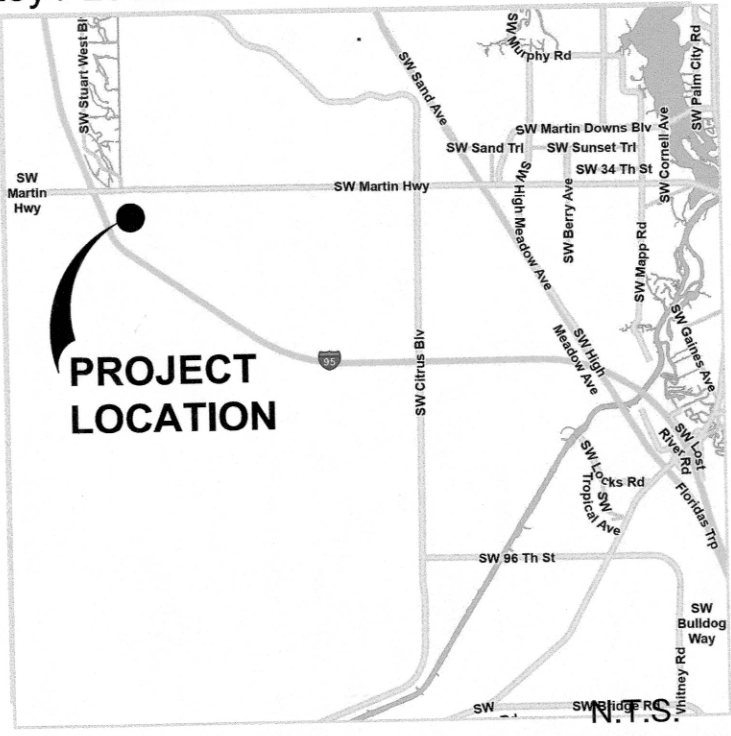


Key / Location:



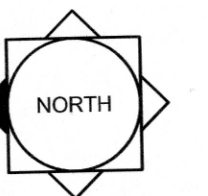
Project Team:

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 Stuart, Florida 34994
Engineer:	Kimley-Horn 1615 South Congress Ave., Suite 201 Delray Beach, Florida 33445
Surveyor:	GCY Inc 1505 SW Martin Highway Palm City, Florida 34991
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
Phasing Plan

Date	By	Description
9.4.2025	S.L.S.	Initial Submittal
10.30.2025	S.L.S.	1st Resubmittal - Update Phases

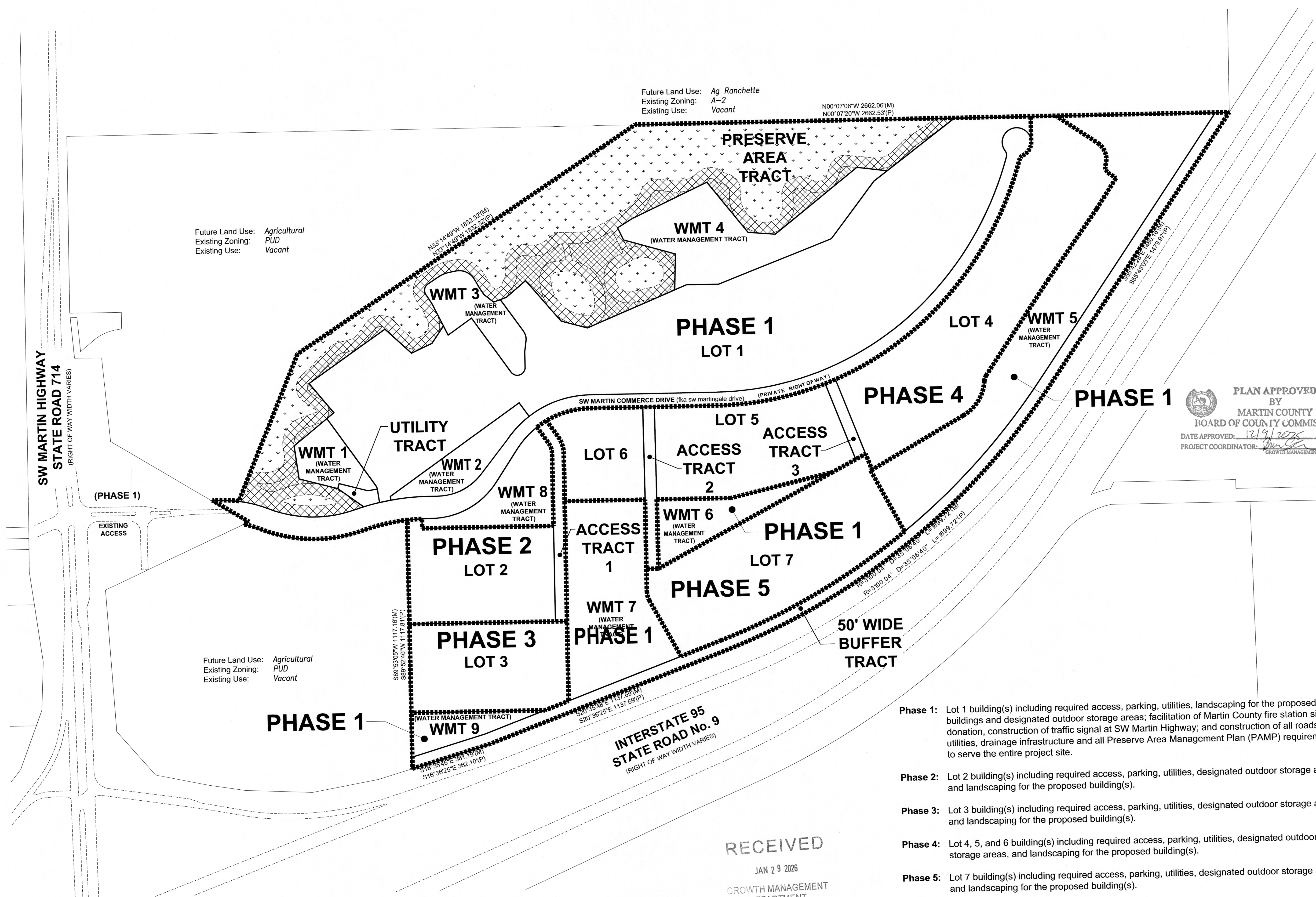


SCALE: 1" = 200'
0 100' 200' 400'

REG. # LA6667114
Steven Garrett

Designer	—	Sheet
Manager	MC	
Project Number	21-376	
Municipal Number	—	
Computer File	Martin Commerce Park - Master Site Plan.dwg	

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GROWTH MANAGEMENT
DEPARTMENT

- Phase 1:** Lot 1 building(s) including required access, parking, utilities, landscaping for the proposed buildings and designated outdoor storage areas; facilitation of Martin County fire station site donation, construction of traffic signal at SW Martin Highway; and construction of all roads, utilities, drainage infrastructure and all Preserve Area Management Plan (PAMP) requirements to serve the entire project site.
- Phase 2:** Lot 2 building(s) including required access, parking, utilities, designated outdoor storage areas, and landscaping for the proposed building(s).
- Phase 3:** Lot 3 building(s) including required access, parking, utilities, designated outdoor storage areas, and landscaping for the proposed building(s).
- Phase 4:** Lot 4, 5, and 6 building(s) including required access, parking, utilities, designated outdoor storage areas, and landscaping for the proposed building(s).
- Phase 5:** Lot 7 building(s) including required access, parking, utilities, designated outdoor storage areas, and landscaping for the proposed building(s).

Note:
The maximum building square footage per phase may be adjusted at the time of final site plan application provided the maximum building square footage for the entire project site does not exceed 1,100,000 sf exclusive of mezzanine storage areas.