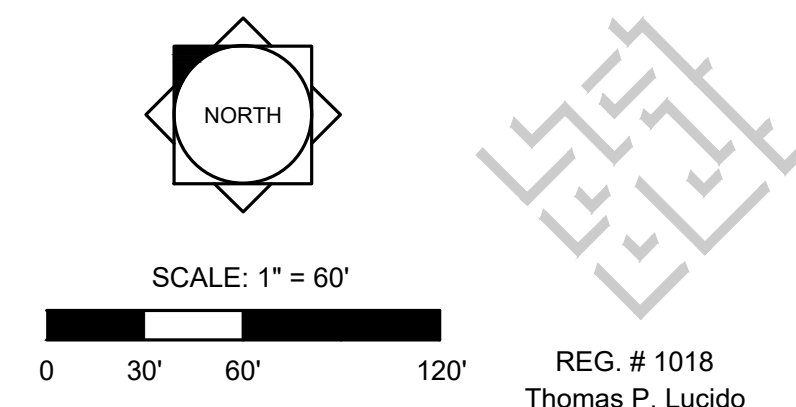
Map of the Port Salerno area showing the proposed site location. The map includes the Atlantic Ocean, Jupiter Island, Intracoastal Waterway, Hobe Sound, and various roads including US Highway 1, Port Salerno Rd, Jupiter Rd, Seaboard Blvd, Redco Rd, and US Highway 708. A black dot marks the 'SITE LOCATION' on Seaboard Blvd.

Applicant:	Ribbon Ventures, LLC P.O. Box 418 Boynton Beach, FL 33435
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor:	Bowman Consulting Group 301 SE Ocean Blvd., Suite 301 Stuart, FL 34994
Attorney:	Terry McCarthy McCarthy, Summers et al 2400 SE Federal Highway - 4th Floor Stuart, FL 34994

Martin County, Florida

Date	By	Description
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3.14.2019	S.L.S.	Initial Submittal
8.29.2019	S.L.S.	1st Resubmittal
12.3.2019	S.L.S.	2nd Resubmittal



Designer S.L.S. Sheet
 Manager MC **1 of 1**
 Project Number 18-360
 Municipal Number ---
 Computer File 18-360 Mariner Village Square PUD - Revised Master and Phasing Plan.dwg

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Drawing Name: J:\Projects Active\18-360 Mariner Village Square Plat\Site Plan\ Dec 02, 2019 - 5:54pm 18-360 Mariner Village Square PUD - Revised Master and Phasing Plan.dwg

PHASE 1
EXISTING
(Lot 1)
(Not Included)

PHASE 2
(Lot 2)

PHASE 2
PLAT
INFRASTRUCTURE
(ACCESS TRACT)

Wetland
Preserve
PHASE 2
PLAT
INFRASTRUCTURE
(Preserve Tract)

Land Use: Commercial / Office / Residential
Zoning: R-3A
Use: VACANT

Upland
Preserve
PHASE 2
PLAT
INFRASTRUCTURE
(Preserve Tract)

- Construction of Phase 2 shall be substantially completed, as determined by the County, prior to the commencement of any subsequent phases. After completion of Phase 2, other phases may be constructed out of number sequence.
- Land clearing outside of the "PHASE 2 LIMITS OF CLEARING" shall be limited to the selective removal of exotic vegetation including the area around the existing lake, perimeter buffer areas and lot areas.

PHASE

1 (Lot 1)

2 (Lot 2)

2 (Plat Infrastructure)

3 (Lot 3)

4 (Lot 4)

USES AND REQUIRED IMPROVEMENTS

Existing 2-story office building (15,000 sf), existing entrance on US-1, portion of access tract, 71 parking spaces and supporting drainage, landscape and utilities.

Up to a 115,000 sf residential storage facility (maximum 3-story), construction of 47 parking spaces, loading and service areas, required utilities and landscape areas.

Completion of stormwater treatment areas including improvements to outfall per FDOT, Completion of access tract improvements including secondary US-1 access drive, project signs, construct portion of western 25' landscape buffer and 8' decorative wall and completion of all preserve area requirements per PAMP.

1-story 6,000 sf sit down restaurant, 1-story 10,000 sf retail building construction of 132 parking spaces, loading and service areas, utilities and landscape improvements..

Up to 152-bed residential care facility (1 and 2 story), project signs, stormwater treatment areas, construction of 76 parking spaces, loading and service areas, utilities and landscape improvements including the completion of the western 25' landscape buffer and 8' decorative wall.

Note: Refer to Revised Master Plan for Site Data, Dimension and other Site Plan Details