



Project Team:

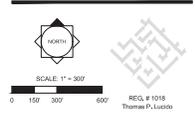
Client & Property Owner:	South Florida Gateway PUD, LLC 100 N. Orange Ave., Suite 800 Jacksonville, Florida 32209
Lead Planner / Landscape Architect:	Lucido & Associates 701 S. Orange Ave., Suite 800 Jacksonville, Florida 32209
Engineer:	AGS Engineering 1111 S. Orange Avenue, Suite 200 Jacksonville, Florida 32209
Surveyor:	Geospatial Surveying, Inc. 1010 N. University Blvd., Suite 100 Jacksonville, Florida 32209
Traffic Engineer:	Stuart & Chynoweth P.C. 2015 Central Expressway, Suite 402 Stuart, Florida 34984
Environmental Consultant:	SEA Consultants 2000 S. University Commons Blvd. Suite 200 Stuart, Florida 34986

South Florida Gateway PUD

Martin County, Florida

Revised Infrastructure Final Site Plan (Lot IND-3)

Date	By	Description
11.09.2024	SLS	Final Infrastructure Plan
03.23.2024	SLS	1st Review
11.15.2023	SLS	2nd Review
11.15.2023	SLS	Asst. Director Description #1020



Designer: SLS Sheet
 Manager: MC
 Project Number: 202411
 Manual Number: -
 Computer File: 2024 Sub Public Hwy 10 - Final Infrastructure Plan - 101.dwg
 1 of 2

Maximum Pervious / Impervious Lot / Tract Data

Lot / Tract	Total Site Area	Impervious Area	Pervious Area	Landscaping
A1	175,486 s.f. 4.03 ac.	140,263 s.f. 3.22 ac.	32,099 s.f. 0.73 ac.	2,124 s.f. 0.05 ac.
A2 (ACCESS and BUFFER TRACT)	129,643 s.f. 2.95 ac.	102,914 s.f. 2.30 ac.	10,274 s.f. 0.23 ac.	16,455 s.f. 0.37 ac.
A3 (ACCESS TRACT)	49,749 s.f. 1.14 ac.	40,789 s.f. 0.93 ac.	12,437 s.f. 0.29 ac.	6,523 s.f. 0.15 ac.
A4 (STORMWATER TRACT)	457,350 s.f. 10.50 ac.	365,904 s.f. 8.40 ac.	36,504 s.f. 0.83 ac.	54,942 s.f. 1.27 ac.
B1	753,317 s.f. 17.29 ac.	602,054 s.f. 13.83 ac.	150,963 s.f. 3.46 ac.	10,299 s.f. 0.23 ac.
B2	720,831 s.f. 16.75 ac.	586,319 s.f. 13.46 ac.	50,979 s.f. 1.16 ac.	63,532 s.f. 1.45 ac.
B-1	1,700,752 s.f. 41.17 ac.	1,205,044 s.f. 27.51 ac.	483,108 s.f. 11.02 ac.	17,599 s.f. 0.40 ac.
B-2	2,238,705 s.f. 51.39 ac.	1,700,752 s.f. 41.17 ac.	447,953 s.f. 10.28 ac.	89,999 s.f. 2.04 ac.
C-1	904,442 s.f. 20.76 ac.	705,537 s.f. 16.19 ac.	185,727 s.f. 4.28 ac.	12,178 s.f. 0.28 ac.
C-2	429,502 s.f. 9.85 ac.	343,022 s.f. 7.88 ac.	34,302 s.f. 0.78 ac.	52,178 s.f. 1.19 ac.
IND-1	2,140,803 s.f. 49.15 ac.	1,712,008 s.f. 39.42 ac.	428,195 s.f. 9.83 ac.	100,599 s.f. 2.30 ac.
IND-2	2,238,705 s.f. 51.39 ac.	1,700,752 s.f. 41.17 ac.	447,953 s.f. 10.28 ac.	89,999 s.f. 2.04 ac.
IND-3	1,405,115 s.f. 32.26 ac.	1,103,245 s.f. 25.33 ac.	179,566 s.f. 4.02 ac.	122,304 s.f. 2.81 ac.

- Notes:**
- Refer to Plan 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 14.83 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.

Overall Site Data

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

Building Data

Building Setbacks
 Front: 25' From Lot Line
 Rear: 25' From Lot Line
 Side: 25' From Lot Line
 Maximum Height: 40'±
 Maximum Lot Coverage: 50%
 Maximum Building Coverage: 50%

Overall Open Space Data

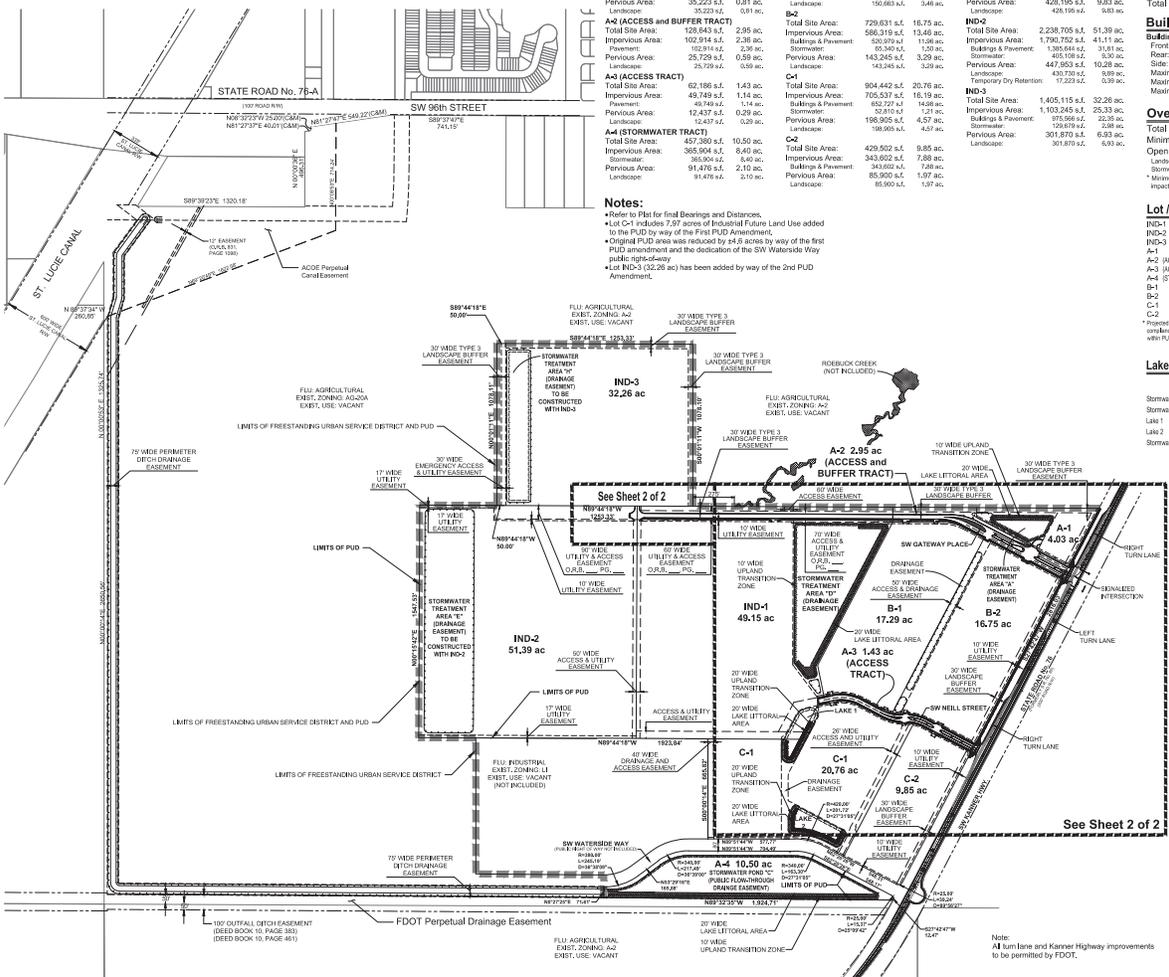
Total Site Area: 216.37 ac.
 Minimum Required Open Space: 48.53 ac. (22.0%)
 Open Space Provided: 78.41 ac. (36.2%)
 * Minimum required open space area does not include pervious areas impacted by vehicular overhangs in parking lots.

Lot / Tract Areas / Projected Building Area*

Lot / Tract	Total Area	Impervious Area	Pervious Area	Landscaping
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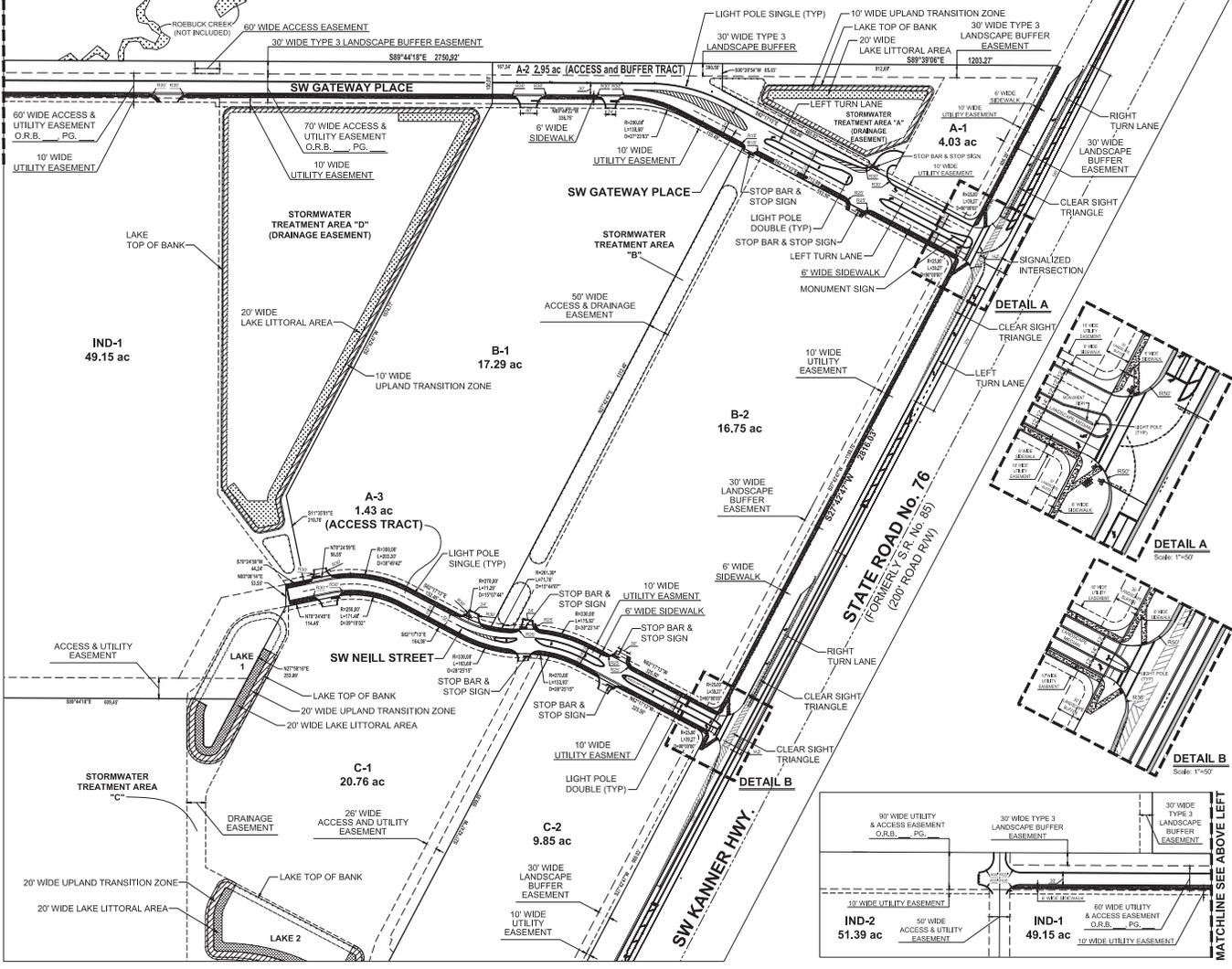
Lake, Littoral and Upland Transition Zone Data

Transition Zone	Area	Perimeter	Length	Width
Stormwater Treatment Area "A"	35,644 s.f.	903 ft	9,030 ft	5,000 ft
Stormwater Treatment Area "C"	343,483 s.f.	2,781 ft	27,870 ft	27,870 ft
Lake 1	32,024 s.f.	828 ft	8,200 ft	8,200 ft
Lake 2	37,228 s.f.	918 ft	9,180 ft	9,180 ft
Stormwater Pond "C"	325,493 s.f.	3,681 ft	36,810 ft	36,810 ft



Notes:
 All turn lanes and Kanaw Highway Improvements to be permitted by FDOT.

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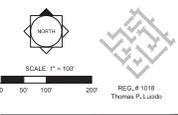


Project Team:

Client	South Florida Gateway PUD, LLC
Property Owner	10100 Green Blvd, Suite 1000, Fort Lauderdale, FL 33324
Lead Planner	Lucido & Associates
Landscape Architect	10100 Green Blvd, Suite 1000, Fort Lauderdale, FL 33324
Engineer	10100 Green Blvd, Suite 1000, Fort Lauderdale, FL 33324
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Environmental Consultant	10100 Green Blvd, Suite 1000, Fort Lauderdale, FL 33324

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

Date	By	Description
5.23.2024	S.L.S.	Final Infrastructure PUD
9.23.2024	S.L.S.	Revised
12.11.2024	S.L.S.	Revised
2.10.2025	S.L.S.	Add Boundary Description to R.O.S.



Designer	SLS	Sheet	2 of 2
Manager	MC		
Project Number	20411		
Miscellaneous			

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