



(772) 220-2100, Fax (772) 223-0222

 **Wetland Preserve: 16.04 ac**  
 **50' Wetland Preserve Buffer: 8.51 ac**  
 **Restored Upland Preserve: 2.74 ac**

\* Preserve Areas may not be altered except in compliance with the Preserve Area Management Plan (PAMP)

Future Land Use: *Ag Ranchette*  
Existing Zoning: *A-2*  
Existing Use: *Vacant*

Future Land Use: Agricultural  
Existing Zoning: PUD  
Existing Use: Vacant

Future Land Use: Agricultural  
Existing Zoning: PUD  
Existing Use: Vacant

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

**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
- Upon completion of the Infrastructure Site Development work, individual C.O.'s for buildings may be issued subject to the completion of all required site work and landscape improvements within the limits of the corresponding sub-phase.

[illegible]

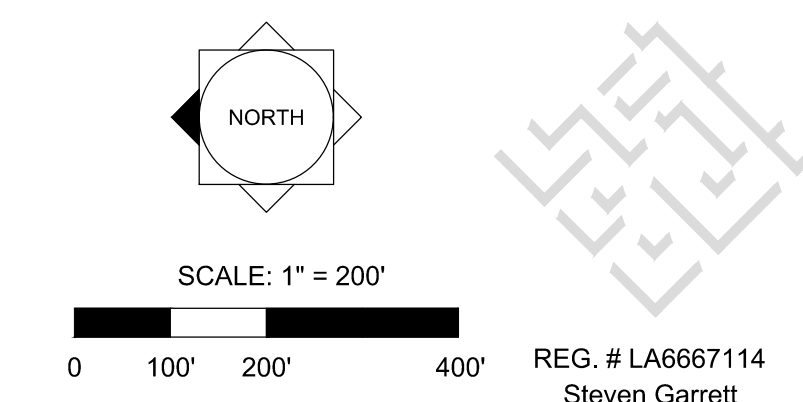
|                                            |                                                                                               |
|--------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Client &amp; Property Owner:</b>        | Martin Commerce Park, LLC<br>2740 SW Martin Downs Blvd., Suite 45<br>Palm City, Florida 34990 |
| <b>Land Planner / Landscape Architect:</b> | Lurcido & Associates<br>701 East Ocean Boulevard<br>Stuart, Florida 34994                     |
| <b>Engineer:</b>                           | Kinley-Horn<br>1615 South Congress Ave., Suite 201<br>Delray Beach, Florida 33445             |
| <b>Surveyor:</b>                           | Caulfield & Wheeler, Inc.<br>7900 Glades Road, Suite 100<br>Boca Raton, Florida 33344         |
| <b>Traffic Engineer:</b>                   | Kinley-Horn<br>1615 South Congress Ave., Suite 201<br>Delray Beach, Florida 33445             |
| <b>Environmental:</b>                      | EW Consultants, Inc.<br>1000 SE Monterey Commons Blvd., Suite 208<br>Stuart, FL 34996         |

**Martin  
Commerce  
Park  
PUD**

Martin County, Florida

## Phase 1 and 2 C.O. Sub-Phasing Plan

| Date      | By     | Description       |
|-----------|--------|-------------------|
| 6.30.2026 | S.L.S. | Initial Submittal |



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

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.