

NEWFIELD CROSSROADS

PHASE 1A-1

PLAT
(P172-019)

Board of County Commissioners
January 14, 2025

Applicant/Owner: Mattamy Palm Beach, LLC, James FitzGerald
Project Coordinator: John Sinnott, Senior Planner

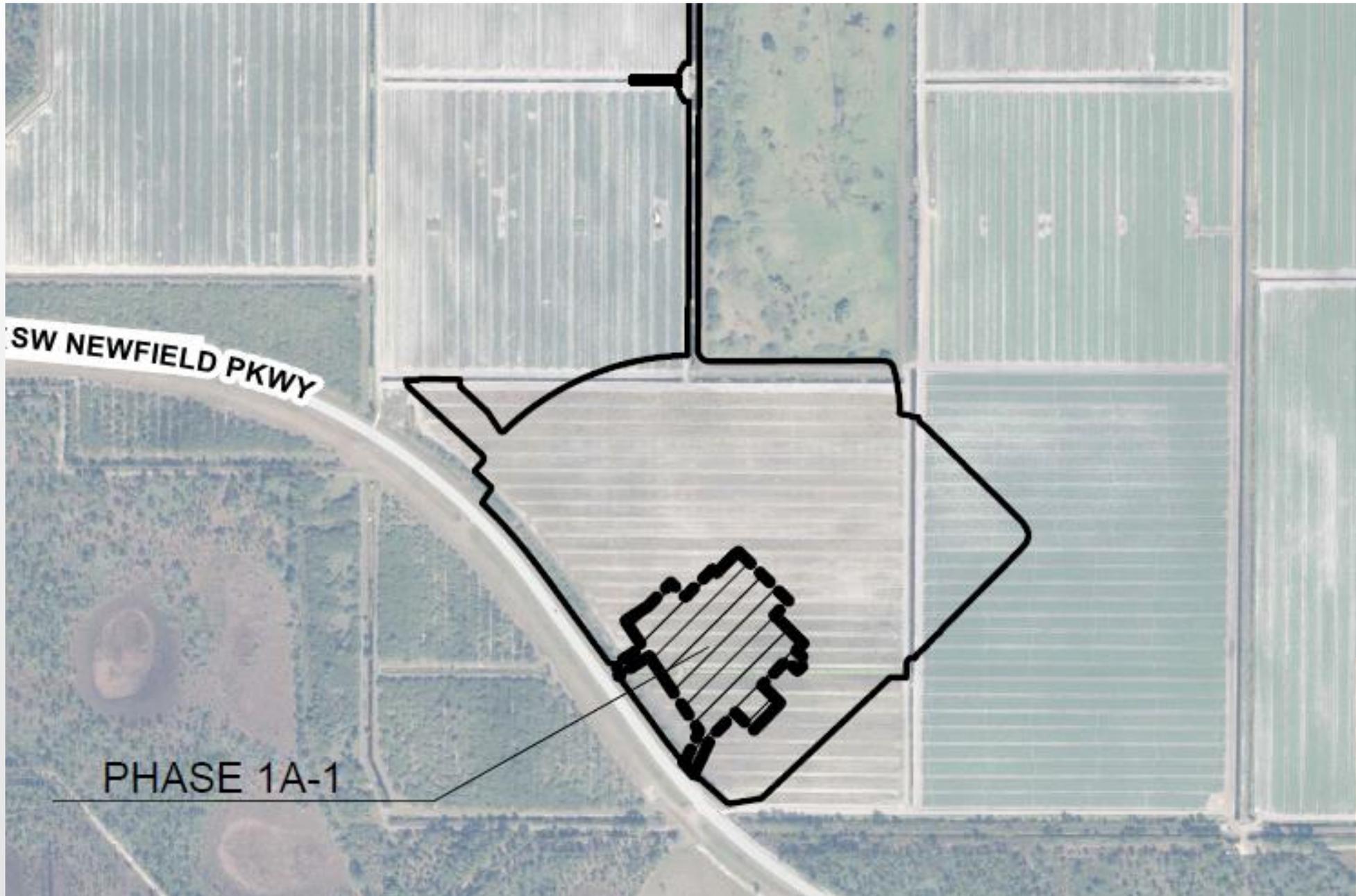


NEWFIELD CROSSROADS PHASE 1A-1 PLAT

- This is a request by Mattamy Palm Beach, LLC, for plat approval for Newfield Crossroads Phase 1A-1.
- Phase 1A-1 includes 36 residential lots, 2 civic areas, and associated infrastructure on an approximately 7.17-acre site
- The subject site is a portion of the approximately 139-acre Crossroads Neighborhood Phase 1 Master Plan.
- Minor technical changes were required to the Phase 1A-1 final site plan to achieve consistency with the plat. These minor changes were approved on December 16, 2024.







THIS INSTRUMENT PREPARED BY:

Bowman

Bowman Consulting Group, LLC
201 NE Owen Blvd., Suite 201
Miami, Florida 33136
Phone: (772) 884-8800
Fax: (772) 582-7000
www.bowman-survey.com

CERTIFICATE OF AUTHORIZATION NO. LS 6030

NEWFIELD CROSSROADS PHASE 1A-1

LYING IN SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST

MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES

- THE HORIZONTAL DATUM OF THE SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983. 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION. THIS REFERENCE WAS ESTABLISHED UTILIZING THE TRIMBLE VRS NOW NETWORK AND VERIFIED BY MULTIPLE OBSERVATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINTS:
 CANAL C231 - P.C.: A03490; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C231" NORTHING: 1044547.30 EASTING: 887797.24
 CANAL C232 - P.C.: A03490; FOUND SOUTH FLORIDA WATER MANAGEMENT DISTRICT HORIZONTAL CONTROL DISK SET IN CONCRETE MONUMENT STAMPED "CANAL C232 1964" NORTHING: 1044527.30 EASTING: 884253.70
 THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 89°25'20" WEST FOR THE NORTH LINE OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREON, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXISTING FINISH GRADE AS REQUIRED BY THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DESCRIPTION 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE ELECTRICAL EASEMENTS ARE SHOWN AS RECORDED IN OFFICIAL RECORDS BOOK 3463, PAGE 1801, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.

ABBREVIATIONS

- AC. ACRES
- A. CENTRAL ANGLE OF CURVE
- CH. CHORD OF CURVE
- CCR CERTIFIED CORNER RECORD
- CONG. CONCRETE
- D.E. DRAINAGE EASEMENT
- ° DEGREE
- ± DITTO OR SECONDS (ANGULAR)
- E. EASTING
- E.E. ELECTRICAL EASEMENT
- F. FEET OR INCHES (ANGULAR)
- ID. IDENTIFICATION
- L. ARC LENGTH OF CURVE
- LB. LOCKED BUSINESS
- N. NORTHING
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P. PAGE
- P.T. POINT OF TANGENCY
- P.C.P. PERMANENT CONTROL POINT
- P.D. PERMANENT IDENTIFIER
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS OF CURVE
- R/W. RIGHT OF WAY
- TYP. TYPICAL
- U.E. UTILITIES EASEMENT

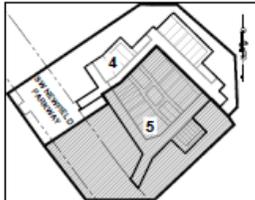
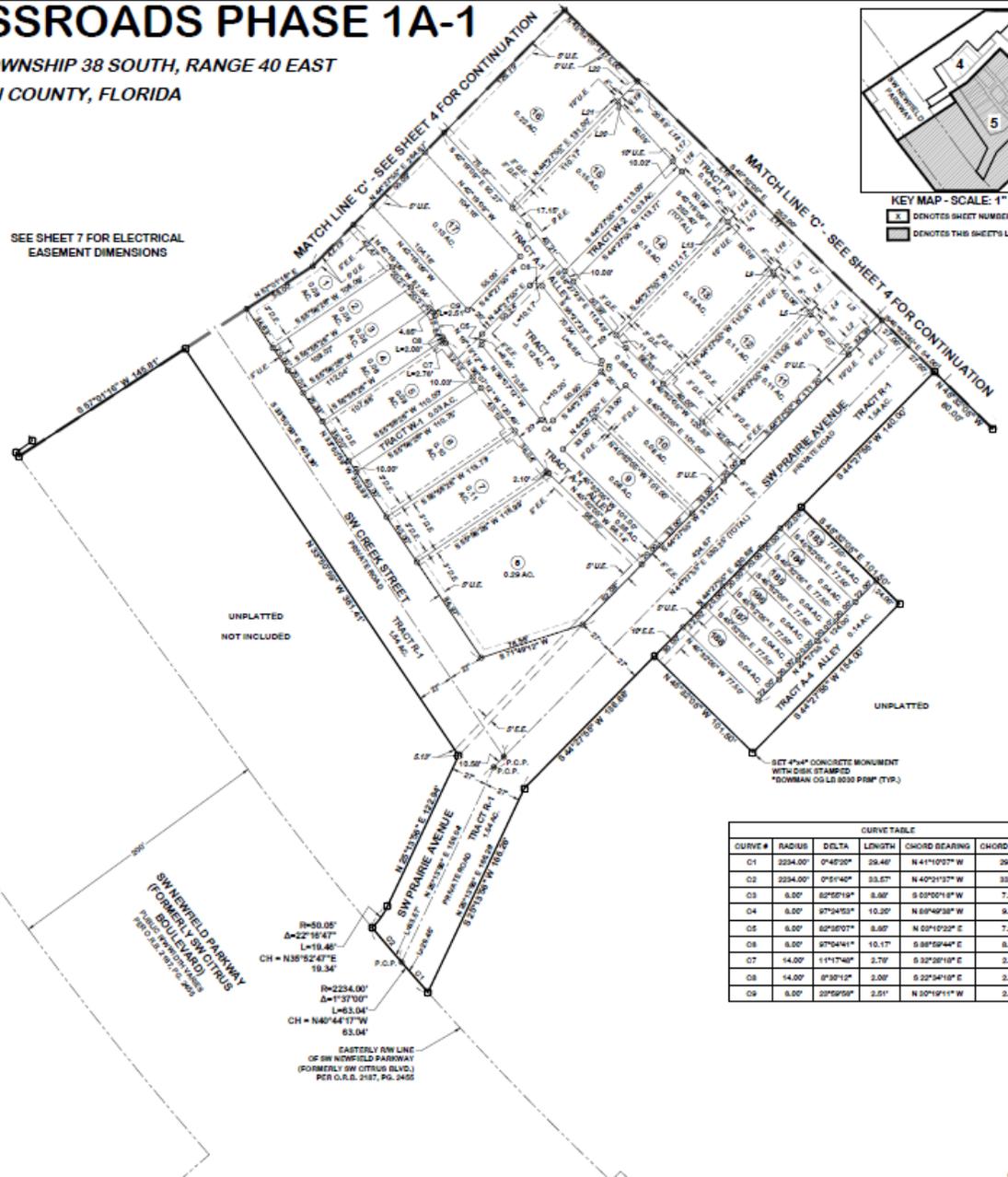
LEGEND

- ⊙ SET NAIL WITH DISK STAMPED "BOWMAN CG LB 8030 P.C.P."
 - ⊠ SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "BOWMAN CG LB 8030 P.B.M."
 - SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB 8030"
 - ▲ FOUND CONTROL POINT
 - ⊕ FOUND QUARTER SECTION CORNER
 - ⊕ FOUND SECTION CORNER
 - CL CURVE NUMBER
 - L# LINE NUMBER
 - Lot# LOT NUMBER
 - PLAT LIMITS
 - - - - PLAT EASEMENT
 - SECTION LINE
 - PLAT RIGHT OF WAY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
- EASEMENT DIMENSIONS SHOWN AS SLANTED TEXT

LINE #	BEARING	LENGTH
L1	N 42°19'00" W	12.00'
L2	N 44°27'00" E	26.40'
L3	N 40°30'00" W	27.20'
L4	S 44°27'00" W	27.91'
L5	N 42°19'00" W	12.00'
L6	N 44°27'00" E	27.34'
L7	N 40°30'00" W	30.00'
L8	S 44°27'00" W	25.60'
L9	N 42°19'00" W	12.00'
L10	N 44°27'00" E	25.10'
L11	N 40°30'00" W	40.00'
L12	S 44°27'00" W	22.80'
L13	N 42°19'00" W	12.00'
L14	N 44°27'00" E	22.20'
L15	N 40°30'00" W	40.00'
L16	S 44°27'00" W	19.70'
L17	N 44°27'00" E	19.30'
L18	N 42°19'00" W	16.10'
L19	N 40°19'00" W	0.00'
L20	S 44°27'00" W	15.00'



SEE SHEET 7 FOR ELECTRICAL EASEMENT DIMENSIONS



KEY MAP - SCALE: 1" = 300'

⊠ DENOTES SHEET NUMBER

⊠ DENOTES THIS SHEET'S LOCATION

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2234.00'	0°42'00"	26.40'	N 41°10'00" W	26.40'
C2	2234.00'	0°51'40"	33.57'	N 40°21'00" W	33.57'
C3	6.00'	82°50'19"	8.00'	S 50°00'19" W	7.50'
C4	6.00'	97°24'53"	10.20'	N 50°49'38" W	9.50'
C5	6.00'	82°30'07"	8.00'	N 50°10'22" E	7.50'
C6	6.00'	87°04'41"	10.17'	S 58°58'44" E	8.90'
C7	14.00'	111°17'48"	2.70'	S 32°38'19" E	2.70'
C8	14.00'	87°30'12"	2.00'	S 32°38'19" E	2.00'
C9	6.00'	30°59'59"	2.01'	N 30°19'11" W	2.40'



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, Fla. (2023).

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 Newfield Crossroads Phase 1A-1 Plat.



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 Newfield Crossroads Phase 1A-1 Plat including the Contract for Construction of Required Improvements and Infrastructure.

