



(772) 220-2100, Fax (772) 223-0220

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
Stuart, Florida 34994

Engineer: Kinley-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: Kinley-Horn
1615 South Congress Ave. Suite 201
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Environmental: EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996

Martin County, Florida

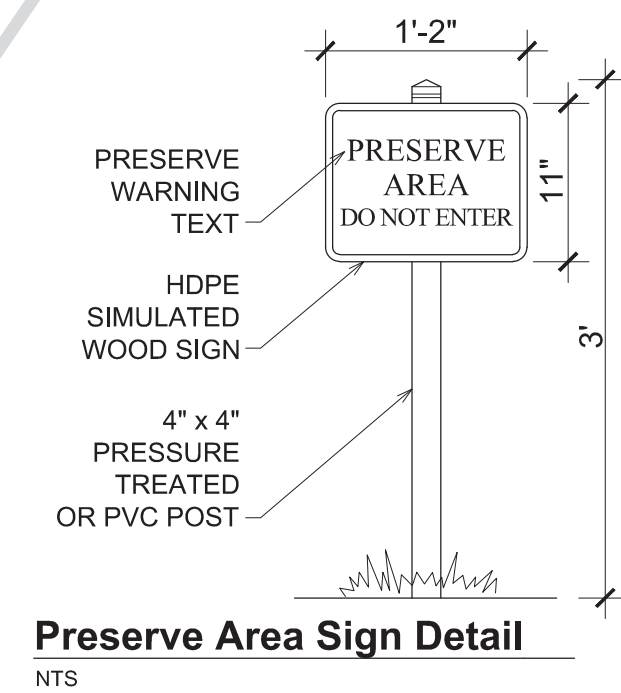
A north arrow pointing to the left, labeled "NORTH". Below it is a scale bar with markings at 0, 100', 200', and 400'.



REG. # LA6667114
Steven Garrett

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Total Area:	167.18 ac
Development Area:	120.66 ac
Lot 1:	35.80 ac
Lot 2:	6.30 ac
Infrastructure:	78.56 ac
Future Phases:	46.41 ac
Existing Use:	Vacant
Existing Zoning:	PUD
Existing Future Land Use:	Industrial
Proposed Use:	Industrial Park

Phase 1		
(Includes overall site infrastructure and Lot 1) :		
Impervious Area:	113.49 ac	
Buildings:	8.64 ac	(55.6%)
Pavement:	20.46 ac	
Right of Way:	5.11 ac	
Lake:	12.82 ac	
Wetland:	16.04 ac	
Pervious Area:	50.42 ac	(44.4%)
Landscape:	27.55 ac	
Right of Way:	2.09 ac	
Dry Retention:	9.53 ac	
Restored Upland Habitat:	2.74 ac	
50' Wetland Buffer:	8.51 ac	

Phase 2		
(Lot 2 & Access Tract 1):	7.17 ac	
Impervious Area:	6.05 ac	(85.8%)
Buildings:	2.51 ac	
Pavement:	3.54 ac	
Pervious Area:	1.02 ac	(14.2%)
Landscape:	1.02 ac	

Phase 1	Phase 2
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LOT 1		LOT 2	
Total Site Area:	35.80 ac.	Total Site Area:	6.30 ac.
Impervious Area:	28.91 ac.	Impervious Area:	5.20 ac.
Buildings & Pavement:	28.91 ac.	Buildings & Pavement:	5.20 ac.
Pervious Area:	6.89 ac.	Pervious Area:	1.10 ac.
Landscape:	6.89 ac.	Landscape:	1.10 ac.

Project Area:	167.18 ac	(100%)
Required Open Space:	33.44 ac	(20.0%)
Provided Open Space:	80.30 ac	(48.0%)
Pervious Area:	51.44 ac	(30.7%)

Phase 1:	50.42 ac	
Phase 2:	1.02 ac	
Lakes:	12.82 ac	(7.7%)
Wetland:	16.04 ac	(9.6%)

	Wetland Preserve: 16.04 ac
	50' Wetland Preserve Buffer: 8.51 ac
	Restored Upland Preserve: 2.74 ac
	Total Preserve Area: 27.29 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*

	Building Size	Spaces Provided	Parking Rate
Building 1	116,775 sf	122 Spaces	1 space per 957 sf Includes 4 ADA Spaces
Building 2	43,669 sf	81 Spaces	1 space per 539 sf Includes 4 ADA Spaces
Building 3	52,254 sf	78 Spaces	1 space per 670 sf Includes 4 ADA Spaces
Building 4	80,507 sf	108 Spaces	1 space per 745 sf Includes 6 ADA Spaces
Building 5	50,755 sf	69 Spaces	1 space per 736 sf Includes 4 ADA Spaces
Building 6	32,265 sf	56 Spaces	1 space per 576 sf Includes 4 ADA Spaces
Building 7	109,267 sf	132 Spaces	1 space per 828 sf Includes 4 ADA Spaces

- Stormwater management areas are to be maintained with planted native vegetation perpetually.
- 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 buildings within the PUD is approved by way of the design criteria depicted on the stamped-approved architectural plans and supplemental native landscaping within 50' wide, I-95 landscape buffer and the adjacent water management tracts. This includes compliance with Section 4.872.E, Civic open space and public features, a Section 4.973.E, Public transit stops.
- The lot dimensions, maximum building square footage and pervious/imperious lot tract data per Phase may be adjusted in conjunction with final site plan application without a PUD Amendment provided the overall pervious/imperious area ratio for entire project is maintained including a maximum building square footage of 1,100, square feet, exclusive of mezzanine storage areas.
- All trash receptacles must be screened from view along Martin Commerce Drive, I- and Martin Highway
- Project signs shall be allowed within the I-95 Landscape Buffer Tract pursuant to the Martin County sign ordinance

Gross Floor Area	
Maximum Allowable:	1,100,000 sf*
Proposed (Lot 1):	376,225 sf
Proposed (Lot 2):	109,267 sf
Maximum Remaining (Lots 3-7):	614,508 sf

* Mezzanine areas are exempted from maximum square footage calculations.

Maximum:	40%
Proposed (Lots 1 and 2):	14.3%

Maximum:	40 feet
Proposed	
Building 1:	38' - 10-1/2"
Building 2:	33' - 5-1/2"
Building 3:	34' - 3-1/2"
Building 4:	34' - 6"
Building 5:	34' - 3-1/2"
Building 6:	34' - 5-1/2"
Building 14:	39' - 10"

Required
From Property or Right-of-Way Line: 50' Min.

Required

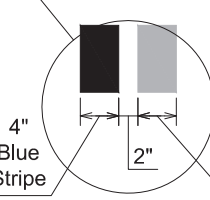
From Property or Right-of-Way Line:	10' Min.
From Building:	10' Min
From Tract Boundary:	10' Min

Accessible Parking Signs

PARKING BY DISABLED PERMIT ONLY	PARKING BY DISABLED PERMIT ONLY
\$250 FINE	\$250 FINE
FTP-018-25 FTP-019A-25	FTP-017-25 FTP-019-25

Notes:

1. Top portion of FTP 017-25 & 018-26 shall have a reflective blue background with white reflective symbols and border.
2. Bottom portion shall have a reflective white background with black opaque legend and border.



Not to Scale

Note:
Pole together with base shall not exceed a total height of 22'

Not to Scale

Key / Location:



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Martin Commerce Park PUD

Martin County, Florida

Final Site Plan
Phase 1 and 2
(Lots 1 and 2)

Date	By	Description
11.25.2025	S.L.S.	Initial Submittal
4.9.2026	S.L.S.	1st Resubmittal
6.30.2026	S.L.S.	2nd Resubmittal
7.28.2026	S.L.S.	3rd Resubmittal



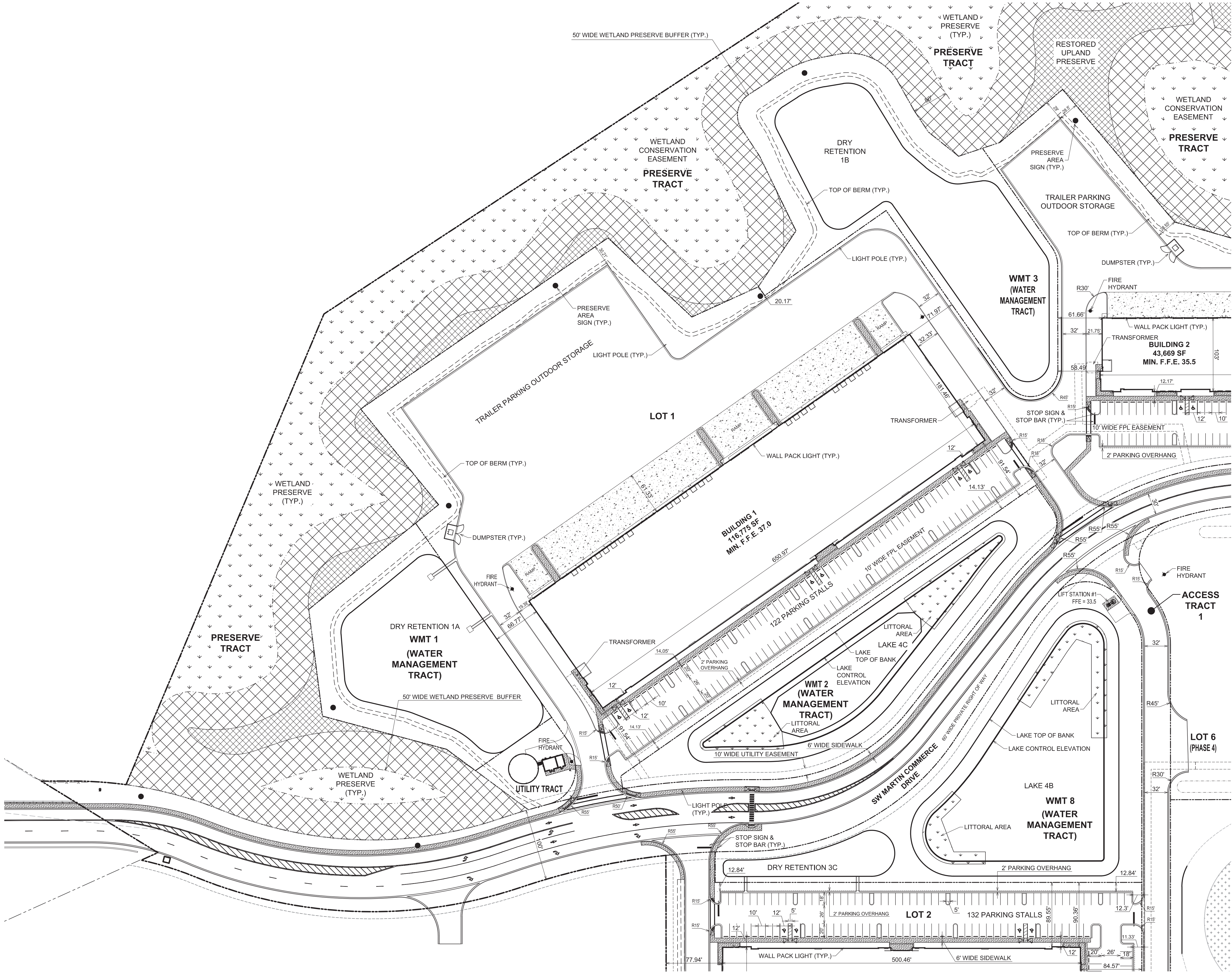
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0 30' 60' 120'

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

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SEE SHEET 3 of 6

SEE SHEET 6 of 6

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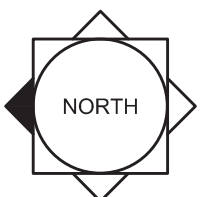
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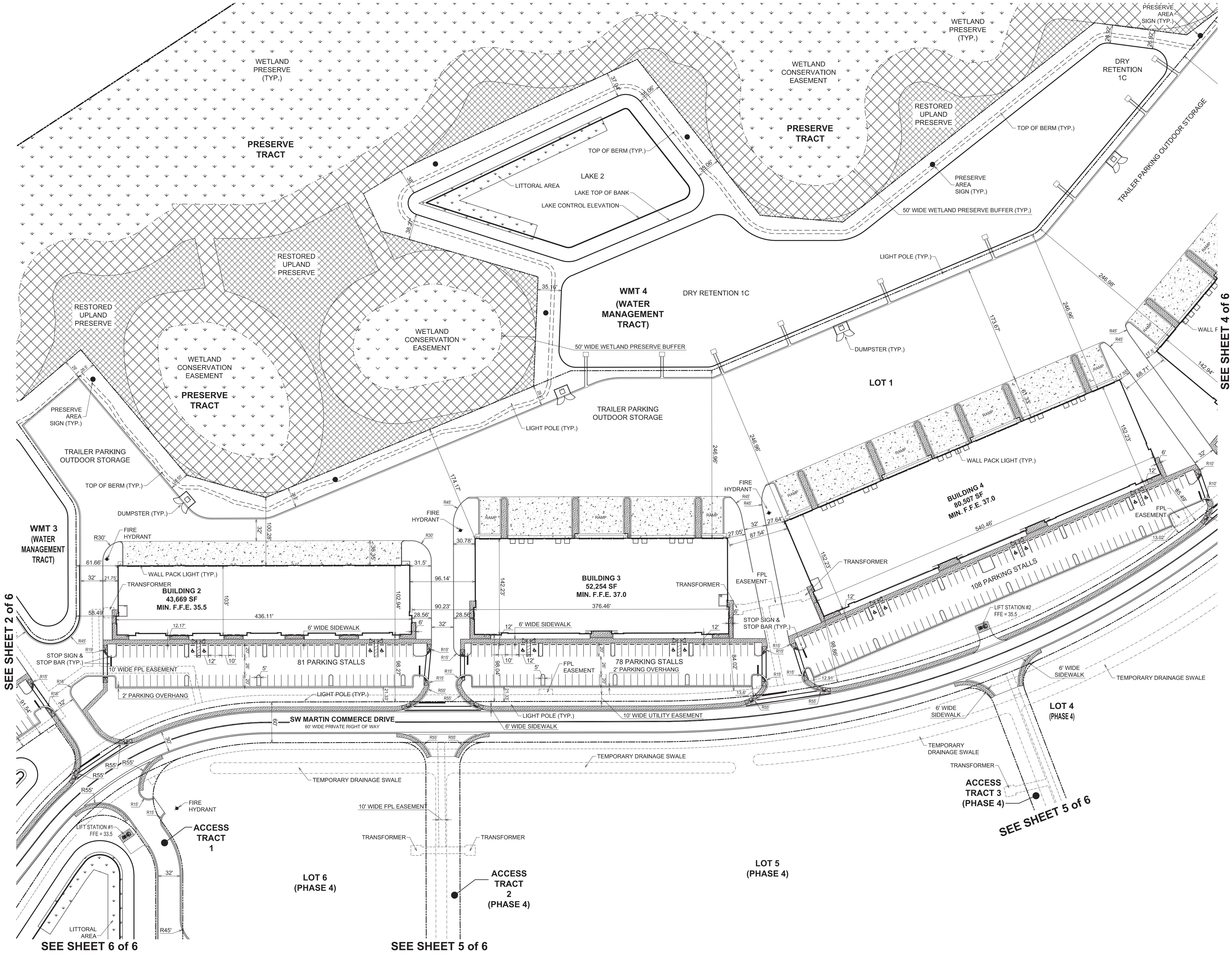
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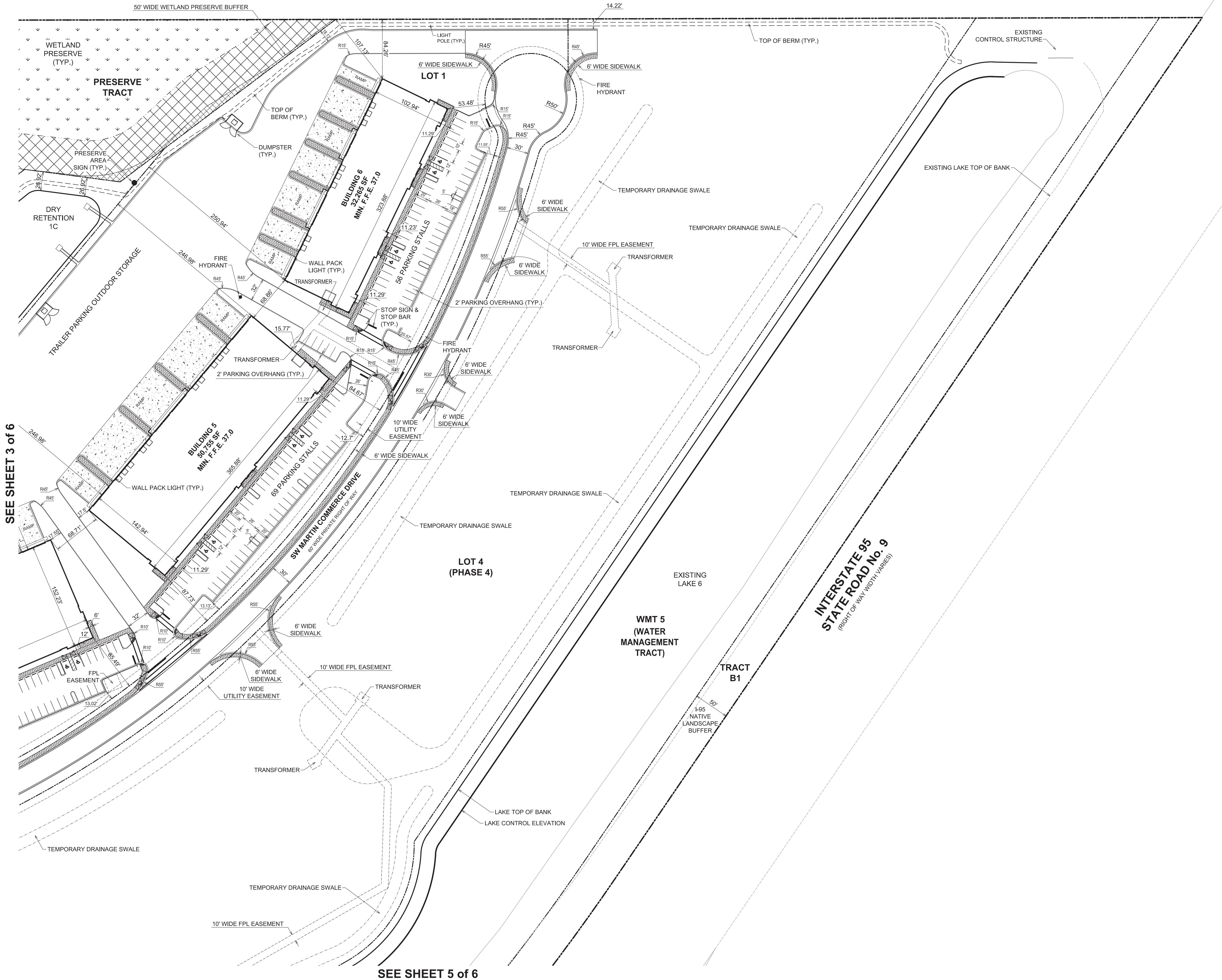
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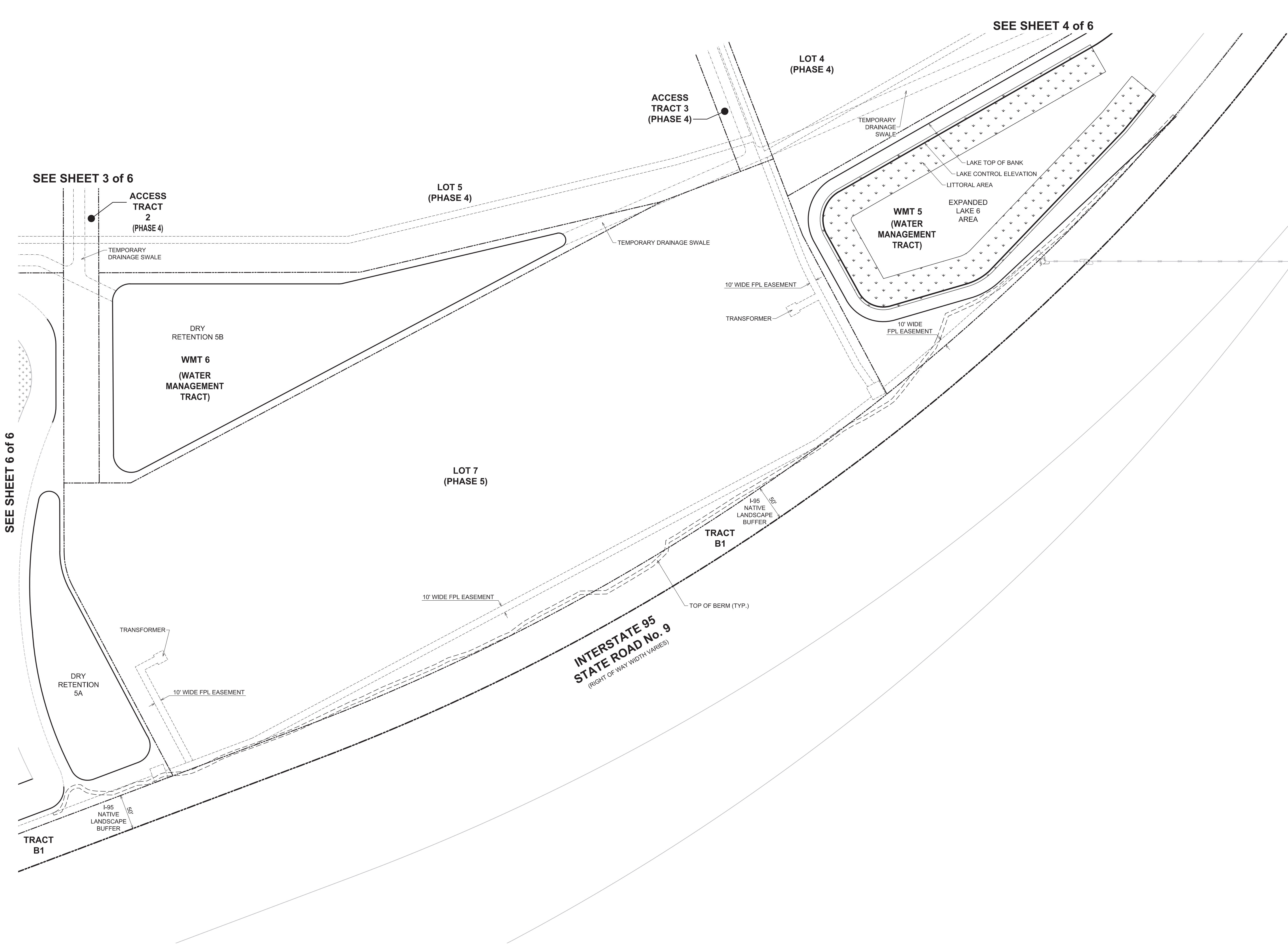
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NORTH

SCALE: 1" = 60'





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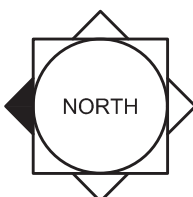
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