



PROJECT LOCATION

N00°07'06"W 2662.06'(M)
N00°07'20"W 2662.53'(P)

50' WIDE WETLAND BUFFER (TYP.)

S89°53'05"W 1117.16'(M)
S89°52'40"W 1117.81'(P)

(RIGHT OF WAY WIDTH VARIES)

EXISTING
ACCESS

INTERSTATE 95
STATE ROAD No. 9
(RIGHT OF WAY WIDTH VARIES)

* 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.

LOT 1		LOT 7	
Total Site Area:	36.28 ac.	Total Site Area:	11.21 ac.
Impervious Area:	29.02 ac.	Impervious Area:	8.07 ac.
Buildings & Pavement:	29.02 ac.	Buildings & Pavement:	8.97 ac.
Pervious Area:	7.26 ac.	Pervious Area:	2.24 ac.
Landscaped:	7.26 ac.	Landscaped:	2.24 ac.
LOT 2		ACCESS TRACT 1	
Total Site Area:	6.53 ac.	Total Site Area:	1.08 ac.
Impervious Area:	5.22 ac.	Impervious Area:	0.76 ac.
Buildings & Pavement:	5.22 ac.	Pavement:	0.76 ac.
Pervious Area:	1.31 ac.	Pervious Area:	0.32 ac.
Landscaped:	1.31 ac.	Landscaped:	0.32 ac.
LOT 3		ACCESS TRACT 2	
Total Site Area:	6.43 ac.	Total Site Area:	0.88 ac.
Impervious Area:	5.14 ac.	Impervious Area:	0.70 ac.
Buildings & Pavement:	5.14 ac.	Pavement:	0.70 ac.
Pervious Area:	1.29 ac.	Pervious Area:	0.18 ac.
Landscaped:	1.29 ac.	Landscaped:	0.18 ac.
LOT 4		ACCESS TRACT 3	
Total Site Area:	14.85 ac.	Total Site Area:	0.42 ac.
Impervious Area:	11.88 ac.	Impervious Area:	0.33 ac.
Buildings & Pavement:	11.88 ac.	Pavement:	0.33 ac.
Pervious Area:	2.97 ac.	Pervious Area:	0.09 ac.
Landscaped:	2.97 ac.	Landscaped:	0.09 ac.
LOT 5		PRIVATE RIGHT OF WAY (MARTIN COMMERCE DRIVE)	
Total Site Area:	7.76 ac.	Total Site Area:	7.30 ac.
Impervious Area:	6.21 ac.	Impervious Area:	4.89 ac.
Buildings & Pavement:	6.21 ac.	Pavement:	4.89 ac.
Pervious Area:	1.55 ac.	Pervious Area:	2.41 ac.
Landscaped:	1.55 ac.	Landscaped:	2.41 ac.
LOT 6		UTILITY TRACT	
Total Site Area:	3.53 ac.	Total Site Area:	0.23 ac.
Impervious Area:	2.82 ac.	Impervious Area:	0.19 ac.
Buildings & Pavement:	2.82 ac.	Buildings & Pavement:	0.19 ac.
Pervious Area:	0.71 ac.	Pervious Area:	0.04 ac.
Landscaped:	0.71 ac.	Landscaped:	0.04 ac.

Note:

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.

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)

RECEIVED
JAN 29 2026
GROWTH MANAGEMENT
DEPARTMENT

SCALE: 1" = 200'

0 100' 200' 400'

Designer _____ Sheet _____

Project Number 21-376

Municipal Number ---

Computer File Martin Commerce Park - Master Site Plan.dwg

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