

PENTALAGO PHASE II PLAT (P147-014)

BOARD OF COUNTY COMMISSIONERS PUBLIC MEETING
APRIL 30, 2024

Owner/Applicant: Tight-Line Lakes, LLC

Requested by: Velcon Engineering & Surveying, LLC

County Project Coordinator: John Sinnott, Senior Planner



PENTALAGO PHASE II PLAT

This is a request by Velcon Engineering & Surveying, LLC, on behalf of Tight-Line Lakes, LLC, for approval of the Pentalago Phase II plat. Phase II contains sixteen (16) of the forty-two (42) lots in the Pentalago single-family subdivision. The subject site is located north of I-95 and generally east of Citrus Boulevard in western Palm City.

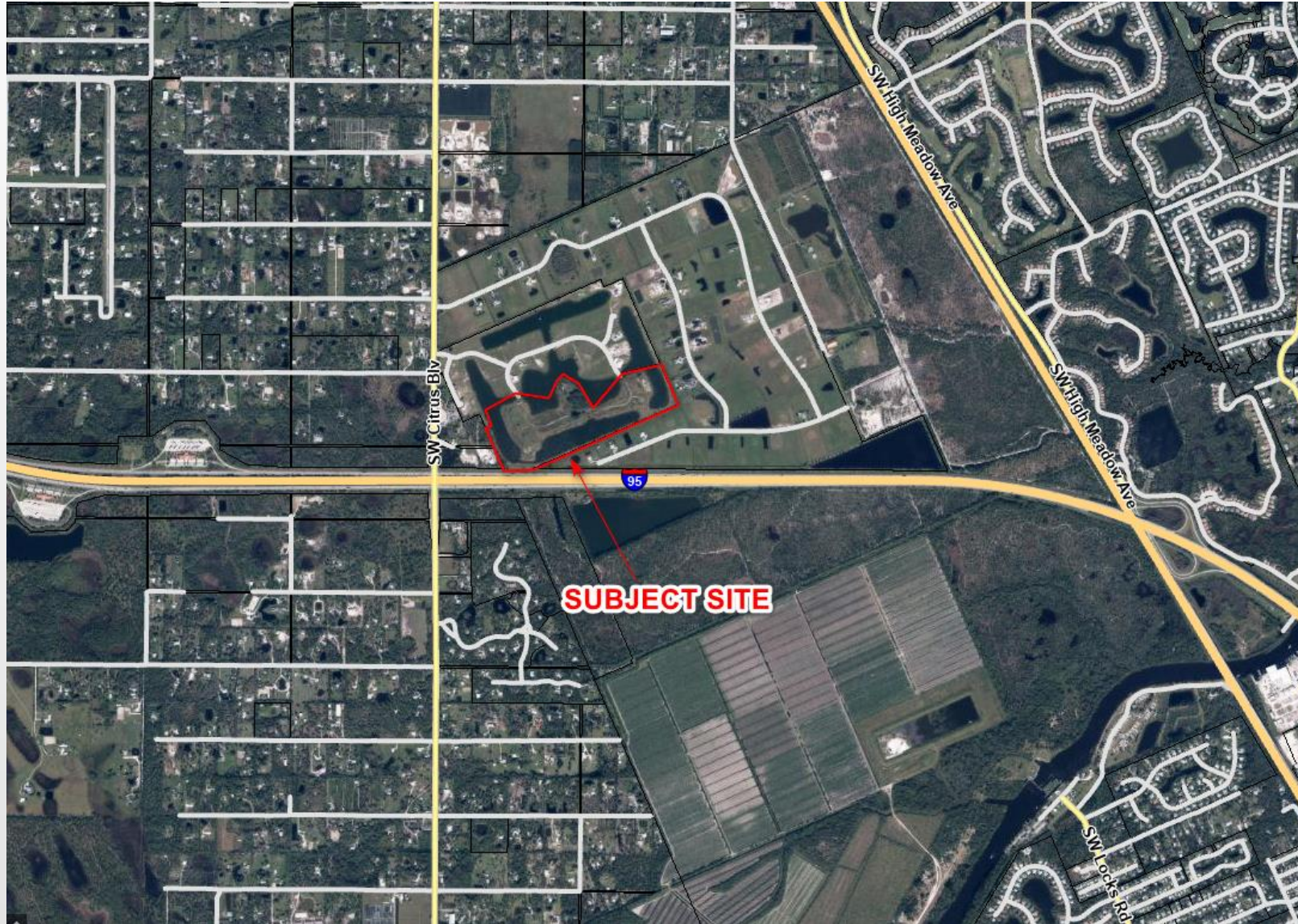
Minor technical changes were required to the Phase II final site plan to achieve consistency with the plat. These minor technical changes were approved on February 26, 2024.

HISTORY

Pentalago Phase I Final Site Plan:	8/14/2018	26 residential lots
Pentalago Phase I Plat:	4/5/2021	
Pentalago Phase II Final Site Plan:	2/3/2023	16 residential lots



LOCATION MAP

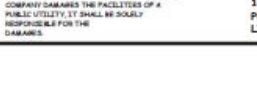
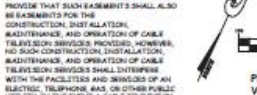
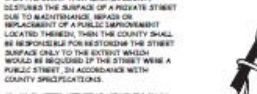
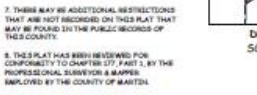
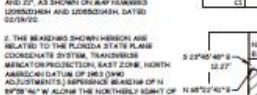
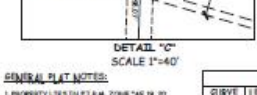
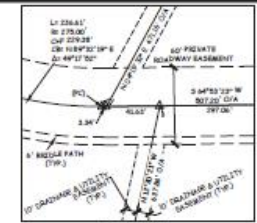
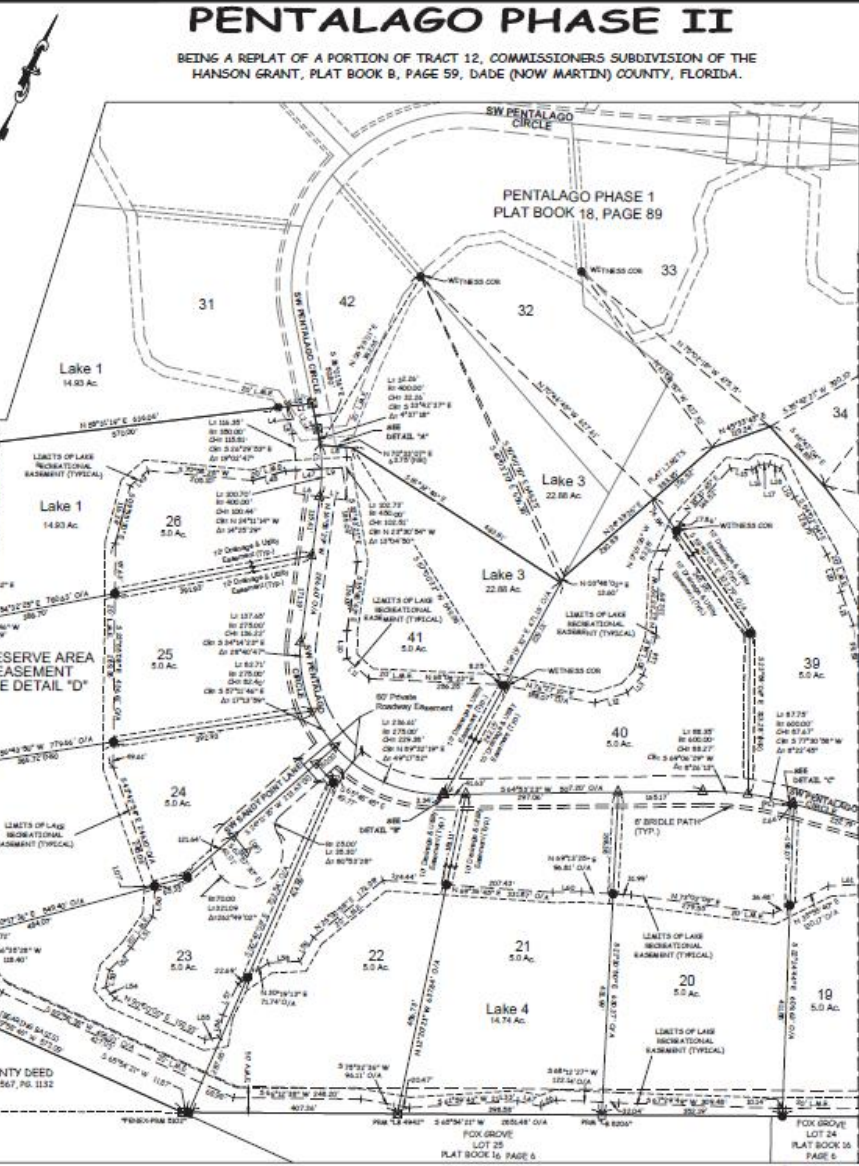
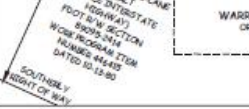
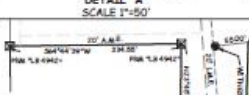
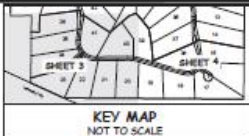


LOCATION MAP



PENTALAGO PHASE II

BEING A REPLAT OF A PORTION OF TRACT 12, COMMISSIONERS SUBDIVISION OF THE HANSON GRANT, PLAT BOOK 8, PAGE 59, DADE (NOW MARTIN) COUNTY, FLORIDA.



PLAT BOOK: _____
PAGE: _____

ABBREVIATION SCHEDULE

AL	ALIAS
A.S.B.	ACCESSORY/DEPENDENT BASEMENT
CC	CLARK'S INFORMATION
CH	CHORD
CM	CONCRETE MOUNTING
COM	COMMON
DA	DELTA ANGLE
DEB	DEED
FD	FLORIDA DEPARTMENT OF TRANSPORTATION
FOUR	FOUR
LI	LINE INFORMATION
L	LINE
ARC	ARC LENGTH
LA	LESSOR BUSINESS
NSB	NON-BUSINESS
O/S	OFFICIAL RECORD BOOK
PC	POINT OF CURVATURE
PCP	PERMANENT CONTROL POINT
PCB	POINT OF COMMENCEMENT
PCM	PERMANENT REFERENCE MOUNTING
PO	POINT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POI	POINT OF INTERSECTION
POJ	POINT OF JOINT
POK	POINT OF KINK
POV	POINT OF VIEW
POW	POINT OF WAY
PT	TYPICAL
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POI	POINT OF INTERSECTION
POJ	POINT OF JOINT
POK	POINT OF KINK
POV	POINT OF VIEW
POW	POINT OF WAY
PT	TYPICAL

GENERAL PLAT NOTES:

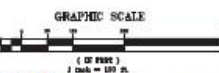
- PROPERTY LIES IN PLAT ZONE 18N 20E AND 21E AS SHOWN ON MAP NUMBER 10000000 AND 10000000, DATED 02/19/2002.
- THE BEARING SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLUMB COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH ADJUSTMENTS. BEARING MEASUREMENTS ARE MADE IN ACCORDANCE WITH THE HORIZONTAL ALIGNMENT OF WAY LINE OF STATE ROAD 100N (S-40). ALL OTHER BEARINGS ARE RELATIVE THERE TO.
- COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GPS) REAL TIME KINEMATIC (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION-FLORIDA PERMANENT REFERENCE NETWORK (FPRN) WITH INSURE-HANDY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 13.0MM PLUS OR MINUS.
- PLAT CONTAINS ROADS ADRES.
- PLAT CONTAINS 16 LOTS.
- NOTICE THAT THIS PLAT, AS RECORDED IN ITS MAP/FORM, IS THE OFFICIAL DISPOSITION OF THE SUCCEEDING LOTS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED BY ANY OTHER MAP/FORM OR DETAIL FORM OF THIS PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 107, PART 1, BY THE PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE COUNTY OF MARTIN.
- IN THE EVENT THAT MARTIN COUNTY DETERMINES THE SURFACE OF A PUBLIC STREET DUE TO MAINTENANCE, REPAIRS OR RECONSTRUCTION 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 BY THE STREET WHEN A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, REPAIRS 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 AND 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.

CURVE TABLE

CHORD	LENGTH	RADIUS	CHORD BEARING	DELTA
11.40	40.00	40.00	45.00	102.00
11.40	40.00	40.00	45.00	102.00

LINE TABLE

LINE	LENGTH	BEARING
L1	11.40	45.00
L2	11.40	102.00
L3	11.40	147.00
L4	11.40	192.00
L5	11.40	237.00
L6	11.40	282.00
L7	11.40	327.00
L8	11.40	372.00
L9	11.40	417.00
L10	11.40	462.00
L11	11.40	507.00
L12	11.40	552.00
L13	11.40	597.00
L14	11.40	642.00
L15	11.40	687.00
L16	11.40	732.00
L17	11.40	777.00
L18	11.40	822.00
L19	11.40	867.00
L20	11.40	912.00
L21	11.40	957.00
L22	11.40	1002.00
L23	11.40	1047.00
L24	11.40	1092.00
L25	11.40	1137.00
L26	11.40	1182.00
L27	11.40	1227.00
L28	11.40	1272.00
L29	11.40	1317.00
L30	11.40	1362.00
L31	11.40	1407.00
L32	11.40	1452.00
L33	11.40	1497.00
L34	11.40	1542.00
L35	11.40	1587.00
L36	11.40	1632.00
L37	11.40	1677.00
L38	11.40	1722.00
L39	11.40	1767.00
L40	11.40	1812.00
L41	11.40	1857.00
L42	11.40	1902.00
L43	11.40	1947.00
L44	11.40	1992.00
L45	11.40	2037.00
L46	11.40	2082.00
L47	11.40	2127.00
L48	11.40	2172.00
L49	11.40	2217.00
L50	11.40	2262.00
L51	11.40	2307.00
L52	11.40	2352.00
L53	11.40	2397.00
L54	11.40	2442.00
L55	11.40	2487.00
L56	11.40	2532.00
L57	11.40	2577.00
L58	11.40	2622.00
L59	11.40	2667.00
L60	11.40	2712.00
L61	11.40	2757.00
L62	11.40	2802.00
L63	11.40	2847.00
L64	11.40	2892.00
L65	11.40	2937.00
L66	11.40	2982.00
L67	11.40	3027.00
L68	11.40	3072.00
L69	11.40	3117.00
L70	11.40	3162.00
L71	11.40	3207.00
L72	11.40	3252.00



PREPARED BY:
VELCON ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DRIVE
PORT ST LUCIE, FL 34984
LICENSED BUSINESS NO. 8206



WARRANTY DEED
CRB 567, PG. 1132

FOX GROVE
LOT 25
PLAT BOOK 16, PAGE 6

FOX GROVE
LOT 24
PLAT BOOK 16, PAGE 5

FOX GROVE
LOT 23
PLAT BOOK 16, PAGE 4

SHEET 3 of 4

Required Improvements and Infrastructure

All required improvements and infrastructure have been constructed and approved by the County Engineer pursuant to Section 4.913.A, LDR, Martin County, Fla. (2002); therefore, security and contract are not required.



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).





MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

STAFF REPORT

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.

Therefore, staff recommends approval of the Pentalago Phase II Plat.

A. Application Information

**PENTALAGO PHASE II
PLAT**

Applicant:	Tight-Line Lakes, LLC
Property Owner:	Tight-Line Lakes, LLC
Agent for the Applicant:	Velcon Engineering & Surveying, LLC
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	P147-014
Record Number:	DEV2022100011
Report Number:	2024_0411_P147-014_Staff_Report_Final
Application Received:	02/01/2023
Transmitted:	02/02/2023
Date of Staff Report:	03/20/2023
Application Received:	10/16/2023
Transmitted:	10/17/2023
Date of Staff Report:	11/17/2023
Application Received:	12/11/2023
Transmitted:	12/11/2023
Date of Staff Report:	01/17/2024
Application Received:	02/08/2024
Transmitted:	02/09/2024
Date of Staff Report:	04/11/2024

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B. Project description and analysis

This is a request by Velcon Engineering & Surveying, LLC, on behalf of Tight-Line Lakes, LLC, for approval of the Pentalago Phase II plat. Phase II contains sixteen (16) of the forty-two (42) lots in the Pentalago single-family subdivision. The subject site is located north of I-95 and generally east of SW Citrus Boulevard in western Palm City. Included is a request for a Certificate of Public Facilities Exemption.



STAFF RECOMMENDATION

1. Move the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move the Board approve the Pentalago Phase II Plat.

