

South Florida Gateway Plat Infrastructure Site Plan

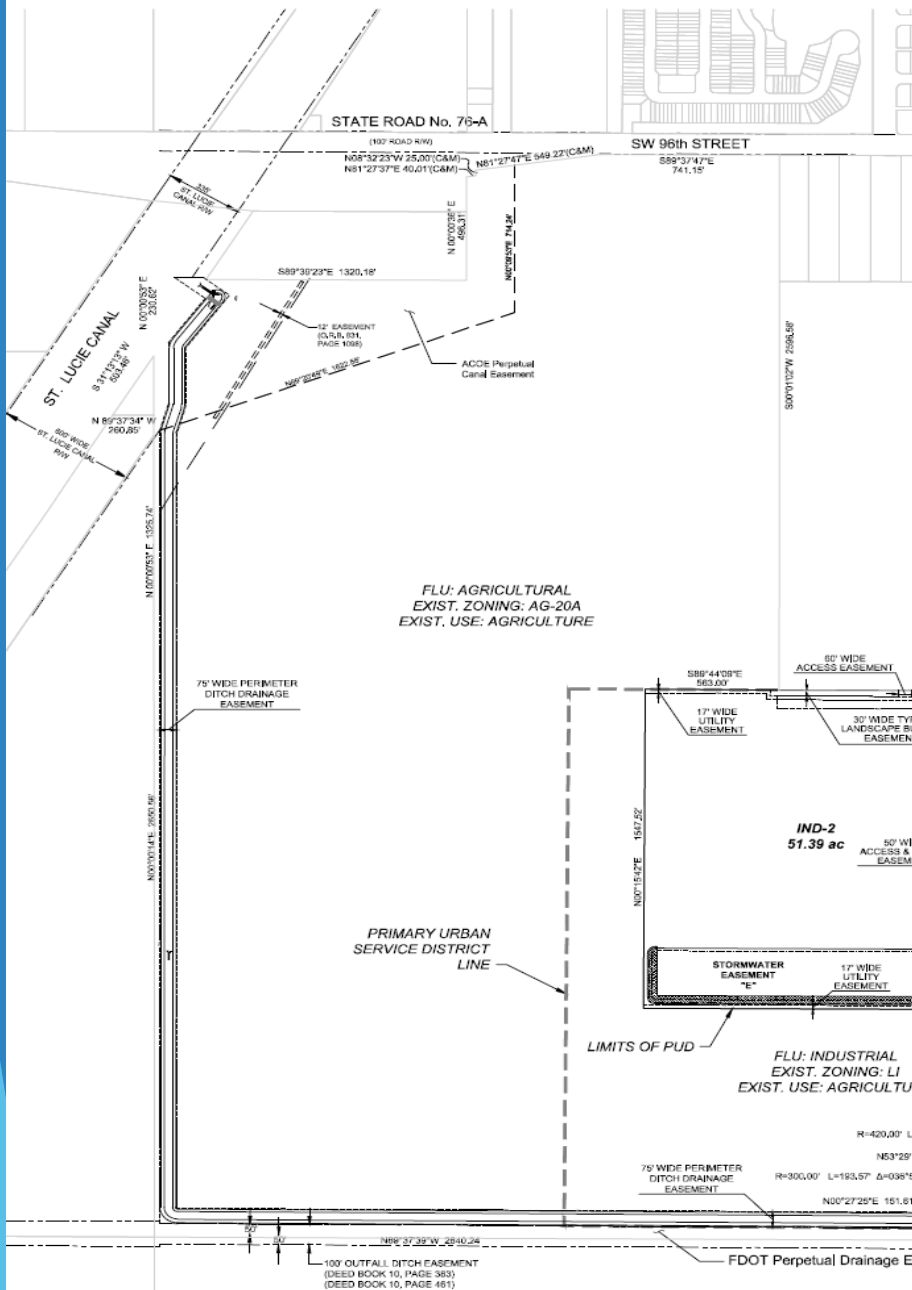
Requested by: KL Waterside LLC

Provides the framework for future industrial
development

Consistent with the PUD Master Plan Approved on
February 1, 2022

Infrastructure Plan

- ▶ Approximately 180 acres
- ▶ Industrial land use
- ▶ Provides development criteria for: Lots for future development, Open Space, Building and lot coverage setbacks, Access and road construction, Stormwater Management, Infrastructure landscaping
- ▶ Does not provide for any vertical construction



Lot / Tract Data

A-1			
Total Site Area:	175,486 s.f.	4.03 ac.	
Impervious Area:	140,263 s.f.	3.22 ac.	
Buildings & Pavement:	87,518 s.f.	1.98 ac.	
Stormwater:	72,745 s.f.	1.67 ac.	
Pervious Area:	35,223 s.f.	0.81 ac.	
Landscape:	35,223 s.f.	0.81 ac.	
A-2 (ACCESS and BUFFER TRACT)			
Total Site Area:	128,643 s.f.	2.95 ac.	
Impervious Area:	102,914 s.f.	2.36 ac.	
Pavement:	102,914 s.f.	2.36 ac.	
Pervious Area:	25,729 s.f.	0.59 ac.	
Landscape:	25,729 s.f.	0.59 ac.	
A-3 (ACCESS TRACT)			
Total Site Area:	62,186 s.f.	1.43 ac.	
Impervious Area:	49,749 s.f.	1.14 ac.	
Pavement:	48,749 s.f.	1.14 ac.	
Pervious Area:	12,437 s.f.	0.29 ac.	
Landscape:	12,437 s.f.	0.29 ac.	
A-4 (PUBLIC RIGHT OF WAY)			
Total Site Area:	188,035 s.f.	4.32 ac.	
Impervious Area:	150,084 s.f.	3.46 ac.	
Pavement:	150,084 s.f.	3.46 ac.	
Pervious Area:	37,951 s.f.	0.86 ac.	
Landscape:	37,951 s.f.	0.86 ac.	
A-5 (STORMWATER TRACT)			
Total Site Area:	436,798 s.f.	10.02 ac.	
Impervious Area:	349,339 s.f.	8.02 ac.	
Stormwater:	349,339 s.f.	8.02 ac.	
Pervious Area:	87,459 s.f.	2.00 ac.	
Landscape:	87,459 s.f.	2.00 ac.	

B-1			
Total Site Area:	753,317 s.f.	17.29 ac.	
Impervious Area:	602,654 s.f.	13.83 ac.	
Buildings & Pavement:	602,654 s.f.	13.83 ac.	
Pervious Area:	150,663 s.f.	3.46 ac.	
Landscape:	150,663 s.f.	3.46 ac.	
B-2			
Total Site Area:	729,631 s.f.	16.75 ac.	
Impervious Area:	583,705 s.f.	13.40 ac.	
Buildings & Pavement:	519,671 s.f.	11.93 ac.	
Stormwater:	64,034 s.f.	1.47 ac.	
Pervious Area:	145,926 s.f.	3.35 ac.	
Landscape:	145,926 s.f.	3.35 ac.	
C-1			
Total Site Area:	986,453 s.f.	22.65 ac.	
Impervious Area:	789,162 s.f.	18.12 ac.	
Buildings & Pavement:	789,162 s.f.	18.12 ac.	
Pervious Area:	197,291 s.f.	4.53 ac.	
Landscape:	197,291 s.f.	4.53 ac.	

IND-1			
Total Site Area:	2,140,803 s.f.	49.15 ac.	
Impervious Area:	1,712,608 s.f.	39.32 ac.	
Buildings & Pavement:	1,296,303 s.f.	29.74 ac.	
Stormwater:	417,305 s.f.	9.58 ac.	
Pervious Area:	428,195 s.f.	9.83 ac.	
Landscape:	428,195 s.f.	9.83 ac.	
IND-2			
Total Site Area:	2,238,705 s.f.	51.39 ac.	
Impervious Area:	1,790,752 s.f.	41.11 ac.	
Buildings & Pavement:	1,385,644 s.f.	31.81 ac.	
Stormwater:	405,108 s.f.	9.30 ac.	
Pervious Area:	447,953 s.f.	10.28 ac.	
Landscape:	447,953 s.f.	10.28 ac.	

Lake, Littoral and Upland Transition Zone Data

	Area	Perimeter	Littoral Zone	Upland Transition
Stormwater Easement "A"	38,798 sf	951 lf	9,510 sf	9,510 sf
Stormwater Easement "C"	49,971 sf	1,903 lf	19,030 sf	19,030 sf
Stormwater Easement "D"	337,864 sf	2,649 lf	26,490 sf	26,490 sf
Stormwater Easement "E"	323,871 sf	3,177 lf	31,770 sf	31,770 sf
Stormwater Pond "C"	340,646 sf	3,722 lf	37,220 sf	37,220 sf

Overall Site Data

Total Site Area:	7,840,057 sf / 179.98 ac
Existing Zoning:	Limited Industrial
Proposed Zoning:	PUD
Future Land Use Designation:	Industrial
Existing Use:	Vacant
Parcel Control Number:	14-39-40-000-001-0000-0 18-39-41-000-013-0001-0 18-39-40-000-003-0000-1
	6

Total Development Lots:

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%

Notes:
• Installation of a 30' wide Landscape Buffer along Tracts A-1, A-2 and Lot B-2 shall be completed in conjunction with the Final Infrastructure Final Site Plan.
• Installation of the 30' wide Landscape Buffer on lot IND-1, IND-2 and C-1 shall be completed prior to the issuance of a CO on the respective lot.

Overall Open Space Data

Total Site Area:	179.98 ac.
Minimum Required Open Space:	36.00 ac. (20.0%)
Open Space Provided:	65.18 ac. (36.2%)
Landscape:	1,588,828 s.f. 36.00 ac.
Stormwater:	1,271,475 s.f. 29.18 ac.

Lot / Tract Areas / Projected Building Area*

IND-1	2,140,803 s.f.	49.15 ac.	698,785 sf
IND-2	2,238,705 s.f.	51.39 ac.	991,115 sf
A-1	175,486 s.f.	4.03 ac.	5,000 sf
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 (PUBLIC RIGHT OF WAY)	188,035 s.f.	4.32 ac.	N/A
A-5 (STORMWATER TRACT)	436,798 s.f.	10.02 ac.	N/A
B-1	753,317 s.f.	17.29 ac.	285,120 sf
B-2	729,631 s.f.	16.75 ac.	220,000 sf
C-1	986,453 s.f.	22.65 ac.	338,000 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.

701 SE Overlook Blvd, Suite 400, Fort Lauderdale, FL 33304
(954) 224-7310, Fax (954) 224-7310

Key / Location:

Project Team:

Client & Property Owner:	KL Waterside 701 S. Olive Avenue, Suite 104 West Palm Beach, Florida 33411
Land Planner / Landscape Architect:	Lucido & Associates 701 East Overlook Blvd Fort Lauderdale, Florida 33304
Engineer:	Optum Engineering 300 Central Ave., Suite 1100 St. Petersburg, Florida 33701
Surveyor:	GeoPoint Surveying, Inc. 4132 W. Blue Heron Blvd., Suite 105 Hawthorne, Florida 33404
Traffic Engineer:	Baker Engineering P.C. 860 SE Federal Highway, Suite 402 Fort Lauderdale, Florida 33304
Environmental Consultant:	EW Consultants 1000 SE Monterey Commons Blvd #500 Fort Lauderdale, Florida 33304

South Florida Gateway PUD

Martin County, Florida

Plat Infrastructure Final Site Plan

Date	By	Description
3.11.2021	SLS	Initial Submittal
7.1.2021	SLS	Completeness Resubmittal
11.3.2021	SLS	1st Resubmittal
2.8.2022	SLS	2nd Resubmittal
4.4.2022	SLS	3rd Resubmittal

SCALE: 1" = 300'

0 150 300 600'

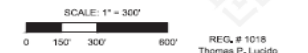
REG. # 1018
Thomas P. Lucido

Designer: SLS
Manager: MC
Project Number: 20-311
Municipal Number: -
Computer File: -

Sheet
1 of 2

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Martin County, Florida

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Designer	BMW	Sheet
Manager	MC	LA-1 of 16
Project Number	20-311	
Municipal Number	—	
Computer File	South Florida Gateway - Landscape Plan	

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- All **invasive plants** species for **required landscaping** may be permitted **subject to review** and **approval** by the **Marin County Green Management Department** prior to **installation**.
- All **prohibited species or invasive species** shall be **removed from the entire site** prior to the **installation of required landscaping**.
- **No required landscaping shall be installed** prior to the **issuance of Certificate of Occupancy**. **No Cypress** (*Cupressus*) **shall be used on sites**. **Eucalyptus or Madroño** (*Madroño*) **shall be used in a 2' or greater buffer** from the **existing or proposed building**.
- The **required landscaping** below **minimum requirements** shall **conform to all applicable sections** of the **Marin Landscape Ordinance** and **shall be installed in accordance with the standards** of the **Marin County Green Management Department** with **Certification of required landscaping** **Installation and Maintenance**.
- The **plan** is designed to **meet the tree planting requirements** **established with the PSP**, **document entitled "Right to the Right Tree in the Right Place"**.
- For **existing or proposed** **utility**, **no tree** shall be **planted** where it **could**, at **mature height**, **interfere with the utility**.
- **Large trees** (**height at maturity of more than 30'**) shall be **planted** **no closer than a horizontal distance of 30'** from the **naturally overhanging power line**.
- **Medium trees** (**height at maturity of 25' and 30'**) shall be **planted** **no closer than 15'** and **20'** shall be **planted** **at maturity of less than 25'** **require no offset**.
- **No tree shrubs**, (**height at maturity less than 25'**) **shall be planted** **with S of an existing or proposed utility pole**.
- **Palm** **shall be planted** **at a distance equal to or greater than the average spread length plus two (2) feet from power line**.
- **Plantings** shall be **planted** **in order to minimize conflict** with **existing or proposed utility**.
- **Encroachments** into **required buffers** and **landscape areas** by **vehicles**, **bikes**, **mobile homes** or **trailers** shall **not be permitted**, and **required landscape areas** shall **not be used for parking**.
- **The property owner**, or **successors in interest**, or **agent**, if **any**, shall be **fully and severally responsible** for the **following**:
 - **Installation** of **required landscaping** to be **kept alive** and **in good condition** and in a way that **presents a healthy, neat, and orderly appearance**, **all landscaping** shall be **maintained** **free from disease**, **pests**, **weeds**, and **trunk**, **trunk**, **trunk** **shall include** **watering**, **weeding**, **pruning**, **mulching**, **and other** **maintenance**, as **needed** and **in accordance** with **acceptable horticultural practices**;
 - **Repair or replacement** of **required** **weeds**, **hedges**, or **structures** to a **structurally sound condition**;
 - **Regular maintenance**, **repair or replacement**, where **necessary**, of **any screening or buffering** **required by this** **ordinance**;
 - **Periodical** **inspection** to **verify the re-establishment of harmful exotic species** within **landscaping and preservation areas**; and
 - **Replacement of any required landscaping** in **assessments areas** may be **destroyed** by **the** **owner**.

- Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.
- Irrigation systems shall conform to the following standards: Irrigation systems shall be constructed and maintained in working order and shall be designed not to overlap water zones or to water impervious areas.
- No irrigation system shall be installed or maintained outside any public street which causes water from the system to flow onto the roadway or to strike passing vehicular traffic.
- Irrigation Water Source: Permitted Well.
- Irrigation Plans shall be submitted with the certificate of completion prepared by a Landscape Architect prior to Certification of Occupancy is granted.
- All other dry retention basins shall be provided with a permanent temporary irrigation. All other landscape areas and sodded areas shall be provided with permanent irrigation.

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Proposed Zoning:	PUD
Future Land Use Designation:	Industrial
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Parcel Control Number:	14-39-40-000-001-000020-6 16-39-41-000-012-00010-7 16-39-40-000-003-00000-1
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Infrastructure Landscape Requirements

(Tract A-2, Tract A-3, Tract A-4 Stormwater, Lots A-1, B-2, & B-3 Buffer Areas, Stormwater Easements A, B, & D, and Drainage Easement C-1)

Provided Trees: 518 Trees

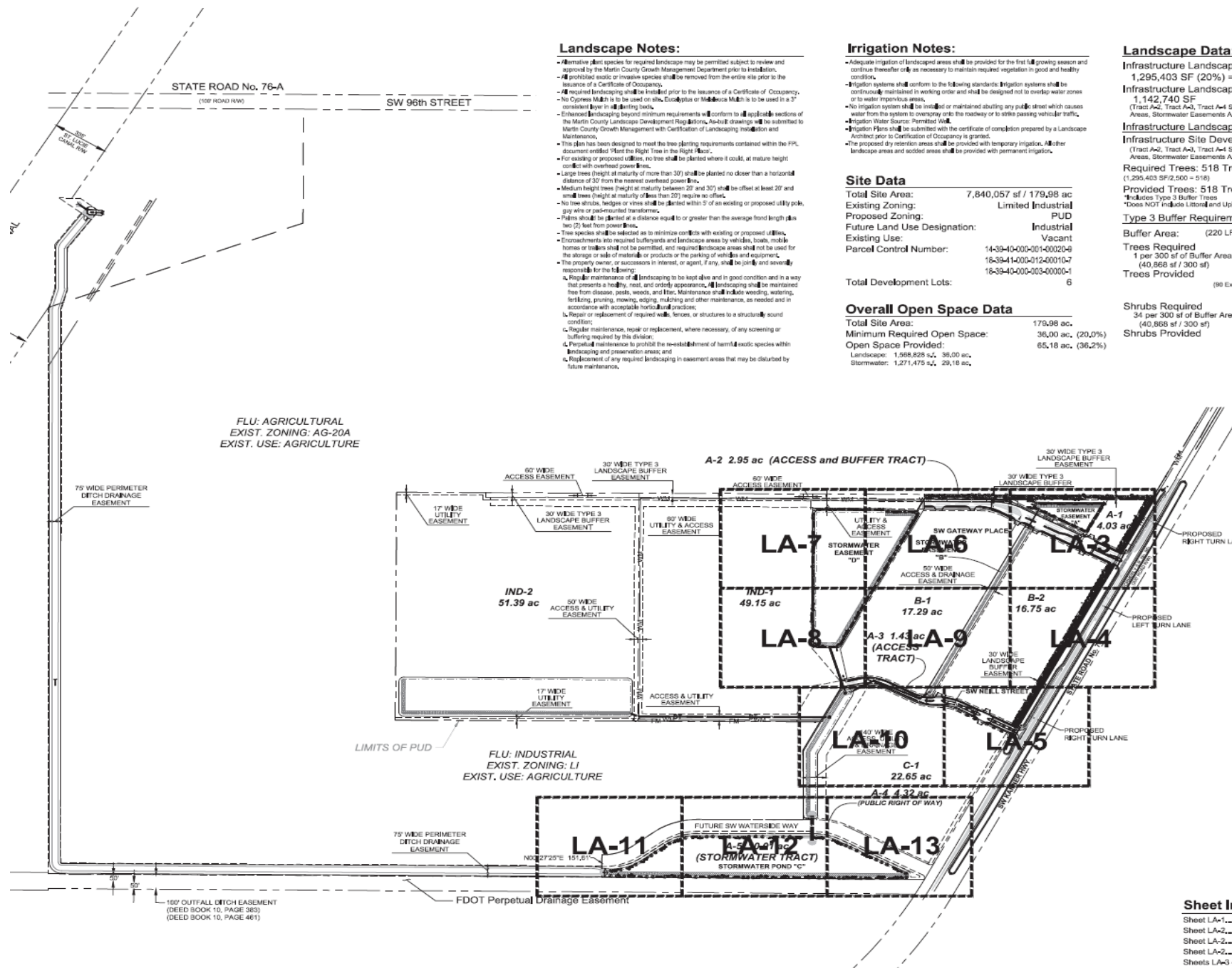
*Does NOT include Littoral and Upland Transition Trees

Buffer Area: (220 LF x 50'

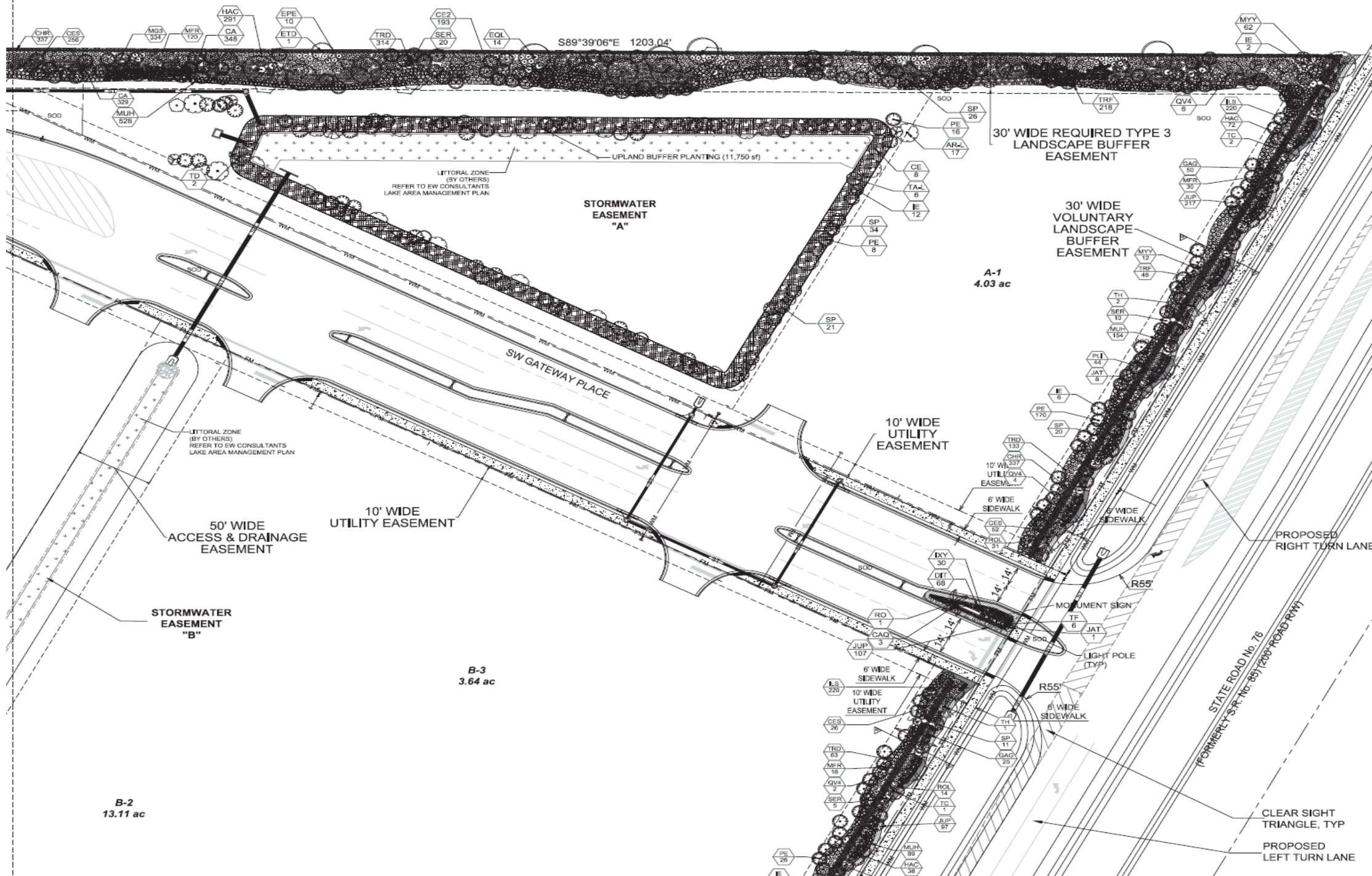
1 per 300 sf of Buffer Area
(40,868 sf / 300 sf)

(90 Existing Tr

34 per 300 sf of Buffer Area
(10,000 - 11,000)



Sheet LA-1.....Overall Plan
Sheet LA-2.....Plant Schedule
Sheet LA-2.....Litteral Calculations & Details
Sheet LA-2.....Typical Buffer Section
Sheets LA-3 - LA-13.....Landscape Plans
Sheet LA-14.....Tree Disposition Plans
Sheet LA-15.....Landscape Details
Sheet LA-16.....Landscape Specifications



B-2
13.11 ac

B-3
3.64 ac

A-1
4.03 ac

PROPOSED
RIGHT TURN LANE

STATE ROAD No. 76
(FORMERLY S.R. No. 85 / 200' ROAD R/W)

CLEAR SIGHT
TRIANGLE, TYP

PROPOSED
LEFT TURN LANE



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

STAFF REPORT

Development review staff
have found the application
to be in compliance with
all applicable codes

A. / Application Information

**SOUTH FLORIDA GATEWAY PUD
PLAT INFRASTRUCTURE SITE PLAN**

Applicant:	KL Waterside, LLC
Property Owner:	KL Waterside, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	S265-002
Record Number:	DEV2021050007
Report Number:	2022_0425_S265-001_Staff_Final
Application Received:	07/07/2021
Transmitted:	07/02/2021
Staff Report:	08/09/2021
Resubmittal Received:	11/03/2021
Transmitted:	11/04/2021
Date of Report:	11/29/2021
Resubmittal Received:	02/15/2022
Transmitted:	02/15/2022
Date of Report:	03/16/2022
Revised Report:	04/25/2022

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Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1

Move that the Board approve the request for the South Florida Gateway PUD Plat Infrastructure Final Site Plan