

Location Map



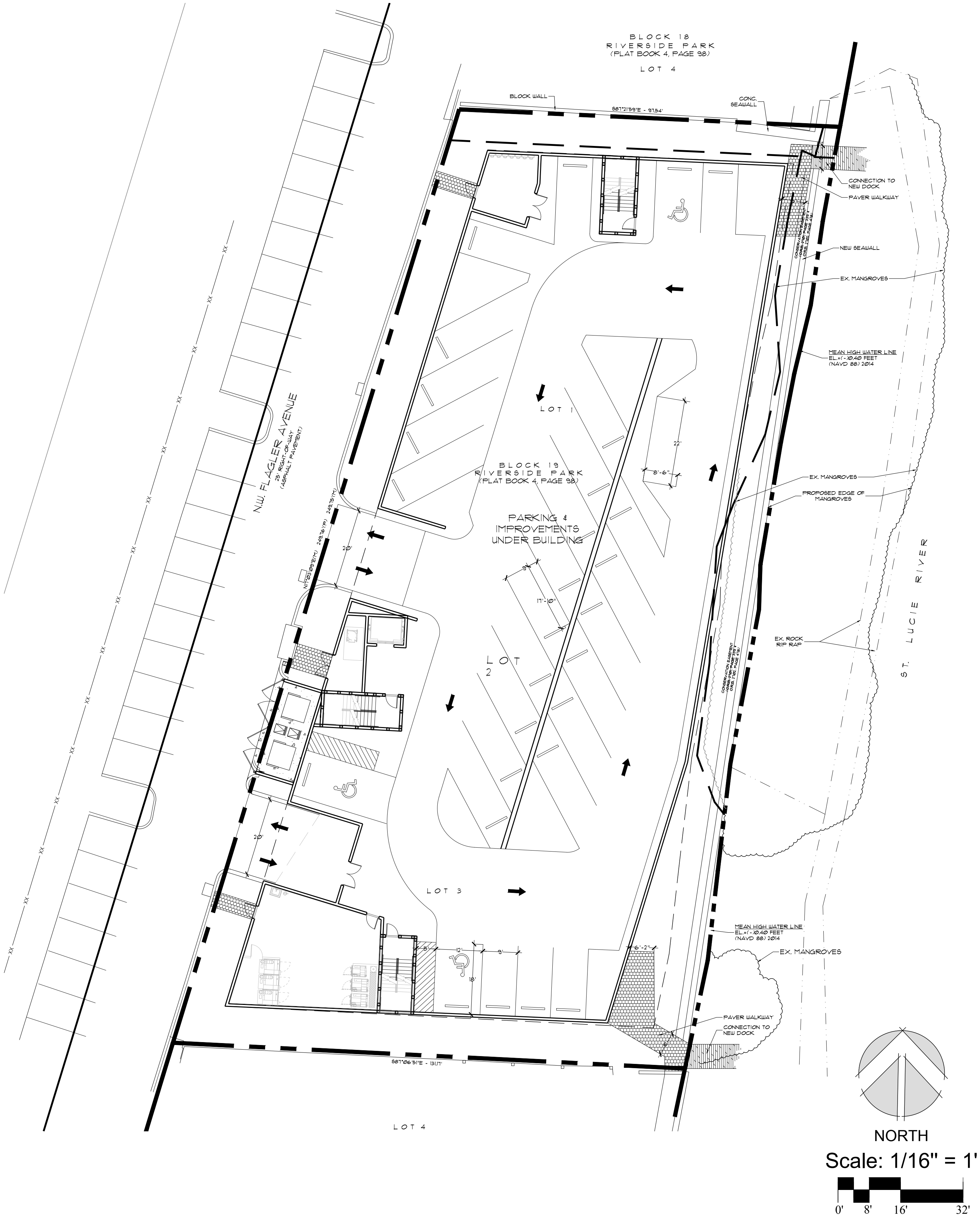
Legal Description

LOTS 1, 2, AND 3, BLOCK 19, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF FILED MARCH 26, 1925, RECORDED IN PLAT BOOK 4, PAGE 98, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY ONE-HALF AND THE SOUTHERLY ONE-HALF OF THE ABANDONED STREET FORMERLY KNOWN AS THE EASTERLY EXTENSION OF HIBISCUS AVENUE, LOCATED BETWEEN LOT 4, BLOCK 18, AND LOT 1, BLOCK 19, OF THE AFORESAID PLAT OF RIVERSIDE PARK.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.

Site Data

PCN	32-37-41-004-019-00010-3		
ZONING	UW - URBAN WATERFRONT		
FUTURE LAND USE	MARINE & INDUSTRIAL		
EXISTING LAND USE	OFFICES/ MARINA		
PROPOSED USE	HOTEL		
	SF	AC	%
TOTAL SITE AREA (PER SURVEY PROPERTY LINE)	27,572	0.63	100.0%
IMPERVIOUS AREA	21,454	0.493	77.81%
PROPOSED BUILDING	20,100	0.46	72.9%
PARKING / VUA (NOT UNDER BUILDING)	442	0.01	1.6%
CONCRETE WALKS, RAMPS, ETC... (NOT UNDER BUILDING)	912	0.02	3.3%
PERVIOUS AREA	6,118	0.140	22.19%
LANDSCAPE AREA	6,118	0.140	22.2%
PARKING	REQ.	PROVIDED	
TOTAL	39	55	
HOTEL 1 SPACE PER RENTAL ROOM (37 ROOMS)	37		
2 SPACES PER 3 EMPLOYEES (3 EMPLOYEES)	2		
ADA ACCESSIBLE SPACES		3	
PROPOSED ROOMS	PROVIDED		
TOTAL	37		
1 BEDROOM (900 SF)	23		
2 BEDROOMS (1100 SF)	14		



McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

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Sportfish Marina Resort
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Site Plan



Drawn By _____ DMS
Checked By _____ MM
Scale _____ 1/16"=1'
Drawing Date _____ 12/7/2020