

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**ORDINANCE NUMBER 1183**

**AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 22-01, WILLIS CUSTOM YACHTS, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.**

**WHEREAS**, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

**WHEREAS**, on April 21, 2022, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

**WHEREAS**, on June 21, 2022, at a duly advertised public hearing, this Board considered the amendment for adoption; and

**WHEREAS**, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments; and

**WHEREAS**, the Board finds the proposed amendment consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

**PART I. ADOPTION OF COMPREHENSIVE GROWTH MANAGEMENT  
PLAN AMENDMENT CPA 22-01, WILLIS CUSTOM YACHTS**

Comprehensive Growth Management Plan Amendment CPA 22-01, Willis Custom Yachts, is hereby adopted as follows: The Future Land Use Map is amended to assign

the Marine Waterfront Commercial Future Land Use designation to abandoned rights of way on ±2.065 acres of ±66.2 acres on the north and south sides of the St. Lucie Canal as further described in Exhibits A, B, C and D, attached hereto and incorporated by reference.

## **PART II. CONFLICTING PROVISIONS.**

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

## **PART III. SEVERABILITY.**

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

## **PART IV. APPLICABILITY OF ORDINANCE.**

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

## **PART V. FILING WITH DEPARTMENT OF STATE.**

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

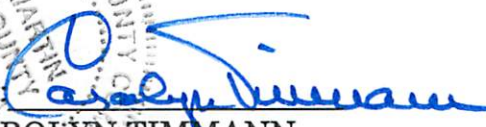
## **PART VI. EFFECTIVE DATE.**

The effective date of this plan amendment, if not timely challenged, shall be 31 days after adoption by the Board of County Commissioners. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF JUNE, 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY:   
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY:   
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM  
& LEGAL SUFFICIENCY:

BY:   
for SARAH W. WOODS, COUNTY ATTORNEY

# Exhibit A

## LEGAL DESCRIPTION:

A 30.00 FOOT WIDE PLATTED RIGHT OF WAY ABANDONED BY OFFICIAL RECORD BOOK 2318, AT PAGE 2344, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA AND LYING ON A PORTION OF ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 2, BLOCK 28, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, THENCE NORTH 31°33'51" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA; FOR 334.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 31°33'51" WEST, FOR 30.27 FEET; THENCE NORTH 66°09'32" EAST, FOR 1,132.09 FEET; THENCE NORTH 23°09'26" WEST, FOR 26.64 FEET; THENCE SOUTH 52°03'08" EAST, FOR 64.27 FEET; THENCE SOUTH 66°09'32" WEST, FOR 1,158.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.798 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:


1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

## LEGEND:


ORB = Official Records Book  
PB = Plat Book  
PG. = Page  
(P) = Per Plat  
R/W = Right-of-Way

FOR THE FIRM: WGI

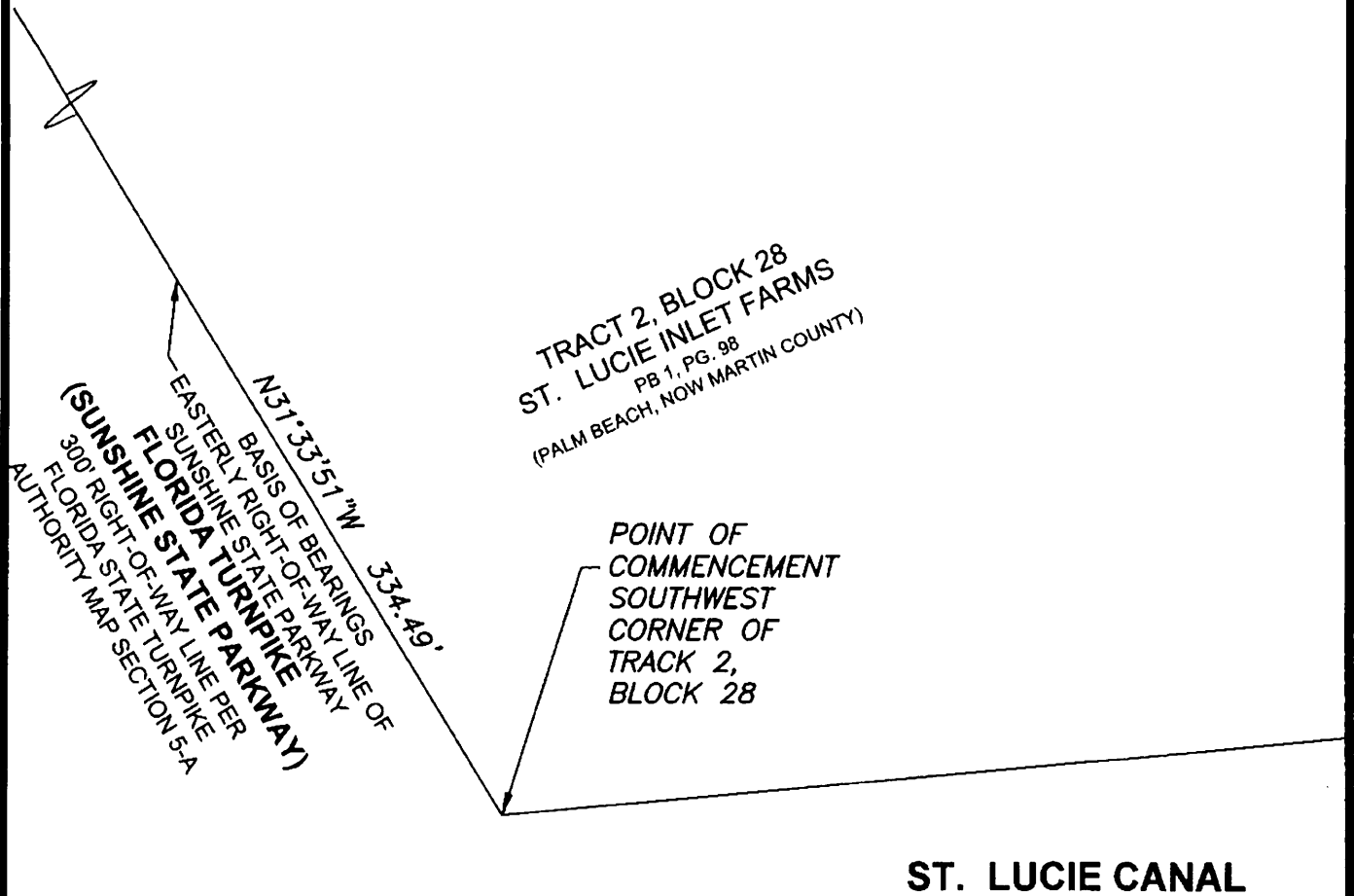
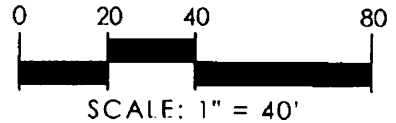
BY:   
JIM SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6889

DATE: 1-4-22


(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

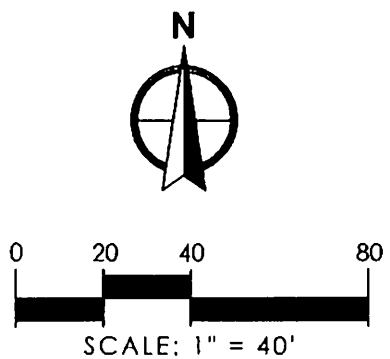
PROJECT: GULF BUILDING, LLC	TASK: PARCEL 5 EXHIBIT	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD 709502_PARCEL 5.DWG	
	DRAWN/DESIGNED MRG	SHEET:  1 of 4
	CHECKED/QC JS	
	JOB NO. 7095.02	
DATE 01/04/22		

FOR CONTINUATION SEE SHEET 3



(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: GULF BUILDING, LLC	TASK: PARCEL 5 EXHIBIT	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD 709502 PARCEL 5.DWG	SHEET:  2 of 4
	DRAWN/DESIGNED MRG	
	CHECKED/QC JS	
	JOB NO. 7095.02	
	DATE 01/04/22	



TRACT 7, BLOCK 27  
ST. LUCIE INLET FARMS  
PB 1, PG. 98  
(PALM BEACH, NOW MARTIN COUNTY)

50' FLORIDA GAS EASEMENT  
ORB 216, PG. 58

N66°09'32"E 1132.09'

30' PLATTED ROW  
ABANDONED BY  
ORB 2318, PG. 2344

S66°09'32"W 1158.72'

TRACT 2, BLOCK 28  
ST. LUCIE INLET FARMS  
PB 1, PG. 98  
(PALM BEACH, NOW MARTIN COUNTY)

N31°33'51"W 30.27'

POINT OF BEGINNING

N31°33'51"W 334.49'  
BASIS OF BEARINGS  
EASTERLY RIGHT-OF-WAY LINE OF  
SUNSHINE STATE PARKWAY  
(SUNSHINE STATE PARKWAY  
300' RIGHT-OF-WAY LINE PER  
FLORIDA STATE TURNPIKE  
AUTHORITY MAP SECTION 5-A)

FOR CONTINUATION SEE SHEET 2

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

FOR CONTINUATION SEE SHEET 4

PROJECT: GULF BUILDING, LLC

TASK: PARCEL 5 EXHIBIT

PREPARED BY: **WGI**  
2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 5.DWG	
DRAWN/DESIGNED	MRG
CHECKED/QC	JS
JOB NO.	7095.02
DATE	01/04/22

SHEET:  
3 of 4



0 20 40 80  
SCALE: 1" = 40'

FOR CONTINUATION SEE SHEET 3

TRACT 8, BLOCK 27  
ST. LUCIE INLET FARMS  
PB 1, PG. 98  
(PALM BEACH, NOW MARTIN COUNTY)

N66°09'32"E 1132.09'  
30' PLATTED RW  
ABANDONED BY  
ORB 2318, PG. 2344

S66°09'32"W 1158.72'

TRACT 1, BLOCK 28  
ST. LUCIE INLET FARMS  
PB 1, PG. 98  
(PALM BEACH, NOW MARTIN COUNTY)

30' PLATTED RW  
ABANDONED BY  
ORB 2318, PG. 2344

N23°09'26"W 26.94'  
S52°03'08"E 64.27'

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 5 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055

CAD 709502\_PARCEL 5.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

4 of 4

LEGAL DESCRIPTION:

Exhibit B

A 30.00 FOOT WIDE PLATTED RIGHT OF WAY ABANDONED BY OFFICIAL RECORD BOOK 2318, AT PAGE 2344, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA AND LYING ON A PORTION OF ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 1, BLOCK 28, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, THE FOLLOWING THREE (3) COURSES BEING ALONG THE SOUTH LINE OF TRACT 1, BLOCK 28; THENCE SOUTH 35°41'38" WEST, FOR 74.89 FEET; THENCE SOUTH 45°00'46" WEST, FOR 97.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 45°00'46" WEST, FOR 32.36 FEET; THENCE NORTH 22°58'03" WEST, FOR 295.36 FEET; THENCE SOUTH 52°03'09" EAST, FOR 61.72 FEET; THENCE SOUTH 22°58'03" EAST, FOR 229.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.181 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

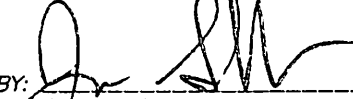
1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

LEGEND:

ORB = Official Records Book  
PB = Plat Book  
PG. = Page  
(P) = Per Plat  
R/W = Right-of-Way

FOR THE FIRM: WGI

BY:   
JIM SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6889

DATE: 1-4-22

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 4 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055

CAD 709502\_PARCEL 4.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

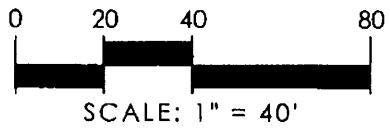
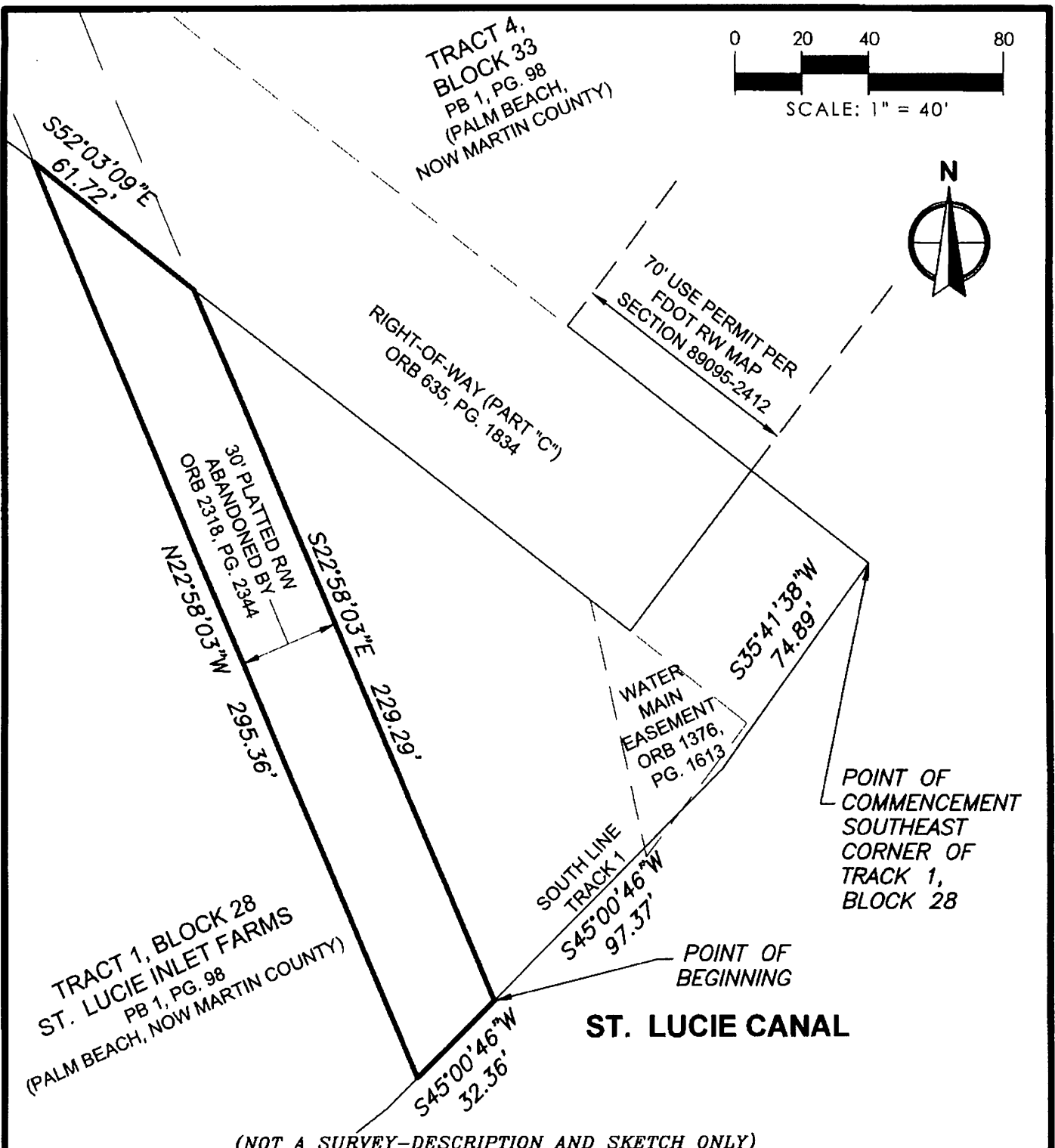
JOB NO. 7095.02

DATE 01/04/22


SHEET:

1 of 2





(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

<b>PROJECT:</b> GULF BUILDING, LLC	<b>TASK:</b> PARCEL 4 EXHIBIT	
<b>PREPARED BY:</b>  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD 709502_PARCEL 4.DWG	<b>SHEET:</b>  2 of 2
	DRAWN/DESIGNED MRG	
	CHECKED/QC JS	
	JOB NO. 7095.02 DATE 01/04/22	

# Exhibit C

## LEGAL DESCRIPTION:

A 65.00 FOOT WIDE RIGHT OF WAY ABANDONED BY OFFICIAL RECORD BOOK 1878, AT PAGE 441, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA AND LYING ON A PORTION OF ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 5, BLOCK 33, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, SAID CORNER BEING A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 1,515.26 FEET, A CENTRAL ANGLE OF 08°31'11", AND FROM SAID POINT A RADIAL LINE BEARS NORTH 46°40'29" WEST, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID TRACT 5, BLOCK 33; THENCE SOUTHWESTERLY ALONG SAID CURVE AND NORTH LINE FOR 225.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 22°58'03" EAST, FOR 545.36 FEET; THENCE SOUTH 65°41'34" WEST, FOR 25.01 FEET; THENCE SOUTH 65°38'19" WEST, FOR 40.01 FEET; THENCE NORTH 22°58'03" WEST, FOR 530.81 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 1,515.26 FEET, A CENTRAL ANGLE OF 02°31'57" AND FROM SAID POINT A RADIAL LINE BEARS NORTH 35°37'21" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE FOR 66.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.803 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

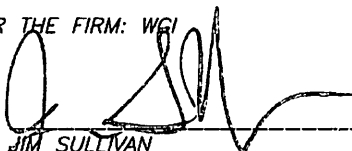
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

## LEGEND:

ORB = Official Records Book  
PB = Plat Book  
PG. = Page  
(P) = Per Plat  
R/W = Right-of-Way

FOR THE FIRM: WGI


BY:

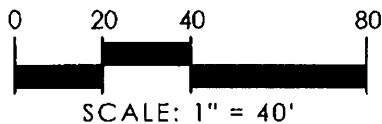
  
JIM SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6889

DATE:

1-4-22

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

<b>PROJECT:</b> GULF BUILDING, LLC	<b>TASK:</b> PARCEL 3 EXHIBIT	
<b>PREPARED BY:</b>  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD 709502_PARCEL 3.DWG	
	DRAWN/DESIGNED MRG	<b>SHEET:</b>  1 of 3
	CHECKED/QC JS	
JOB NO. 7095.02		
DATE 01/04/22		



## ST. LUCIE CANAL

N46°40'29"W  
(RADIAL)

POINT OF  
COMMENCEMENT  
NORTHEAST  
CORNER OF  
TRACK 5,  
BLOCK 33

POINT OF  
BEGINNING

R=1515.26'  
Δ=8°31'11" L=225.32'  
NORTH LINE TRACK 5

N35°37'21"W  
(RADIAL)

R=1515.26'  
Δ=2°31'57"  
L=66.97'

65' RW  
ABANDONED BY  
ORB 1878, PG. 441

TRACT 8,  
BLOCK 28  
ST. LUCIE  
INLET FARMS  
PB 1, PG. 98  
(PALM BEACH,  
NOW MARTIN COUNTY)

N22°58'03"W  
530.81'

RW PER ORB 76.1 PG. 1005  
RW PER ORB 7. PG. 317  
RW PER ORB 7. PG. 419

TRACT 5, BLOCK 33  
ST. LUCIE INLET FARMS  
PB 1, PG. 98  
(PALM BEACH, NOW MARTIN COUNTY)

FOR CONTINUATION SEE SHEET 3

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 3 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055

CAD 709502\_PARCEL 3.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

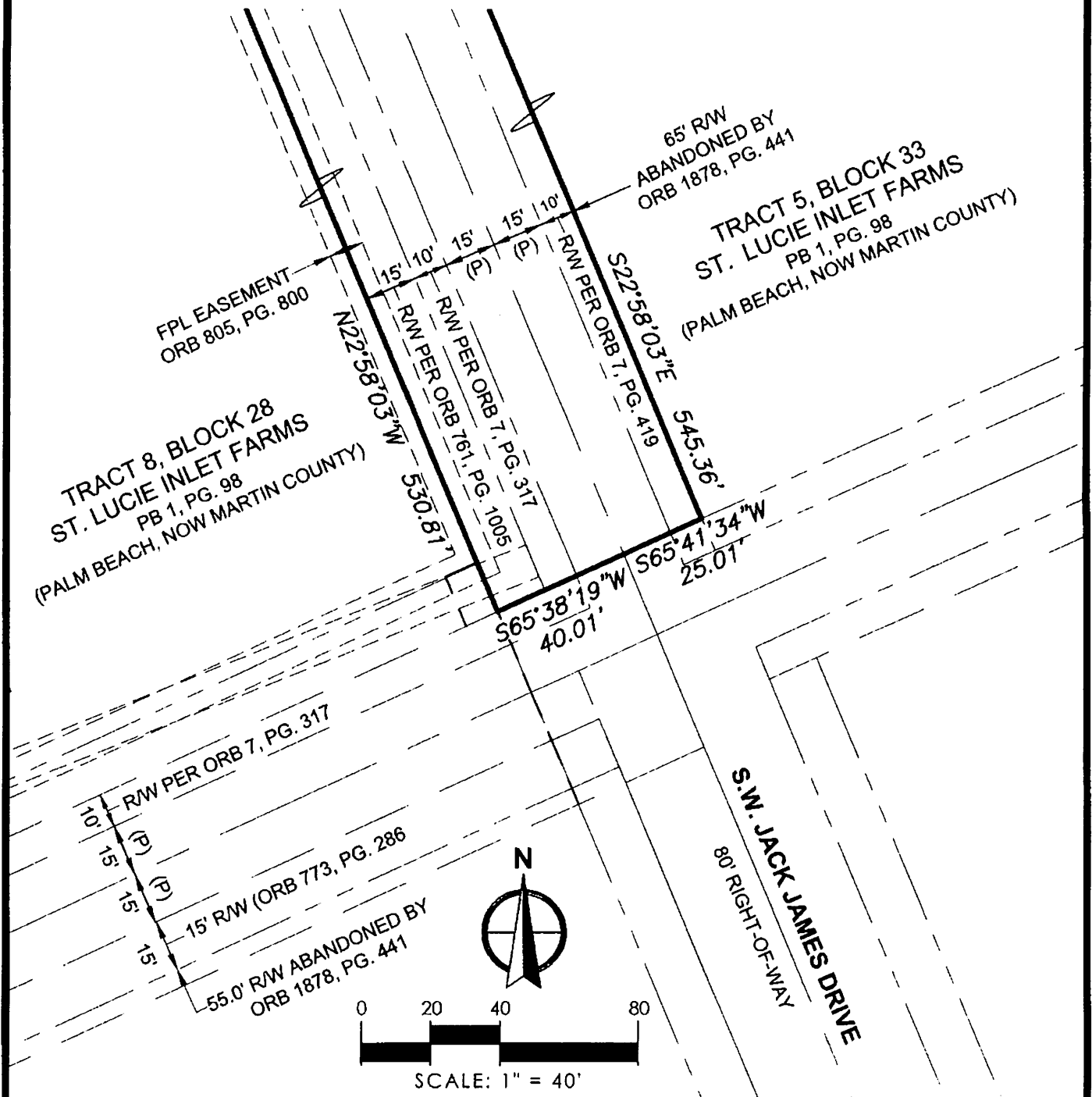
JOB NO. 7095.02

DATE 01/04/22

SHEET:

2 of 3

FOR CONTINUATION SEE SHEET 2



(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 3 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055

CAD 709502\_PARCEL 3.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

3 of 3

LEGAL DESCRIPTION:

Exhibit D

A THAT PORTION OF A 30.00 FOOT WIDE PLATTED RIGHT-OF-WAY, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, AND ABANDONED BY OFFICIAL RECORD BOOK 769, AT PAGE 734, TOGETHER WITH A 15.00 FOOT WIDE AND A 55.00 FOOT WIDE RIGHT OF WAY ABANDONED BY OFFICIAL RECORD BOOK 1878, AT PAGE 441, ALL BEING OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT 2, BLOCK 29, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA; THENCE NORTH 31°33'51" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, FOR 30.24 FEET; THENCE NORTH 65°38'19" EAST, FOR 291.10 FEET; THENCE NORTH 23°32'54" WEST, FOR 10.00 FEET; THENCE NORTH 65°38'19" EAST, FOR 329.67 FEET; THENCE NORTH 23°14'44" WEST, FOR 15.00 FEET; THENCE NORTH 65°38'19" EAST, FOR 290.04 FEET; THENCE SOUTH 22°58'30" EAST, FOR 70.02 FEET; THENCE SOUTH 65°38'19" WEST, FOR 619.09 FEET; THENCE NORTH 23°32'54" WEST, FOR 15.00 FEET; THENCE SOUTH 65°38'19" WEST, FOR 286.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 1.081 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

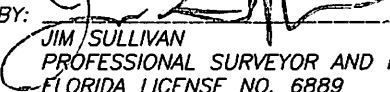
1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

LEGEND:

ORB = Official Records Book  
PB = Plat Book  
PG. = Page  
(P) = Per Plat  
R/W = Right-of-Way

FOR THE FIRM: WGI

BY:  DATE: 1-4-22  
JIM SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6889

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 2 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Certi No. 6091 - LB No. 7055

CAD 709502\_ PARCEL 2.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

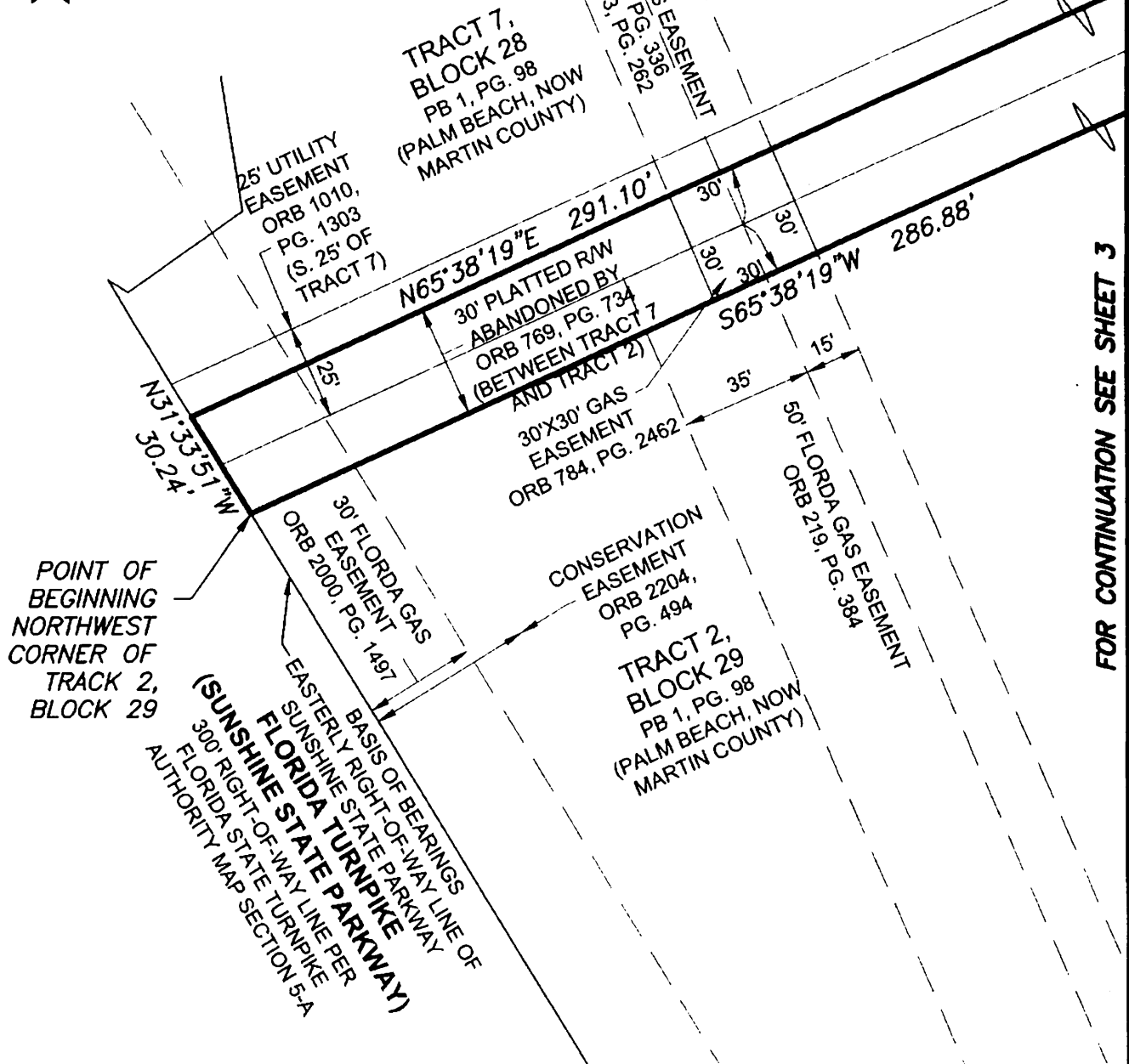
DATE 01/04/22

SHEET:

1 of 4



0 20 40 80  
SCALE: 1" = 40'



FOR CONTINUATION SEE SHEET 3

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 2 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055

CAD 709502, PARCEL 2.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

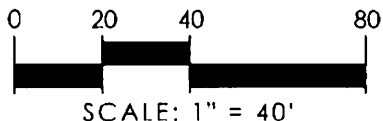
JOB NO. 7095.02

DATE 01/04/22

SHEET:

2 of 4

FOR CONTINUATION SEE SHEET 2



10' FPL EASEMENT  
ORB 1089, PG.

TRACT 8, BLOCK 28  
ST. LUCIE INLET FARMS  
PB 1, PG. 98  
(PALM BEACH, NOW MARTIN COUNTY)

N65°38'19"E 329.67'

R/W PER ORB 7, PG. 317

15' R/W (ORB 773, PG. 286)

55.0' R/W ABANDONED BY  
ORB 1878, PG. 441

UTILITY EASEMENT  
ORB 1878, PG. 461  
& BELLSOUTH EASEMENT  
ORB 1878, PG. 471

LESS & EXCEPT PARCEL "B"

S65°38'19"W 619.09'

TRACT 1, BLOCK 29  
ST. LUCIE INLET FARMS  
PB 1, PG. 98  
(PALM BEACH, NOW MARTIN COUNTY)

TRACT 2,  
BLOCK 29  
PB 1, PG. 98  
(PALM BEACH, NOW  
MARTIN COUNTY)

N65°38'19"E  
291.10'

N23°32'54"W  
10.00'

N23°32'54"W  
15.00'

N65°38'19"E  
286.88'

FOR CONTINUATION SEE SHEET 4

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 2 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055

CAD 709502\_PARCEL 2.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

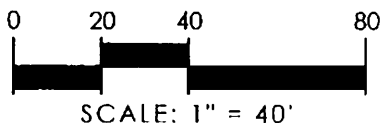
JOB NO. 7095.02

DATE 01/04/22

SHEET:

3 of 4

FOR CONTINUATION SEE SHEET 3



FPL EASEMENT  
ORB 805, PG. 800

TRACT 8, BLOCK 28  
ST. LUCIE INLET FARMS  
PB 1, PG. 98  
(PALM BEACH, NOW MARTIN COUNTY)

N65°38'19"E  
329.67'

15' RW PER ORB 761, PG. 1005  
ABANDONED BY ORB 1878, PG. 441

N65°38'19"E 290.04'

FPL EASEMENT  
ORB 805, PG. 800

15' RW PER ORB 7, PG. 317

S22°58'30"E  
70.02'

N23°14'44"W  
15.00'

15' RW (ORB 773, PG. 286)  
55.0' RW ABANDONED BY  
ORB 1878, PG. 441

S65°38'19"W 619.09'

TRACT 1, BLOCK 29  
ST. LUCIE INLET FARMS  
PB 1, PG. 98  
(PALM BEACH, NOW MARTIN COUNTY)

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 2 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 www.wginc.com  
Cert No. 6091 - LB No. 7055

CAD 709502\_PARCEL 2.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

4 of 4





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

July 1, 2022

Carolyn Timmann  
Clerk of the Circuit Court  
Martin County  
Post Office Box 9016  
Stuart, Florida 34995

Attention: Layla Ponders

Dear Carolyn Timmann:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Martin County Ordinance No. 2022-1183, which was filed in this office on July 1, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/wlh