



Project Team:

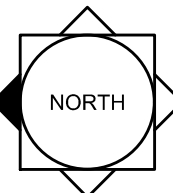
Client & Property Owner:	Martin Commerce Park, LLC 2740 SW Martin Downs Blvd, Suite 45 Palm City, Florida 34990
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Suicide, Florida 34994
Engineer:	Kimley-Horn 1615 South Congress Ave, Suite 201 Delray Beach, Florida 33445
Surveyor:	Caulfield & Wheeler, Inc 7900 Glades Road, Suite 100 Boca Raton, Florida 33434
Traffic Engineer:	Kimley-Horn 1615 South Congress Ave, Suite 201 Delray Beach, Florida 33445
Environmental:	EW Consultants, Inc. 1000 SE Monterey Commons Blvd., Suite 208 Stuart, FL 34996

**Martin
Commerce
Park
PUD**

Martin County, Florida

Infrastructure Final Site Plan

Date	By	Description
4.9.2026	S.L.S.	1st Resubmittal
6.30.2026	S.L.S.	2nd Resubmittal



SCALE: 1" = 200'

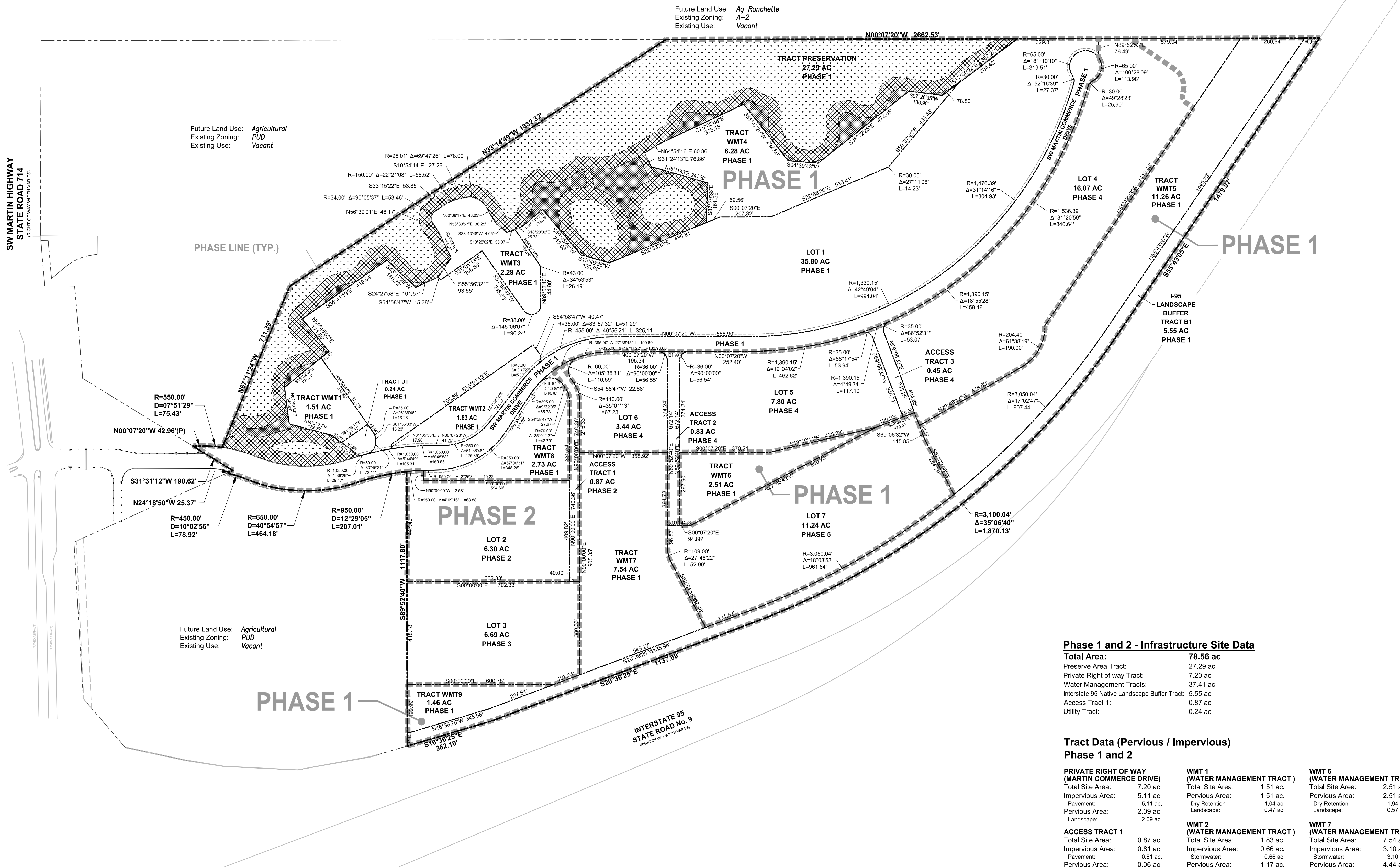
REG. # LA6667114
Steven Garrett

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Designer --- Sheet
 Manager MC **1 of 1**
 Project Number 21-376
 Municipal Number ---
 Computer File Martin Commerce Park - Phase 1 and 2 - Final Site Plan.dwg

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Phase 1 and 2
Infrastructure Site Development Work Includes:

- Construction of Water Management Tracts including Stormwater Retention Ponds and Dry Retention Areas for the entire project site as shown on the Phase 1 and 2 Final Site Plan.
- Construction and landscaping of the 50' wide I-95 Landscape Buffer as shown on the Phase 1 and 2 Final Site Plan.
- Construction of the Access and Utility Tracts as shown on the Phase 1 and 2 Final Site Plan.
- Site grading and utility installation over the entire project site including future Phase 3, 4 and 5.
- All Site and Landscape improvements described on this plan must be completed prior to the issuance of a Certificate of Occupancy

Notes

- Stormwater management areas are to be maintained with planted native vegetation in perpetuity.
- A minimum 10' setback is required for any improvements adjacent to designated preserve areas including parking, loading and stormwater treatment areas.
- Maximum building square footage per building is 200,000 sf.
- Alternative compliance for the architectural design standards in Section 4.872 for all buildings within the PUD is approved by way of the design criteria depicted on the stamped-approved architectural plans and supplemental native landscaping within the 50' wide, 145 landscape buffer and the adjacent water management tracts. This includes compliance with Section 4.872.E., Civic open space and public features, and Section 4.973.E., Public transit stops.
- 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.

Phase 1 and 2 - Infrastructure Site Data

Total Area:	78.56 ac
Preserve Area Tract:	27.29 ac
Private Right of way Tract:	7.20 ac
Water Management Tracts:	37.41 ac
Interstate 95 Native Landscape Buffer Tract:	5.55 ac
Access Tract 1:	0.87 ac
Utility Tract:	0.24 ac

Tract Data (Pervious / Impervious) Phase 1 and 2

PRIVATE RIGHT OF WAY (MARTIN COMMUNITY DRIVE)		WMT 1 (WATER MANAGEMENT TRACT)	WMT 6 (WATER MANAGEMENT TRACT)		
Total Site Area:	7.20 ac.	Total Site Area:	1.51 ac.	Total Site Area:	2.51 ac.
Impervious Area:	5.11 ac.	Pervious Area:	1.51 ac.	Pervious Area:	2.51 ac.
Pavement:	5.11 ac.	Dry Retention	1.04 ac.	Dry Retention	1.94 ac.
Pervious Area:	2.09 ac.	Landscape:	0.47 ac.	Landscape:	0.57 ac.
Landscape:	2.09 ac.				
ACCESS TRACT 1		WMT 2 (WATER MANAGEMENT TRACT)	WMT 7 (WATER MANAGEMENT TRACT)		
Total Site Area:	0.87 ac.	Total Site Area:	1.83 ac.	Total Site Area:	7.54 ac.
Impervious Area:	0.81 ac.	Impervious Area:	0.66 ac.	Impervious Area:	3.10 ac.
Pavement:	0.81 ac.	Stormwater:	0.66 ac.	Stormwater:	3.10 ac.
Pervious Area:	0.06 ac.	Pervious Area:	1.17 ac.	Pervious Area:	4.44 ac.
Landscape:	0.06 ac.	Landscape:	1.17 ac.	Dry Retention	1.03 ac.
				Landscape:	3.41 ac.
UTILITY TRACT		WMT 3 (WATER MANAGEMENT TRACT)	WMT 8 (WATER MANAGEMENT TRACT)		
Total Site Area:	0.24 ac.	Total Site Area:	2.29 ac.	Total Site Area:	2.73 ac.
Impervious Area:	0.19 ac.	Pervious Area:	2.29 ac.	Impervious Area:	1.18 ac.
Pavement:	0.19 ac.	Dry Retention	1.40 ac.	Stormwater:	1.18 ac.
Pervious Area:	0.05 ac.	Landscape:	0.89 ac.	Pervious Area:	1.55 ac.
Landscape:	0.05 ac.			Dry Retention	0.20 ac.
				Landscape:	1.35 ac.
PRESERVE AREA TRACT		WMT 4 (WATER MANAGEMENT TRACT)	WMT 9 (WATER MANAGEMENT TRACT)		
Total Site Area:	27.29 ac.	Total Site Area:	6.28 ac.	Total Site Area:	1.46 ac.
Impervious Area:	16.04 ac.	Impervious Area:	0.93 ac.	Pervious Area:	1.46 ac.
Wetland:	16.04 ac.	Stormwater:	0.93 ac.	Dry Retention	0.79 ac.
Pervious Area:	11.25 ac.	Pervious Area:	5.35 ac.	Landscape:	0.67 ac.
Upland Preserve:	2.74 ac.	Dry Retention	3.13 ac.		
50' Wetland Buffer:	8.51 ac.	Landscape:	2.22 ac.		
TRACT B-1 (INTERSTATE 95 NATIVE LANDSCAPE BUFFER)		WMT 5 (WATER MANAGEMENT TRACT)			
Total Site Area:	5.55 ac.	Total Site Area:	11.26 ac.		
Pervious Area:	5.55 ac.	Impervious Area:	6.95 ac.		
Landscape:	5.55 ac.	Stormwater:	6.95 ac.		
		Pervious Area:	4.31 ac.		
		Landscape:	4.31 ac.		