

A-1				B-1				IND-1			
Total Site Area:	175,486 s.f.	4.03 ac.		Total Site Area:	753,317 s.f.	17.29 ac.		Total Site Area:	2,140,803 s.f.	49.15 ac.	
Impervious Area:	140,263 s.f.	3.22 ac.		Impervious Area:	602,654 s.f.	13.83 ac.		Impervious Area:	1,712,608 s.f.	39.32 ac.	
Buildings & Pavement:	82,806 s.f.	1.90 ac.		Buildings & Pavement:	602,654 s.f.	13.83 ac.		Buildings & Pavement:	1,295,303 s.f.	29.74 ac.	
Stormwater:	57,455 s.f.	1.32 ac.		Pervious Area:	150,663 s.f.	3.46 ac.		Stormwater:	417,305 s.f.	9.58 ac.	
Pervious Area:	35,223 s.f.	0.81 ac.		Landscape:	150,663 s.f.	3.46 ac.		Pervious Area:	428,195 s.f.	9.83 ac.	
Landscape:	35,223 s.f.	0.81 ac.						Landscape:	428,195 s.f.	9.83 ac.	
A-2 (ACCESS AND BUFFER TRACT)				B-2				IND-2			
Total Site Area:	128,643 s.f.	2.95 ac.		Total Site Area:	729,631 s.f.	16.75 ac.		Total Site Area:	2,238,705 s.f.	51.39 ac.	
Impervious Area:	102,914 s.f.	2.36 ac.		Impervious Area:	586,319 s.f.	13.46 ac.		Impervious Area:	1,790,752 s.f.	41.11 ac.	
Pavement:	102,914 s.f.	2.36 ac.		Buildings & Pavement:	502,979 s.f.	11.96 ac.		Buildings & Pavement:	1,385,644 s.f.	31.81 ac.	
Pervious Area:	25,729 s.f.	0.59 ac.		Stormwater:	65,340 s.f.	1.50 ac.		Stormwater:	405,108 s.f.	9.30 ac.	
Landscape:	25,729 s.f.	0.59 ac.		Pervious Area:	143,245 s.f.	3.29 ac.		Pervious Area:	447,953 s.f.	10.28 ac.	
				Landscape:	143,245 s.f.	3.29 ac.		Landscape:	447,953 s.f.	10.28 ac.	
A-3 (ACCESS TRACT)				C-1				IND-3			
Total Site Area:	62,186 s.f.	1.43 ac.		Total Site Area:	904,442 s.f.	20.76 ac.		Total Site Area:	1,405,115 s.f.	32.26 ac.	
Impervious Area:	49,749 s.f.	1.14 ac.		Impervious Area:	705,537 s.f.	16.19 ac.		Impervious Area:	1,103,245 s.f.	25.33 ac.	
Pavement:	49,749 s.f.	1.14 ac.		Buildings & Pavement:	652,727 s.f.	14.98 ac.		Buildings & Pavement:	975,566 s.f.	22.35 ac.	
Pervious Area:	12,437 s.f.	0.29 ac.		Stormwater:	52,810 s.f.	1.21 ac.		Stormwater:	129,679 s.f.	2.98 ac.	
Landscape:	12,437 s.f.	0.29 ac.		Pervious Area:	198,905 s.f.	4.57 ac.		Pervious Area:	301,870 s.f.	6.93 ac.	
				Landscape:	198,905 s.f.	4.57 ac.		Landscape:	301,870 s.f.	6.93 ac.	
A-4 (STORMWATER TRACT)				C-2							
Total Site Area:	457,380 s.f.	10.50 ac.		Total Site Area:	429,502 s.f.	9.85 ac.					
Impervious Area:	365,904 s.f.	8.40 ac.		Impervious Area:	343,602 s.f.	7.88 ac.					
Stormwater:	365,904 s.f.	8.40 ac.		Buildings & Pavement:	343,602 s.f.	7.88 ac.					
Pervious Area:	91,476 s.f.	2.10 ac.		Pervious Area:	85,900 s.f.	1.97 ac.					
Landscape:	91,476 s.f.	2.10 ac.		Landscape:	85,900 s.f.	1.97 ac.					

- Refer to Plat for final Bearings and Distances.
- Lot C-1 includes 7.97 acres of Industrial Future Land Use added to the PUD by way of the first PUD Amendment.
- Original PUD area was reduced by ±4.6 acres by way of the first PUD amendment and the dedication of the SW Waterside Way public right-of-way
- Lot IND-3 (32.26 ac) has been added by way of the 2nd PUD Amendment.
- Outdoor storage is permitted in accordance with the 3rd PUD Amendment.

- Installation of a 30' wide Landscape Buffer along Tracts A-1, A-2 and Lot B-2 shall be completed in conjunction with the Plat Infrastructure Final Site Plan.
- Installation of the 30' wide Landscape Buffer on lot IND-3 shall be completed prior to the issuance of a CO on lot IND-3.
- Installation of the 30' wide Landscape Buffer on lot C-2 shall be completed prior to the issuance of a CO on lot C-1.
- Landscape buffers and easements that may be impacted by utilities or other construction activities shall be restored by the Waterside Community Development District.

Total Site Area: 9,425,210 sf / 216.37 ac
Zoning: PUD
Future Land Use Designation: Industrial
Existing Use: Industrial Warehouse and Distribution
Total Development Lots: 8

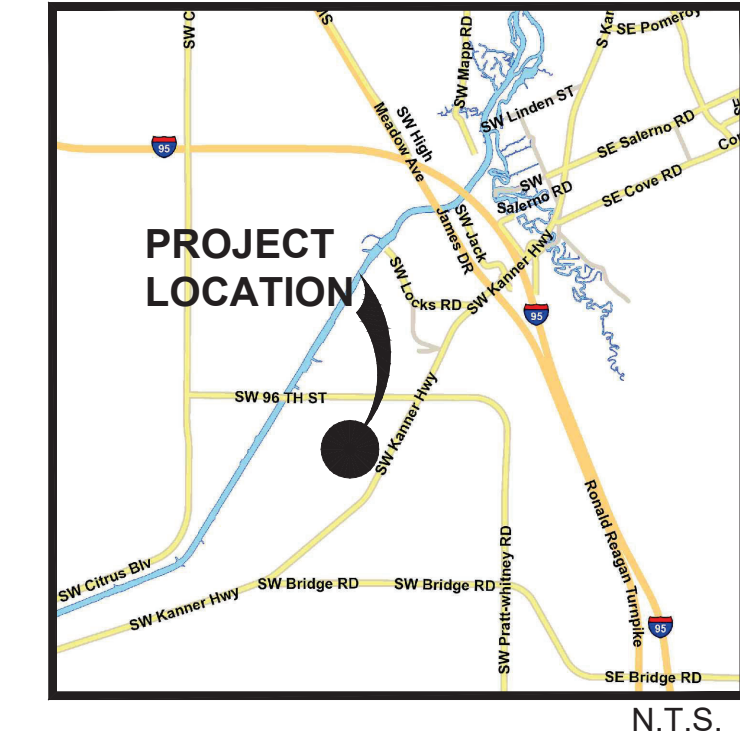
Building Setbacks	
Front:	25' From Lot Line
Rear:	25' From Lot Line
Side:	25' From Lot Line
Maximum Height:	40'-0"
Maximum Lot Coverage:	80%
Maximum Building Coverage:	50%

Total Site Area:	216.37 ac.
Minimum Required Open Space:	48.53 ac. (20.0%)
Open Space Provided:	78.41 ac. (36.2%)
Landscape:	44.12 ac.
Stormwater:	34.29 ac.

* Minimum required open space area does not include pervious areas impacted by vehicular overhangs in parking lots.

IND-1	2,140,803 s.f.	49.15 ac.	698,761 s.f.
IND-2	2,238,705 s.f.	51.39 ac.	822,848 s.f.
IND-3	1,405,115 s.f.	32.26 ac.	462,607 s.f.
A-1	175,486 s.f.	4.03 ac.	43,995 s.f.
A-2 (ACCESS AND BUFFER TRACT)	128,643 s.f.	2.95 ac.	N/A
A-3 (ACCESS TRACT)	62,186 s.f.	1.43 ac.	N/A
A-4 (STORMWATER TRACT)	457,380 s.f.	10.50 ac.	N/A
B-1	753,317 s.f.	17.29 ac.	285,120 s.f.
B-2	729,631 s.f.	16.75 ac.	221,059 s.f.
C-1	904,442 s.f.	20.76 ac.	354,093 s.f.
C-2	429,502 s.f.	9.86 ac.	130,000 s.f.

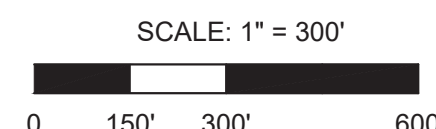
* Projected building area per lot may vary at the time of Final Site Plan application subject to compliance with the overall traffic, drainage and open space thresholds identified on this plan or within PUD agreement.



Client & Property Owner:	South Florida Gateway Industrial, LLC 701 S. Olive Avenue, Suite 104 West Palm Beach, Florida 33401
Land Planner / Landscape Architect:	Ludico & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Osborn Engineering 360 Central Ave., Suite 1150 St. Petersburg, Florida 33701
Surveyor:	GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd., Suite 105 Riverside Beach, Florida 33404
Traffic Engineer:	Susan O'Rourke P.E. 969 SE Federal Highway, Suite 402 Stuart, Florida 34994
Environmental Consultant:	EW Consultants 1000 SE Monterey Commons Blvd #208 Stuart, Florida 34996

Revised
Master Site Plan
3rd PUD Amendment

Date	By	Description
4.20.2023	S.L.S.	Initial Submittal
6.14.2023	S.L.S.	Completeness Review
9.12.2023	S.L.S.	1st Resubmittal
3.29.2024	S.L.S.	2nd Resubmittal
2.20.2025	S.L.S.	3rd PUD Amendment



REG. # 1018
Thomas P. Lucido

Designer SLS Sheet
 Manager MC **1 of 1**
 Project Number 20-311
 Municipal Number ---
 Computer File 20-311 South Florida Gateway PUD - Revised Master Plan - 3rd PUD Amendment.dwg

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