



Project Team:

Client & Property Owner: KL Waterside
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Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
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Surveyor: GeoPoint Surveying, Inc.
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Environmental Consultant: EW Consultants
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Fort Lauderdale, Florida 33304

South Florida Gateway PUD

Martin County, Florida

Revised Master Site Plan

Date By Description
7-26-2022 S.L.S. Minor Technical Adjustments County Right-Of-Way



SCALE: 1" = 300'

REG. # 1018
Thomas P. Lucido

Designer: SLS Sheet
Manager: MC
Project Number: 20-311
Municipal Number: —
Computer File: 20-311 South Florida Gateway PUD - Master Planning

1 of 1

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Overall Site Data

Total Site Area: 7,672,604 sf / 176.14 ac
Zoning: PUD
Future Land Use Designation: Industrial
Existing Use: Vacant
Parcel Control Number: 14-39-40-000-001-00020-9
18-39-41-000-012-00010-7
18-39-40-000-003-00000-1

Total Development Lots: 6

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: 176.14 ac.
Minimum Required Open Space: 35.23 ac, (20.0%)
Open Space Provided: 64.47 ac, (36.6%)
Landscape: 1,565,593 s.f., 35.15 ac.
Stormwater: 1,242,480 s.f., 28.52 ac.

Lot / Tract Areas / Projected Building Area*

IND-1	2,140,803 s.f.	49.15 ac.	688,761 sf
IND-2	2,238,705 s.f.	51.39 ac.	591,115 sf
A-1	175,486 s.f.	4.03 ac.	5,000 sf
A-2 (ACCESS and BUFFER TRACT)	128,543 s.f.	2.95 ac.	N/A
A-3 (ACCESS TRACT)	62,186 s.f.	1.43 ac.	N/A
A-4 (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.

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: 67,518 s.f.	1.53 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.
	Dry Retention: 55,778 s.f.	1.28 ac.
A-2 (ACCESS and BUFFER TRACT)	Total Site Area: 128,543 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: 49,749 s.f.	1.14 ac.
	Pervious Area: 12,437 s.f.	0.29 ac.
	Landscape: 12,437 s.f.	0.29 ac.
A-4 (STORMWATER TRACT)	Total Site Area: 436,798 s.f.	10.02 ac.
	Impervious Area: 365,904 s.f.	8.40 ac.
	Stormwater: 365,904 s.f.	8.40 ac.
	Pervious Area: 91,476 s.f.	2.10 ac.
	Landscape: 91,476 s.f.	2.10 ac.
B-1	Total Site Area: 753,317 s.f.	17.29 ac.
	Impervious Area: 583,303 s.f.	13.39 ac.
	Buildings & Pavement: 285,320 s.f.	6.49 ac.
	Pervious Area: 168,948 s.f.	3.90 ac.
	Landscape: 114,061 s.f.	2.62 ac.
	Dry Retention: 55,778 s.f.	1.28 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.

DETAIL A

Scale: 1"=50'

DETAIL B

Scale: 1"=50'

DETAIL C

Scale: 1"=50'

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

