



# Kanner CPUD

Large-scale Future Land Use Amendment & Rezoning to Commercial Planned Unit Development  
Approved Plans  
Exhibit "D"  
Ordinance No. 2466-2021 Date: August 9, 2021

## Site Data

Total Site Area:	2,133,987 sf (48.99 ac)	100%
Future Land Use Designation (Proposed):	Neighborhood Special District	
Proposed Zoning:		CPUD
Building Height (max):		45'
Total Building Area:	361,572 sf (8.30 ac)	16.9%

## Pervious / Impervious Calculations

Impervious Area:	1,524,730 sf (35.00 ac)	71.4%
Buildings:	361,572 sf (8.30 ac)	16.9%
Pavement & Curb:	857,054 sf (19.68 ac)	40.2%
Sidewalks, Patios & Pool:	117,824 sf (2.70 ac)	5.5%
Lakes:	109,465 sf (2.51 ac)	5.1%
DOT Basin:	78,815 sf (1.81 ac)	3.7%
Pervious Area:	609,257 sf (13.99 ac)	28.6%
Landscape:	536,242 sf (12.31 ac)	25.2%
Dry Retention Areas:	55,155 sf (1.27 ac)	2.6%
Bio Detention Area:	17,860 sf (0.41 ac)	0.8%
Open Space		
Required: (25% of 48.99 ac)	(12.25 ac)	25.0%
Provided:	(12.49 ac)	25.5%
*Includes Landscape with Native Vegetation Areas, Dry Retention Areas & Bio Detention Area.		
Excludes Parking Area Interior Landscape Areas.		
Interior Landscape Areas:	(1.50 ac)	3.1%

## Parking Requirements

<b>Parking Required (per Kanner CPUD):</b>		
Retail, bulk merchandise (1 space / 250 sf):	155,986 sf / 250 sf =	624 Spaces
Fuel Facility (1 space / 250 sf + 2 / bay + 1/vacuum):		20 Spaces
Retail (1 space / 250 sf):	19,250 sf / 250 sf =	77 Spaces
Building 3 (1 space per 100 sf + 1 per each employee):		90 Spaces
7,640 sf / 100 = 77 spaces + 13 employees		
Building 4 (1 space per 3 Seats + 1 per each employee):		118 Spaces
@ 300 seats + 18 employees:		
Multi-Family		692 Spaces
One Bedroom Units (128) @ 1.5 per unit:	192 Spaces	
Two Bedroom Units (240) @ 2.0 per unit:	480 Spaces	
Three Bedroom Units (10) @ 2.0 per unit:	20 Spaces	
<b>Total Parking Required:</b>		<b>1,621 Spaces</b>

<b>Parking Provided:</b>		
Retail, bulk merchandise (per Kanner CPUD):		720 Spaces
Standard:		692 Spaces
Handicap:		28 Spaces
Fuel Facility:		20 Spaces
Retail:		77 Spaces
Standard:		73 Spaces
Handicap:		4 Spaces
Restaurant:		104 Spaces
Standard:		100 Spaces
Handicap:		4 Spaces
Restaurant:		104 Spaces
Standard:		100 Spaces
Handicap:		4 Spaces
Multi-Family (per Kanner CPUD 1.71 spaces / unit):		647 Spaces
Standard:		630 Spaces
Handicap:		17 Spaces
<b>Total Parking Provided:</b>		<b>1,672 Spaces</b>

<b>Bicycle Parking</b>		
Retail, Bulk Merchandise		Buildings 3 & 4
Required: 20 Spaces	Required: 8 Spaces	
Provided: 20 Spaces	Provided: 8 Spaces	
<b>Buildings 1 &amp; 2</b>		<b>Multi-Family</b>
Required: 6 Spaces	Required: 20 Spaces	
Provided: 6 Spaces	Provided: 20 Spaces	

## Neighborhood Special District

Residential Density		
Maximum UPD (Non-CRA):	15.0	
Provided UPD:	7.7 UPA (378 units / 48.99 ac)	
<b>Site Area</b>	<b>48.99 ac</b>	
Residential		
Provided Area:	14.70 ac	30.0%
Non-Residential		
Provided Area:	34.29 ac	70.0%
Commercial Areas:	22.83 ac	46.6%
Stormwater Tracts:	8.95 ac	18.3%
Right of Way:	2.51 ac	5.1%
Non-Residential Floor Area Ratio		
Maximum Allowable Area:	4,267,974 sf 2.0 FAR	
Provided Area:	193,146 sf 0.09 FAR	

## Building Data

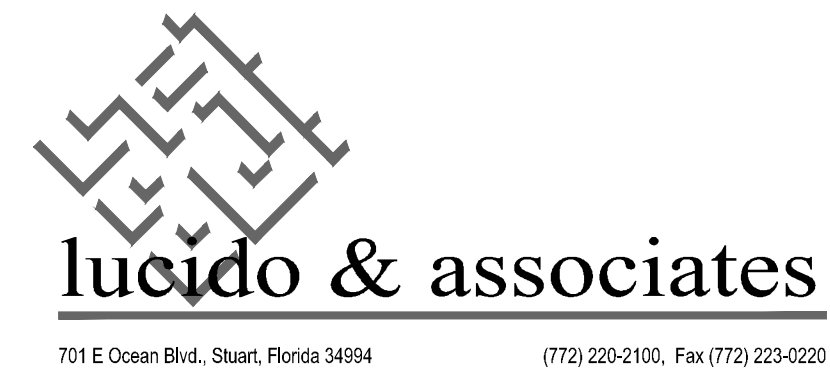
Building Coverage:	361,572 sf
Retail, Bulk Merchandise:	157,531 sf
Fuel Facility Office:	125 sf
Retail:	19,250 sf
Restaurant:	16,240 sf
Multi-Family (includes Garages, Cabana & Maintenance):	168,426 sf

## Native Vegetation Requirement

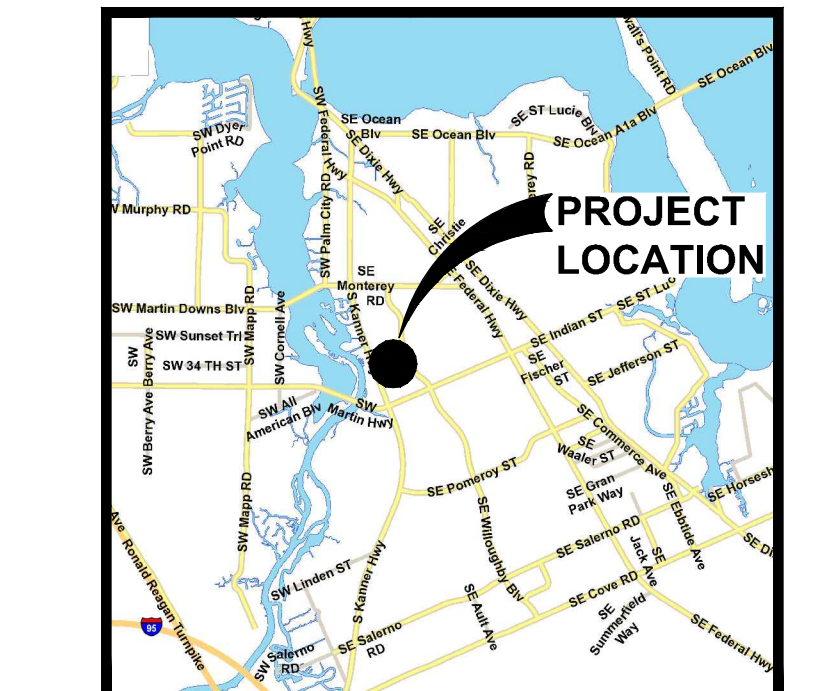
<b>Total Site Area:</b>	<b>48.99 acres</b>
Wetlands:	6.50 acres
Surface Waters:	4.10 acres
Upland Area:	38.39 acres
Required Native Vegetation Area (25.0%):	9.60 acres
Provided Native Vegetation Area (32.5%):	12.49 acres

## General Notes:

- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Refer to Landscape Plan for landscape details and specifications.
- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- The applicant will request in writing, prior to any land clearing, that the City of Stuart Development Dept. Perform a field inspection to determine if barricades have been properly installed on the site.
- All signs will comply with the sign regulations at the time of permitting.
- "No Trespass" signs to be posted during construction and displayed at all entrances and exits.
- All building numbers to be no less than four (4) inches tall, illuminated, and not blocked by landscaping.
- Building numbers shall be placed at front and rear entrances.
- Sediment control measures shall be maintained in working order at all times.
- Provisions shall be made to minimize the deposit of sediment by transport vehicles onto public paved surfaces.
- Sediment basin and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land activity and shall be made functional before land disturbance takes place.
- All public sidewalks are to be a minimum of 6' in width.
- A crime watch contact shall be established on site, to include all residents and businesses.
- Any sidewalk damaged during construction shall be repaired or replaced.
- A/C Units, trash receptacles, back flow preventer, and other above ground utilities shall be screened with landscape per City of Stuart LDR.
- Knob Box key vaults shall be provided as required.
- No permanent trailers shall be permitted on site. A temporary construction trailer shall be allowed during the course construction activities.
- Detectable warning surfaces shall be provided at all sidewalk ramps and crosswalks.
- Buildings 1, 2, 3, 4 & 5 may include any use allowed in the CPUD Agreement and any additional additional parking required shall be debited against the excess parking provided.
- Kanner sidewalk relocation subject to FDOT approval. If not approved by FDOT, the review and approval of the change back to the existing sidewalk location can be done administratively.
- Signal location may be adjusted southward of proposed location (not to exceed 100') and must meet FDOT access requirements.



## Key / Location:



## Project Team:

- Applicant:**  
M&M Realty Partners  
1260 Stetson Rd  
Pascataway, NJ 07704  
703-539-3776
- Engineer:**  
M&M Consulting  
410 Eagleview Blvd, Suite 104  
Exton, PA 19341  
610-254-9140
- Engineer:**  
EDC Engineering  
Rod Kennedy  
10250 SW Village Pkwy, Suite 201  
Port St Lucie, Florida, 34987
- Surveyor:**  
EDC Engineering  
Rod Kennedy  
10250 SW Village Pkwy, Suite 201  
Port St Lucie, Florida, 34987
- Landscape Architect/Land Planner:**  
Lucido & Associates  
701 E Ocean Blvd  
Stuart, FL 34904  
772-220-2100
- Environmental**  
EW Consultants  
Ed Weinberg  
1000 SE Monterey Commons Blvd #208  
Stuart, Florida 34996

# KANNER CPUD

City of Stuart, Martin County, Florida

## Master Site Plan

Date	By	Description
8.21.2020	SLS	Initial Submittal
12.18.2020	SLS	1st Resubmittal
03.16.2021	SLS	2nd Resubmittal
04.21.2021	SLS	3rd Resubmittal
05.13.2021	SLS	LPA Comments
07.02.2021	SLS	1st Reading Approval Conditions

<b>Residential</b>		
Residential Units:		
Density Overall Site:	7.7 UPA (378 units / 48.99 ac)	378
<b>Commercial</b>		
Project Site Area:		
Total Commercial Building Area:	2,133,987 sf	
Floor Area Ratio:	193,146 sf	0.09 FAR

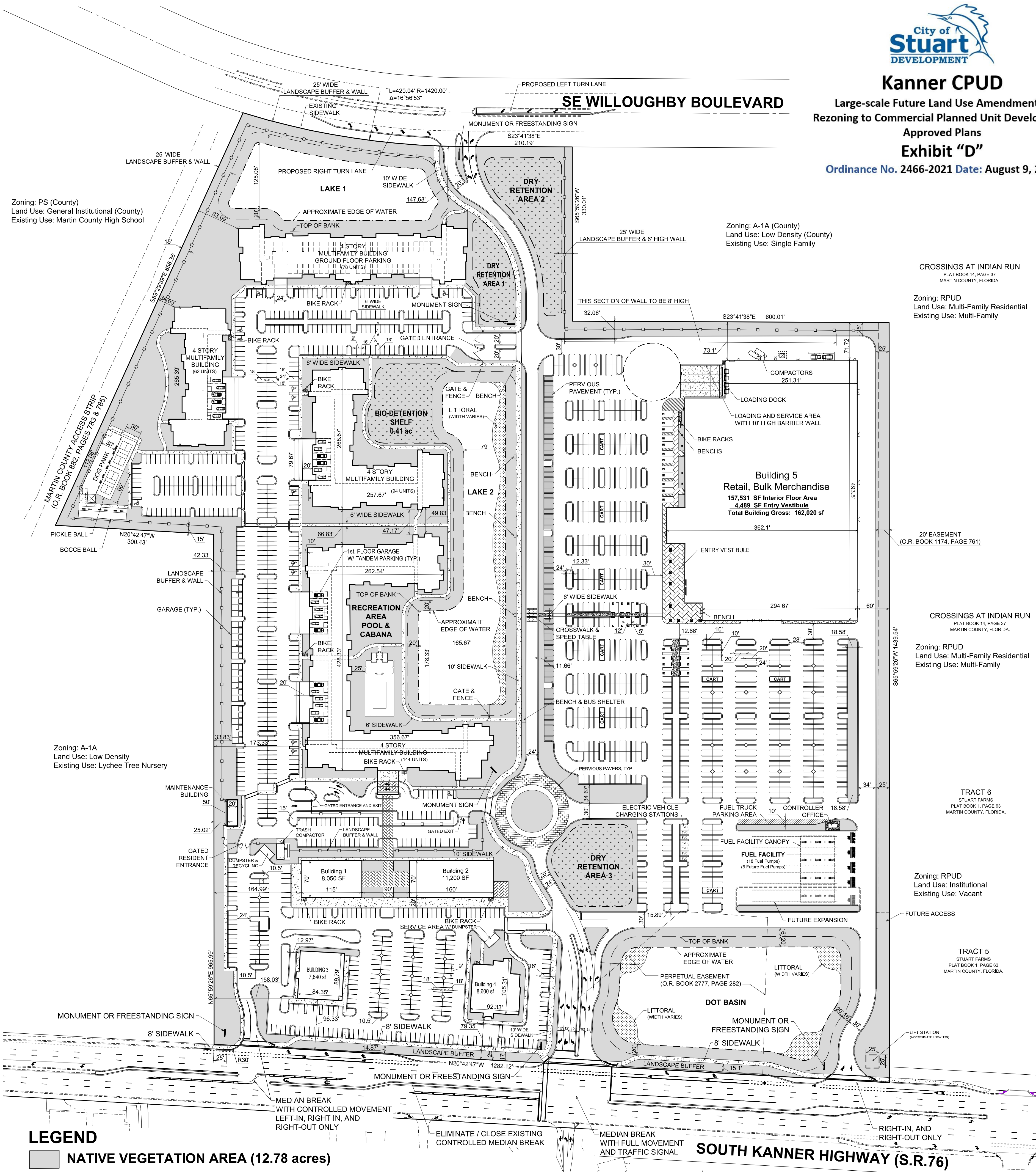
SCALE: 1" = 100'

REG. # 1018  
Thomas P. Lucido

Designer \_\_\_\_\_ Sheet \_\_\_\_\_  
Manager \_\_\_\_\_  
Project Number \_\_\_\_\_  
Municipal Number \_\_\_\_\_  
Computer File 19-935 - Costco Master Site Plan.dwg

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**LEGEND**  
NATIVE VEGETATION AREA (12.78 acres)

Median Break with Full Movement and Traffic Signal  
Right-In, and Right-Out Only  
Right-In, and Right-Out Only