

Parcel Data

Existing Zoning:	WGC
Future Land Use Designation:	Commercial Waterfront
Existing Use:	Marina
Parcel I.D. Numbers:	26-37-41-000-000-00040-3 26-37-41-000-000-00050-0 26-37-41-000-000-00060-8

Site Area Data

Total Site Area:	424,036 sf (9.73 ac) (100%)
Submerged Area:	244,057 sf (5.60 ac) (58%)
Upland Area:	179,979 sf (4.13 ac) (42%)

Impervious Area:

Building Footprints:	121,738 sf (2.79 ac) (68%)
Vehicular Use Area:	46,975 sf (1.08 ac)
Curb, Sidewalks, Pedestrian Areas, Pool, & Deck:	47,735 sf (1.09 ac)
Proposed Areas:	27,028 sf (0.62 ac)
Landscape & Open Space Areas:	58,241 sf (1.34 ac) (32%)

Project / Building Data

Dry Boat Storage	44,400 sf / 155 boats
Boat Slips (wet)	116 boats
Fueling Station	550 sf
On-Street Parking	35 spaces
Tiki Bar (Covered)	2,025 sf

Building Setbacks (per WGC zoning district)

	Minimum	Proposed Dry Storage	Proposed Tiki Bar
Front (Indian River Drive)	25'	38'	299.67'
Side (North)	10'	41ft	470.93'
Side (South)	10'	413.75'	64.01'
Rear (Waterfront)	20'	404.04'	241.09'

Maximum Building Height

Dry Boat Storage	40 ft
Fueling Station	12 ft - 1 story
Tiki Bar / Pool Club:	29 ft

Parking Data (per Section 4.624, LDR's)

Total Parking Required:	69 spaces
Total Parking Provided:	75 spaces (including 3 ADA spaces)

Open Space Data

Total Upland Area:	4.13 ac (100%)
Open Space Required:	1.24 ac (30%)
Open Space Provided:	1.34 ac (32%)
- 25' Shoreline Protection Zone:	17,693 sf (0.41 ac)
- Landscape Buffer:	7,350 sf (0.17 ac)
- Other Landscape Area:	33,198 sf (0.76 ac)

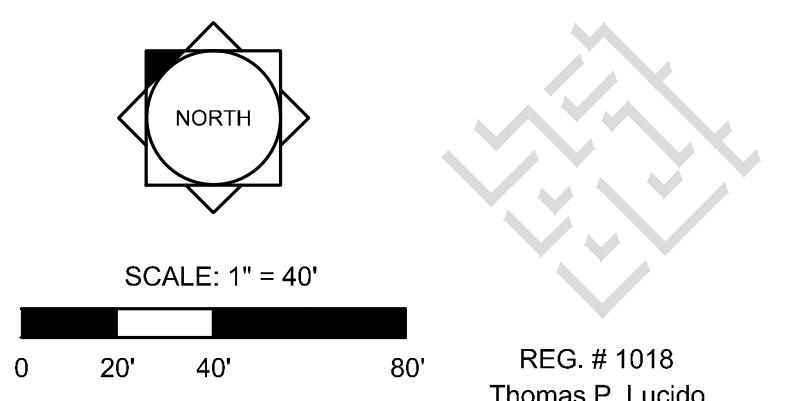
C.O. Phasing Plan / Wet Slips

- Use of the wet slips shall be authorized prior to the issuance of a certificate of occupancy (C.O.) for the boat storage building subject to certificate of core infrastructure and public safety improvements and approval by Martin County.

Land Use Legend

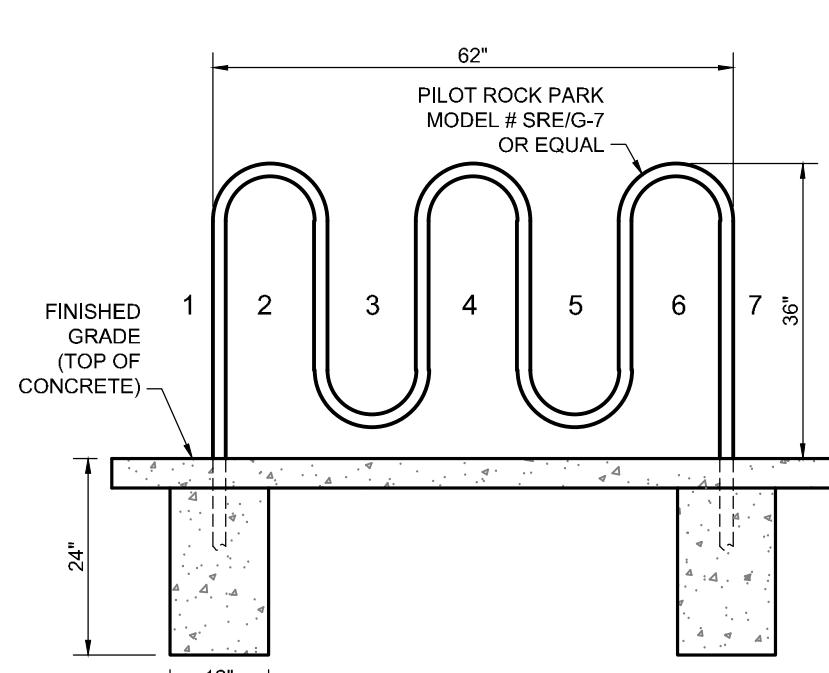
- Stabilized/Paved Boat Service Yard
- Stabilized Vehicular Access / Parking
- Concrete Walkways / Pads
- Existing Rip Rap
- Existing Mangroves
- Shoreline Protection Zone

Date	By	Description
9.27.2023	SLS	Initial Submittal

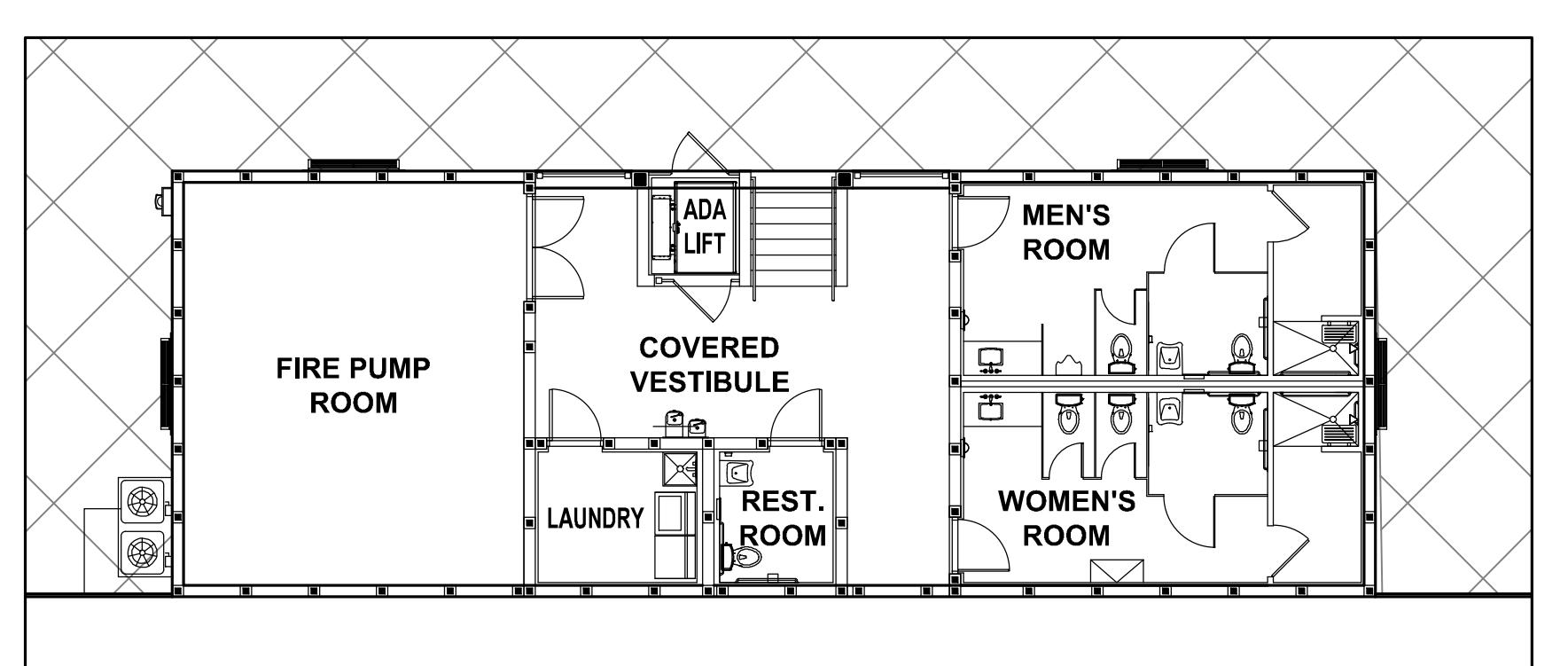


Designer: S.L.S. Manager: M.C. Project Number: 22-120 Municipal Number: -- Computer File: Four Fish - Revised Final Site Plan - Marina and Tiki.dwg

1 of 2



Bike Rack Detail
Not to Scale



Scale: 1"=10'

Notes:

- All existing and proposed development within the SPZ is in compliance with Section 4.5.G of the Land Development Regulations, an environmental waiver for commercial marinas.
- Existing Impervious Area Within SPZ is Equal To Or Less Than Proposed Impervious Area Within SPZ.

Building Notes:

- Structures below the FEMA flood plain shall be designed to comply with non-residential floodproof requirements of the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP).
- The ADA lift will be either a hydraulic or traction type, with all motors and electric components located above the flood plain.
- Marina sales and office use provided at the existing building located on the west side of NE Indian River Drive (2216 NE Indian River Drive)

Four Fish Marina

Jensen Beach
Martin County, Florida

Revised Minor Final Site Plan

