

EXHIBIT B

Maximum Pervious / Impervious Lot / Tract Data

Lot / Tract	Total Site Area	Impervious Area	Pervious Area	Landscaping
A-1	175,486 s.f. 4.03 ac.	140,263 s.f. 3.22 ac.	82,808 s.f. 1.90 ac.	57,455 s.f. 1.32 ac.
A-2 (ACCESS and BUFFER TRACT)	128,643 s.f. 2.95 ac.	102,914 s.f. 2.36 ac.	25,729 s.f. 0.59 ac.	25,729 s.f. 0.59 ac.
A-3 (ACCESS TRACT)	62,186 s.f. 1.43 ac.	49,749 s.f. 1.14 ac.	12,437 s.f. 0.29 ac.	12,437 s.f. 0.29 ac.
A-4 (STORMWATER TRACT)	457,380 s.f. 10.50 ac.	365,904 s.f. 8.40 ac.	91,476 s.f. 2.10 ac.	91,476 s.f. 2.10 ac.
B-1	753,317 s.f. 17.29 ac.	602,654 s.f. 13.83 ac.	150,663 s.f. 3.46 ac.	150,663 s.f. 3.46 ac.
B-2	729,631 s.f. 16.75 ac.	586,319 s.f. 13.46 ac.	143,245 s.f. 3.29 ac.	143,245 s.f. 3.29 ac.
C-1	904,442 s.f. 20.76 ac.	705,537 s.f. 16.19 ac.	198,905 s.f. 4.57 ac.	198,905 s.f. 4.57 ac.
C-2	429,502 s.f. 9.85 ac.	343,602 s.f. 7.88 ac.	85,900 s.f. 1.97 ac.	85,900 s.f. 1.97 ac.
IND-1	2,140,803 s.f. 49.15 ac.	1,712,608 s.f. 39.32 ac.	417,305 s.f. 9.58 ac.	428,195 s.f. 9.83 ac.
IND-2	2,238,705 s.f. 51.39 ac.	1,790,752 s.f. 41.11 ac.	447,953 s.f. 10.28 ac.	430,730 s.f. 9.89 ac.
IND-3	1,405,115 s.f. 32.26 ac.	1,103,245 s.f. 25.33 ac.	301,870 s.f. 6.93 ac.	301,870 s.f. 6.93 ac.

Overall Site Data

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 Data

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%

Overall Open Space Data

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

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

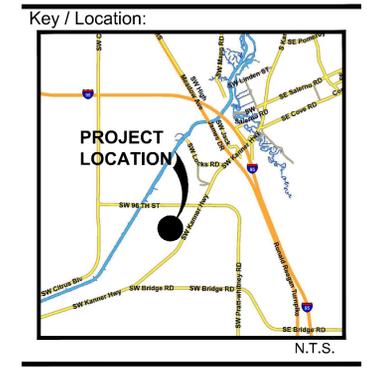
Lot / Tract Areas / Projected Building Area*

Lot / Tract	Total Site Area	Impervious Area	Pervious Area	Landscaping	Projected Building Area
IND-1	2,140,803 s.f. 49.15 ac.	1,712,608 s.f. 39.32 ac.	417,305 s.f. 9.58 ac.	428,195 s.f. 9.83 ac.	698,761 sf
IND-2	2,238,705 s.f. 51.39 ac.	1,790,752 s.f. 41.11 ac.	447,953 s.f. 10.28 ac.	430,730 s.f. 9.89 ac.	822,848 sf
IND-3	1,405,115 s.f. 32.26 ac.	1,103,245 s.f. 25.33 ac.	301,870 s.f. 6.93 ac.	301,870 s.f. 6.93 ac.	462,607 sf
A-1	175,486 s.f. 4.03 ac.	140,263 s.f. 3.22 ac.	82,808 s.f. 1.90 ac.	57,455 s.f. 1.32 ac.	43,995 sf
A-2 (ACCESS and BUFFER TRACT)	128,643 s.f. 2.95 ac.	102,914 s.f. 2.36 ac.	25,729 s.f. 0.59 ac.	25,729 s.f. 0.59 ac.	N/A
A-3 (ACCESS TRACT)	62,186 s.f. 1.43 ac.	49,749 s.f. 1.14 ac.	12,437 s.f. 0.29 ac.	12,437 s.f. 0.29 ac.	N/A
A-4 (STORMWATER TRACT)	457,380 s.f. 10.50 ac.	365,904 s.f. 8.40 ac.	91,476 s.f. 2.10 ac.	91,476 s.f. 2.10 ac.	N/A
B-1	753,317 s.f. 17.29 ac.	602,654 s.f. 13.83 ac.	150,663 s.f. 3.46 ac.	150,663 s.f. 3.46 ac.	285,120 sf
B-2	729,631 s.f. 16.75 ac.	586,319 s.f. 13.46 ac.	143,245 s.f. 3.29 ac.	143,245 s.f. 3.29 ac.	221,059 sf
C-1	904,442 s.f. 20.76 ac.	705,537 s.f. 16.19 ac.	198,905 s.f. 4.57 ac.	198,905 s.f. 4.57 ac.	354,093 sf
C-2	429,502 s.f. 9.85 ac.	343,602 s.f. 7.88 ac.	85,900 s.f. 1.97 ac.	85,900 s.f. 1.97 ac.	130,000 sf

* 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.

Lake, Littoral and Upland Transition Zone Data

Area	Area	Perimeter	Littoral Zone	Upland Transition
Stormwater Treatment Area "A"	35,404 sf	903 lf	9,030 sf	9,030 sf
Stormwater Treatment Area "D"	343,483 sf	2,787 lf	27,870 sf	27,870 sf
Lake 1	32,030 sf	835 lf	8,350 sf	8,350 sf
Lake 2	37,239 sf	919 lf	9,190 sf	9,190 sf
Stormwater Pond "C"	326,490 sf	3,681 sf	36,810 sf	36,810 sf



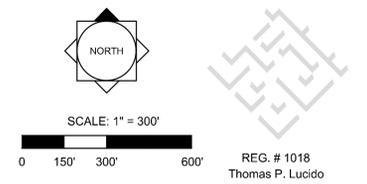
Project Team:

Client & Property Owner:	South Florida Gateway Industrial, LLC 105 NE 1st Street Delray Beach, Florida 33444
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Kimley-Horn 1615 S. Congress Avenue, Suite 201 Delray Beach, Florida 33445
Surveyor:	GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd., Suite 105 Riviera 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

South Florida Gateway PUD

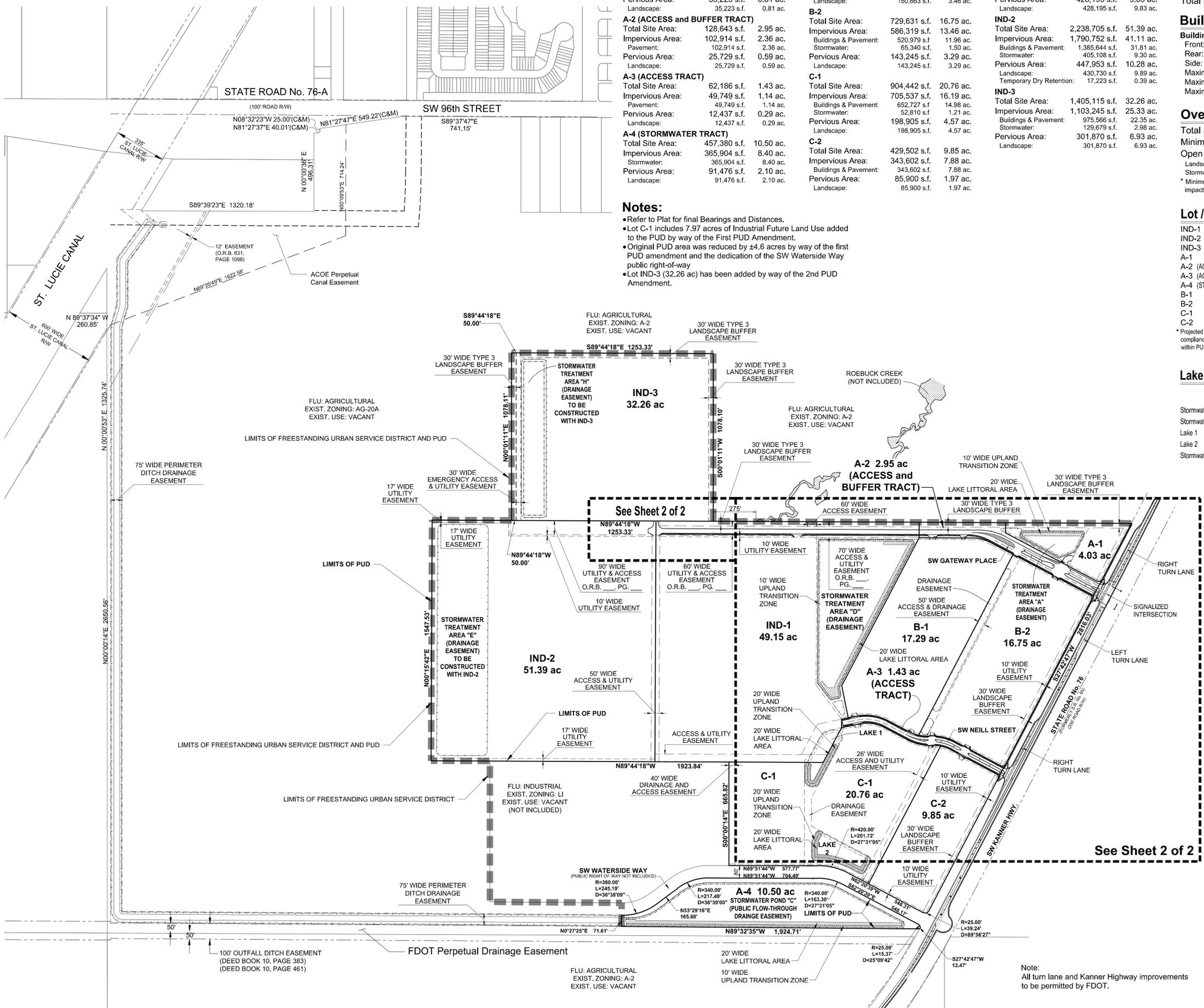
Martin County, Florida
Revised Infrastructure Final Site Plan
(Lot IND-3)

Date	By	Description
5.9.2024	S.L.S.	2nd PUD Amendment (IND-3)
9.23.2024	S.L.S.	1st Resubmittal
12.11.2024	S.L.S.	2nd Resubmittal
2.10.2025	S.L.S.	Add Boundary Description for IND-3



Designer:	SLS	Sheet
Manager:	MC	1 of 2
Project Number:	20-311	
Municipal Number:	---	
Computer File:	20-311 South Florida Gateway PUD - Revised Infrastructure Final Site Plan - IND 3.dwg	

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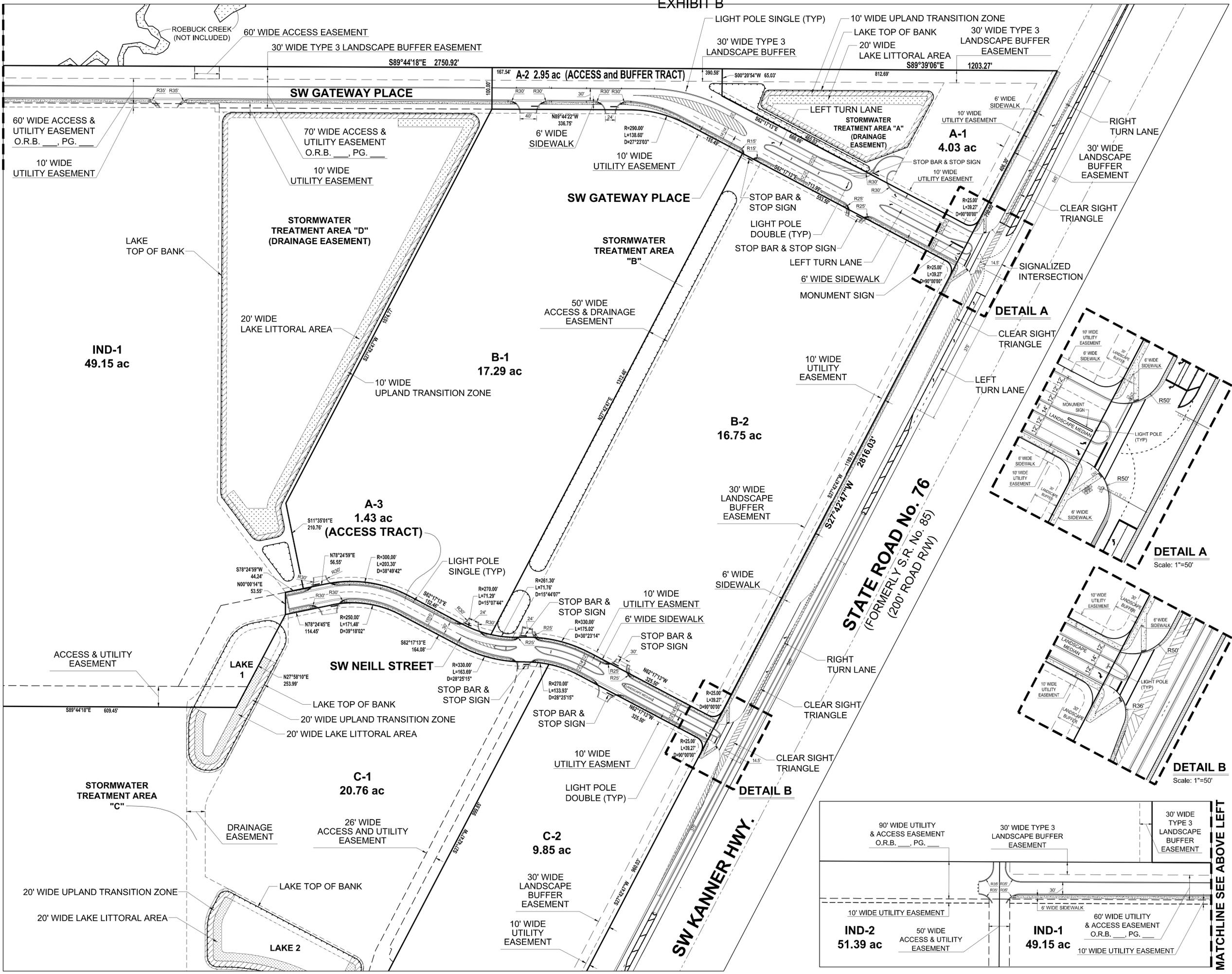
Notes:

- 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.

Note:
All turn lane and Kanner Highway improvements to be permitted by FDOT.

Drawing Name: J:\Projects Active\20-311 Waterside\K1 Waterside\Site Plan\ Feb 06, 2025 - 2:24pm 20-311 South Florida Gateway PUD - Revised Infrastructure Final Site Plan - IND 3.dwg

EXHIBIT B



lucido & associates
 701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100 Fax (772) 223-0220

Key / Location:

 PROJECT LOCATION
 N.T.S.

- Project Team:
- Client & Property Owner: South Florida Gateway Industrial, LLC
105 NE 1st Street
Delray Beach, Florida 33444
 - Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994
 - Engineer: Kimley-Horn
1615 S. Congress Avenue, Suite 201
Delray Beach, Florida 33445
 - Surveyor: GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd., Suite 105
Riviera 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

South Florida Gateway PUD
 Martin County, Florida
 Revised Infrastructure Final Site Plan
 (Lot IND-3)

Date	By	Description
5.9.2024	S.L.S.	2nd PUD Amendment (IND-3)
9.23.2024	S.L.S.	1st Resubmittal
12.11.2024	S.L.S.	2nd Resubmittal
2.10.2025	S.L.S.	Add Boundary Description for IND-3

NORTH
 SCALE: 1" = 100'
 0 50' 100' 200'
 REG. # 1018
 Thomas P. Lucido

Designer: SLS Sheet
 Manager: MC
 Project Number: 20-311
 Municipal Number: —
 Computer File: 20-311 South Florida Gateway PUD - Revised Infrastructure Final Site Plan - IND 3.dwg

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