

SOUTH FLORIDA GATEWAY PUD

PLAT NO. 2
(S265-018)

Board of County Commissioners

March 11, 2025

Applicant/Owner: South Florida Gateway Industrial, LLC
Project Coordinator: Luis Aguilar, Principal Planner



SOUTH FLORIDA GATEWAY PUD

- This is a request by South Florida Gateway Industrial, LLC, for plat approval to add the approximately 32.26-acre Lot IND-3 to the South Florida Gateway PUD Plat.
- The plat is to be consistent with the South Florida Gateway PUD Infrastructure Final Site Plan which includes road and utility extensions along the private SW Gateway Place on an approximately 32.26-acre site
- The subject site is a portion of the approximately 216.37-acre master plan





Subject Site

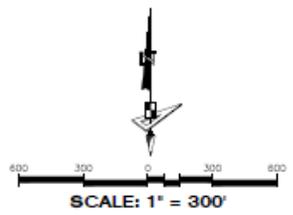
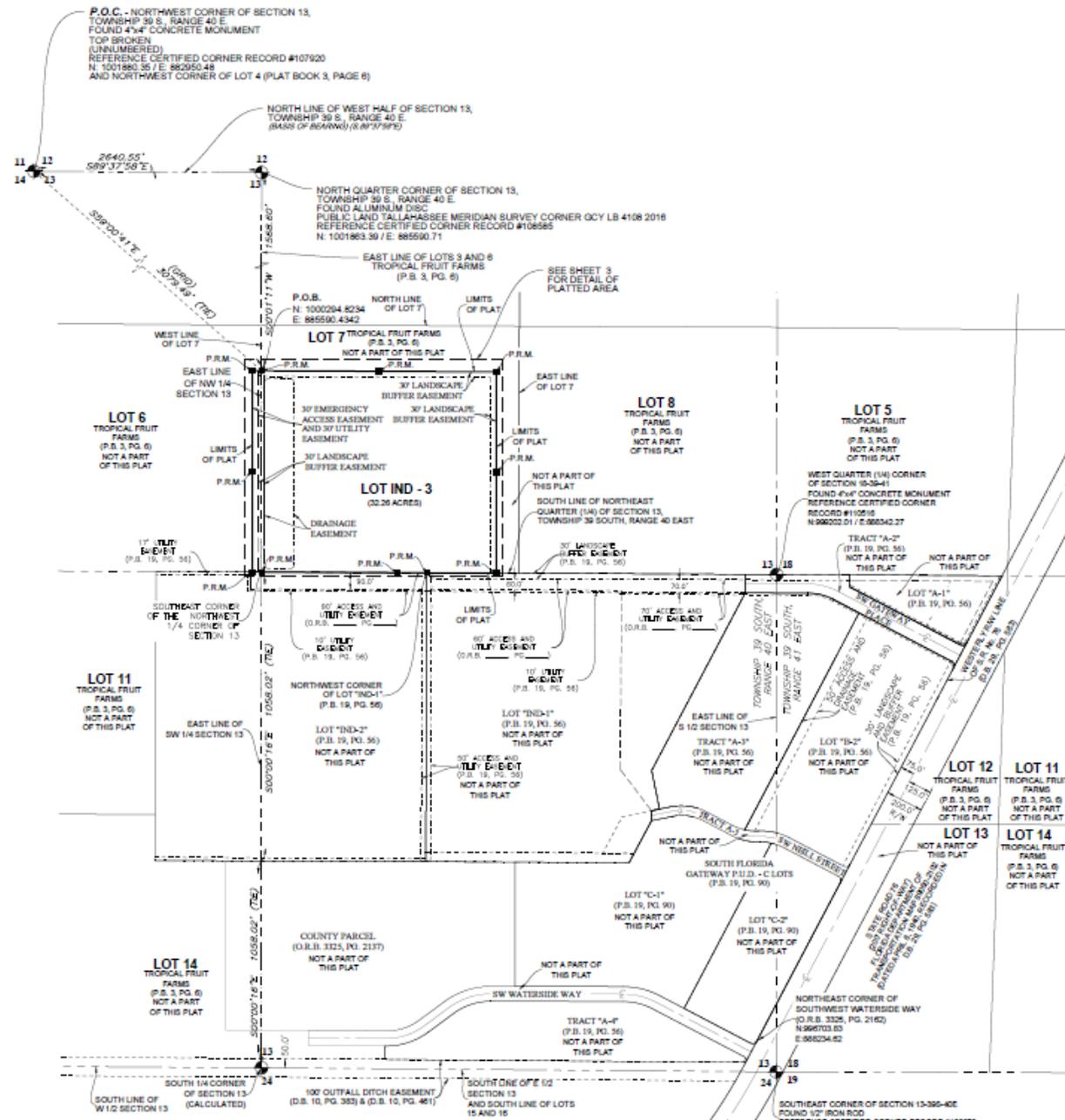
**South Florida
Gateway PUD**



SOUTH FLORIDA GATEWAY PUD - PLAT NO. 2
 BEING A REPLAT OF A PORTION OF LOTS 6 AND 7, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

PLAT BOOK _____
 PAGE _____

PLAT



SURVEYORS NOTES

1. SET PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: \bullet \blacksquare \blacktriangle A 2" ALUMINUM DISK STAMPED STAMPED "PRM LB768" SET IN A 4"x4" CONCRETE.
2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH LINE OF WEST HALF OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, HAVING A BEARING OF 8.897375°E.
3. NO BELIEFS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
7. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
8. ALL IMPROVEMENTS OR MODIFICATIONS TO OR WITHIN THE EASEMENT AREAS ESTABLISHED IN THIS PLAT SHALL BE SUBJECT TO THE PRIOR REVIEW AND APPROVAL OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT.
9. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
10. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
11. THE ACCESS AND UTILITY EASEMENTS SHOWN ON LOTS IND-1 AND IND-2 PROVIDING ACCESS TO LOT IND-3 AND RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ AND BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE DECLARED AN OPEN ROAD IN THE MARTIN COUNTY ROAD INVENTORY AND DESIGNATED AS PRIVATE. MARTIN COUNTY SHALL HAVE REGULATORY AUTHORITY OVER, BUT SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE STREET OR EASEMENT AREA DESIGNATED OR CREATED BY SUCH EASEMENTS.
12. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATTUM = NAD83 2011 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000002 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

LEGEND

- P.O.B. --- POINT OF BEGINNING
- P.O.C. --- POINT OF COMMENCEMENT
- PG./PROJ --- PAGE(S)
- S.R. --- STATE ROAD
- R/W --- RIGHT-OF-WAY
- SEC. 13-39-40 --- SECTION-TOWNSHIP-RANGE
- O.R.B. --- OFFICIAL RECORD BOOK
- P.B. --- PLAT BOOK
- D.B. --- DEED BOOK
- U.E. --- UTILITY EASEMENT
- C. --- CENTERLINE
- L.B. --- LICENSED BUSINESS
- IND. --- INDUSTRIAL
- P.U.D. --- PLANNED UNIT DEVELOPMENT
- P.R.M. --- PERMANENT REFERENCE MONUMENT
- I.R. --- IRON ROD
- R.R. --- RAILROAD
- NO. --- NUMBER
- 1/2" 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- SECTION CORNER



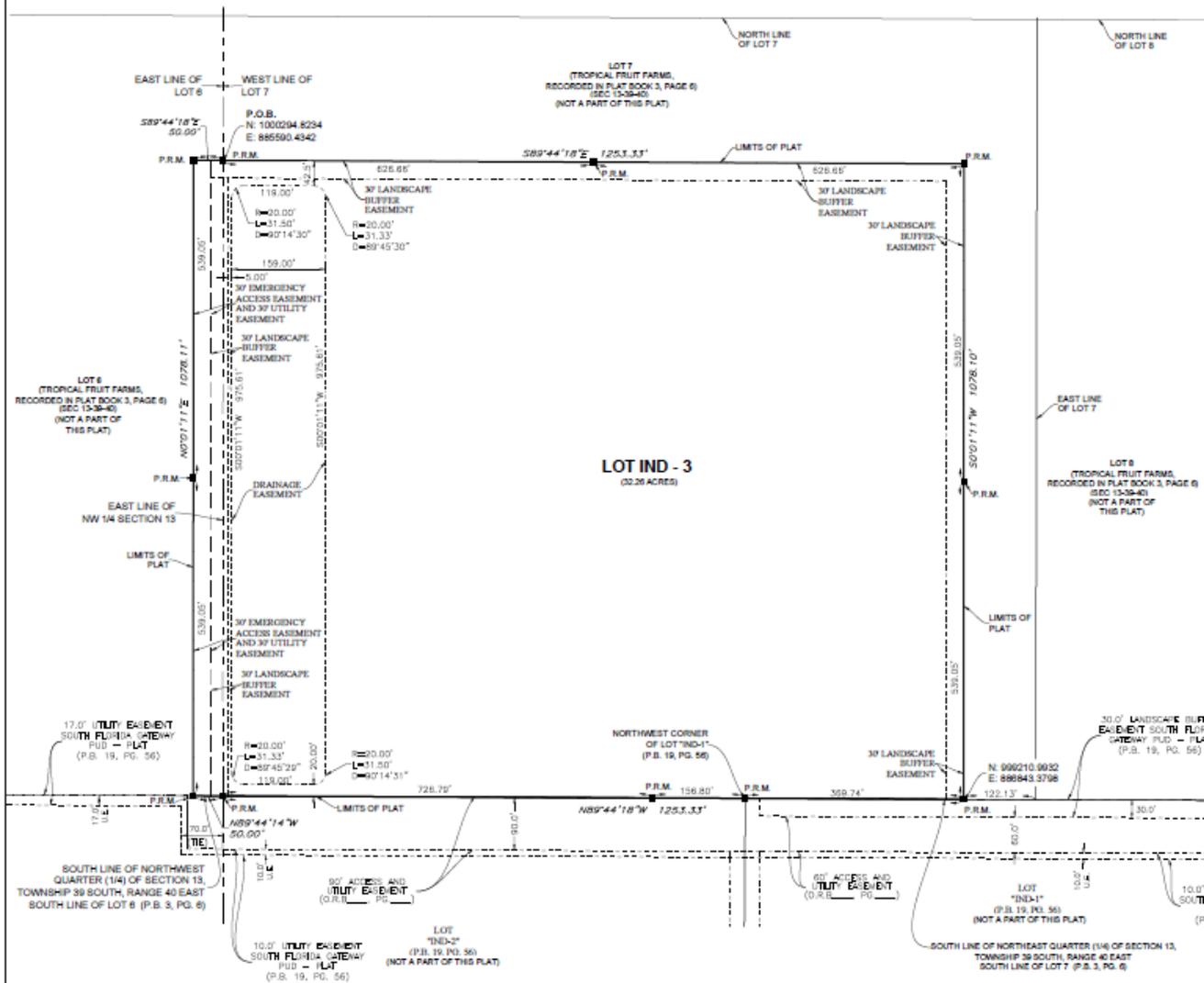
4122 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 102 Website: www.geopointsurvey.com
 Palm Beach, FL 33404 Licensed Professional Surveyor
 Sheet No. 2 of 3 Sheets



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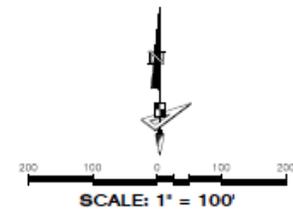


SURVEYOR'S NOTES

1. SET PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON. "A" 2" ALUMINUM DISK STAMPED "PRM L10786" SET IN A 4"x6" CONCRETE.
2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH LINE OF WEST HALF OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S89°37'51\"/>

LEGEND

- P.O.B. --- POINT OF BEGINNING
- P.O.C. --- POINT OF COMMENCEMENT
- PL/POL(s) --- PLAT/PLAT(S)
- S.R. --- STATE ROAD
- R/W --- RIGHT-OF-WAY
- SEC. 13-39-40 --- SECTION-TOWNSHIP-RANGE
- O.R.B. --- OFFICIAL RECORD BOOK
- P.B. --- PLAT BOOK
- D.B. --- DEED BOOK
- U.E. --- UTILITY EASEMENT
- Q --- QUARTERLINE
- L.B. --- LICENSED BUSINESS
- IND --- INDUSTRIAL
- PLD --- PLANNED UNIT DEVELOPMENT
- P.R.M. --- PERMANENT REFERENCE MONUMENT
- F.I.R. --- FOUND IRON ROD
- I.R. --- IRON ROD
- NO. --- NUMBER
- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- 11, 12, 14, 15 --- SECTION CORNER



GeoPoint
 Surveying, Inc.

4122 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 100 www.geo-point.com
 Riviera Beach, FL 33404 Licensed Surveyor Number 017748



LOCAL PLANNING AGENCY

Review of plats is not required by the Local Planning Agency. Final action on this application is required by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9, LDR, Martin County Code.

REVIEW OF APPLICATION

- Development review staff have found the application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the attached staff report.
- Staff recommends approval of the South Florida Gateway PUD Plat No. 2.



STAFF RECOMMENDATION

- Move the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move the Board approve the South Florida Gateway PUD Plat No. 2, including the contract for construction of required improvements and infrastructure.

