



Martin County
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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

RESOLUTION NUMBER 22-6.13

A RESOLUTION OF MARTIN COUNTY, FLORIDA, REGARDING AN APPLICATION TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM UNDESIGNATED TO WATERFRONT GENERAL COMMERCIAL AND TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM LIMITED INDUSTRIAL TO GENERAL INDUSTRIAL ON PORTIONS OF ±66.2 ACRES LOCATED ON THE NORTH AND SOUTH SIDES OF THE ST. LUCIE CANAL, BETWEEN THE FLORIDA TURNPIKE AND INTERSTATE 95

WHEREAS, this Board has made the following determinations of fact:


1. Willis Custom Yachts submitted an application to assign the WGC, Waterfront General Commercial zoning district classification to 2.065 acres located on the north and south sides of the St. Lucie Canal as described in Exhibits A, B, C, and D, attached hereto, and to change the zoning district classification from LI, Limited Industrial to GI, General Industrial on 6.85 acres located on the south side of the St. Lucie Canal as described in Exhibit E, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on April 21, 2022. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on June 21, 2022.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

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


- A. The property described in Exhibits A, B, C and D is hereby assigned the zoning district classification of WGC, Waterfront General Commercial.
- B. The zoning district classification of the property described in Exhibit E is hereby changed from LI, Limited Industrial to GI, General Industrial.
- C. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.
- D. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the subject property is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.
- E. The effective date of this resolution, if Comprehensive Plan Amendment (CPA) 22-01, is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the CPA 22-01 plan amendment package is complete. If CPA 22-01 is timely challenged, this resolution shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining CPA 22-01 to be in compliance. No development orders, development permits, or land uses dependent on CPA 22-01 may be issued or commence before CPA 22-01 becomes effective.
- F. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the Applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 21st DAY OF June, 2022.

ATTEST:


CAROLYN TIMMANN,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: 
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 
SARAH W. WOODS,
COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit B, Legal Description

Exhibit C, Legal Description

Exhibit D, Legal Description

Exhibit E, Legal Description

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

CHECKED/QC JS

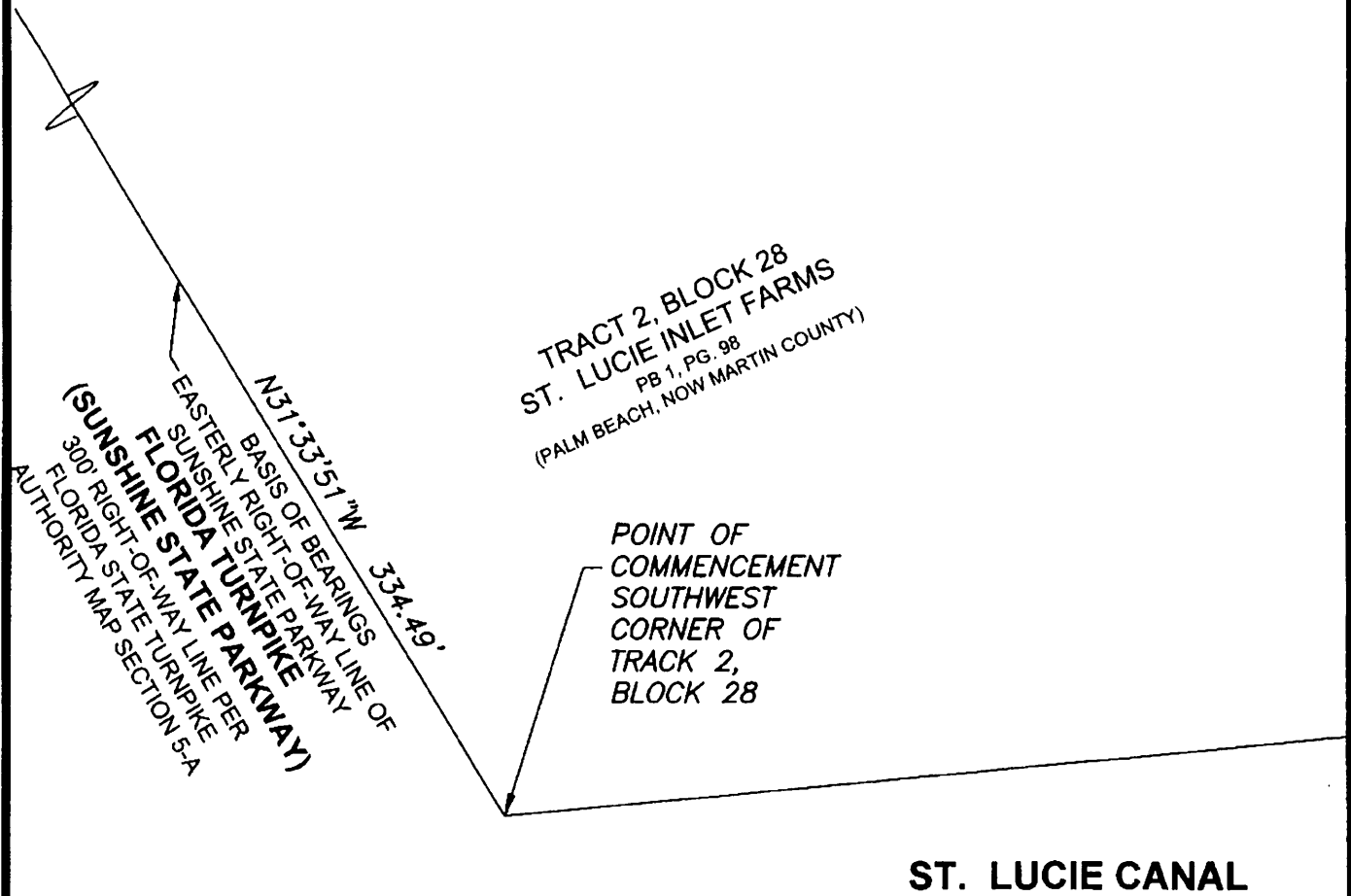
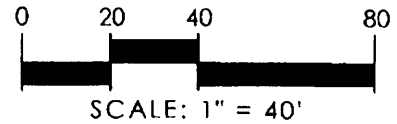
JOB NO. 7095.02

DATE 01/04/22

SHEET:

1 of 4

FOR CONTINUATION SEE SHEET 3



(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

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TASK:

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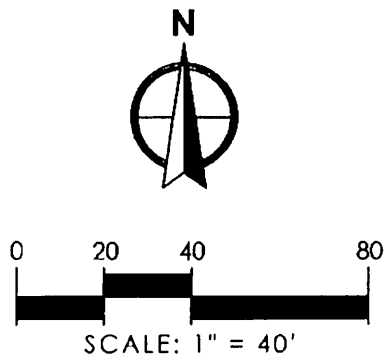
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JOB NO. 7095.02

DATE 01/04/22

SHEET:

2 of 4



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 RW
ABANDONED BY
ORB 2318, PG. 2344

S66°09'32"W 1158.72'

FOR CONTINUATION SEE SHEET 4

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)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 5 EXHIBIT

PREPARED BY:



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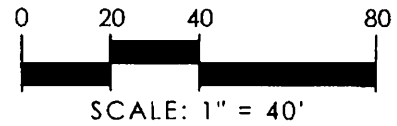
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JOB NO. 7095.02

DATE 01/04/22

SHEET:

3 of 4



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)

N23°09'29"W 26.64'
S52°03'08"E 64.27'

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

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 5 EXHIBIT

PREPARED BY:



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Phone No. 866.909.2220 www.wginc.com
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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:

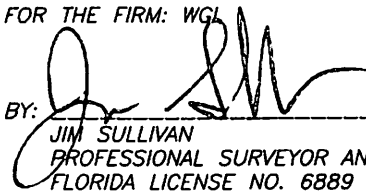
1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

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

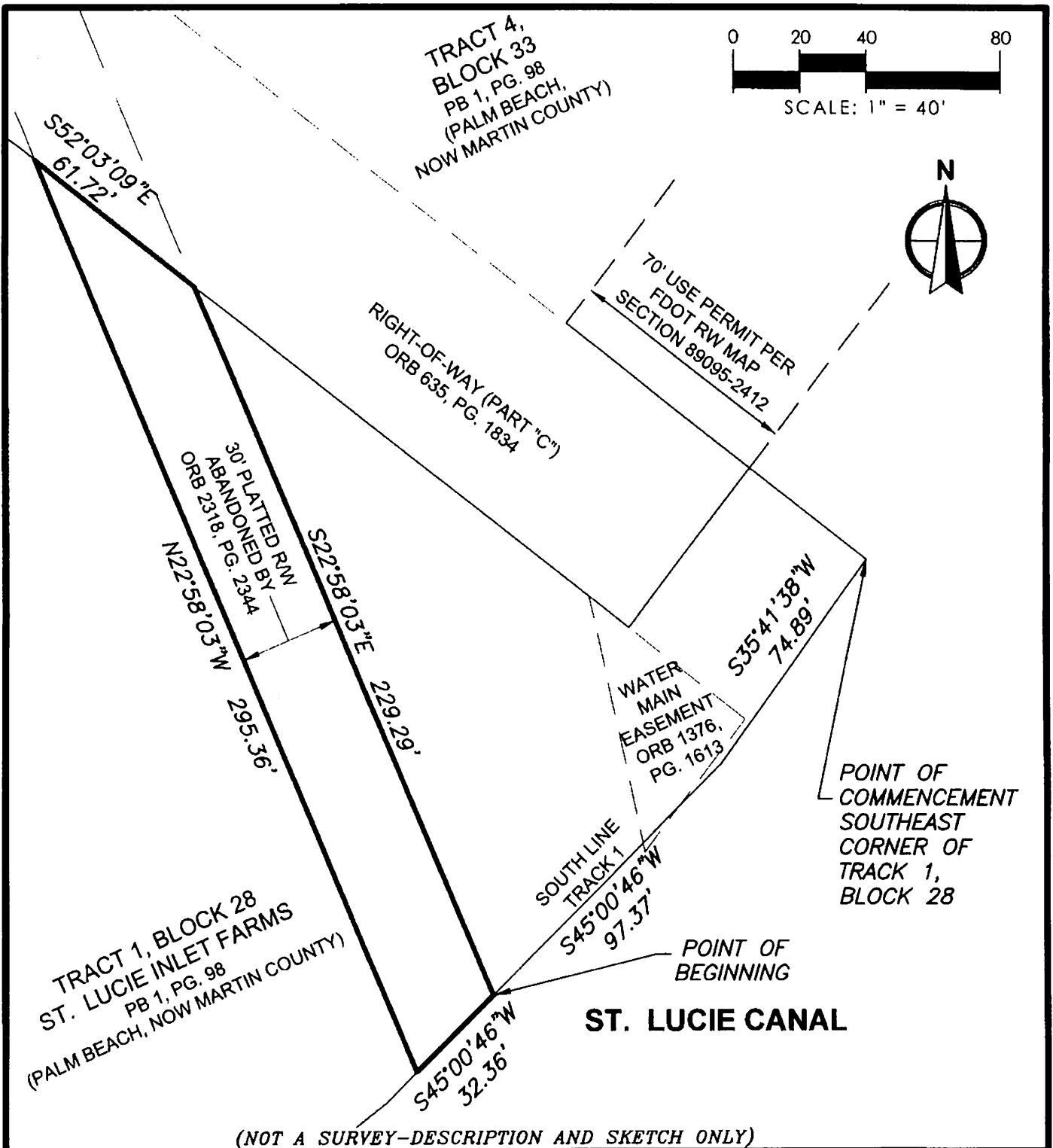
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JOB NO. 7095.02

DATE 01/04/22

SHEET:

1 of 2



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:

2 of 2

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
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PG. = Page
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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 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

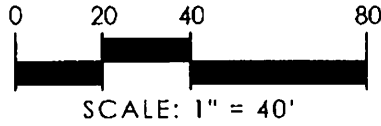
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JOB NO. 7095.02

DATE 01/04/22

SHEET:

1 of 3



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

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 761, PG. 1005

S22°58'03"E
545.36'
RW PER ORB 7, PG. 317

FOR CONTINUATION SEE SHEET 3

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: GULF BUILDING, LLC

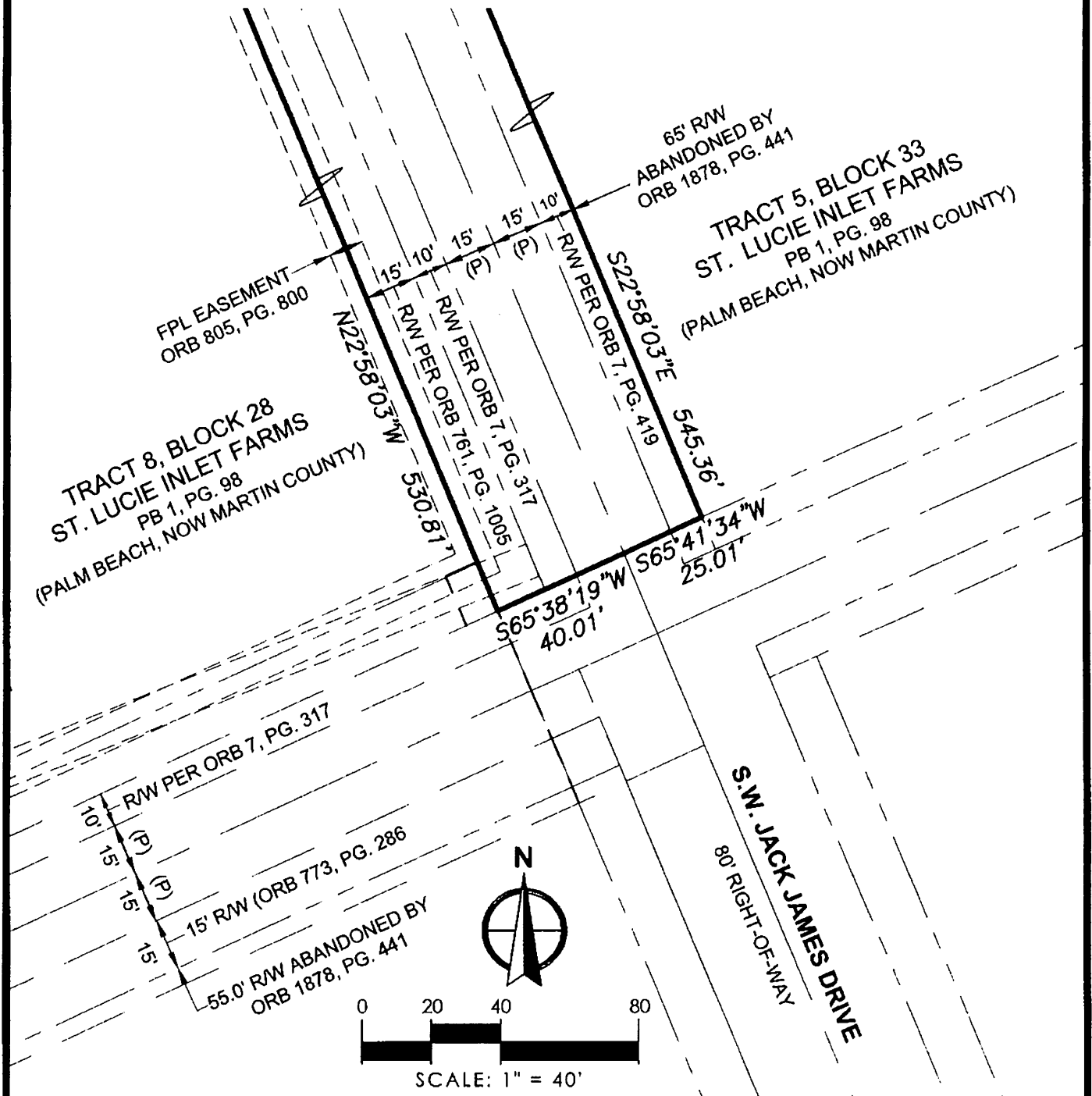
TASK: PARCEL 3 EXHIBIT

PREPARED BY: 
2035 Vista Parkway, West Palm Beach, FL 33411
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Cert No. 6091 - LB No. 7055

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DRAWN/DESIGNED	MRG
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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:



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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.

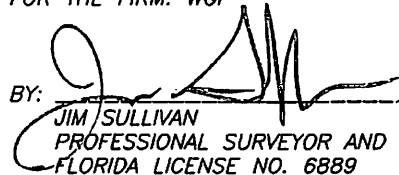
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

LEGEND:

ORB = Official Records Book
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(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 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

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JOB NO. 7095.02

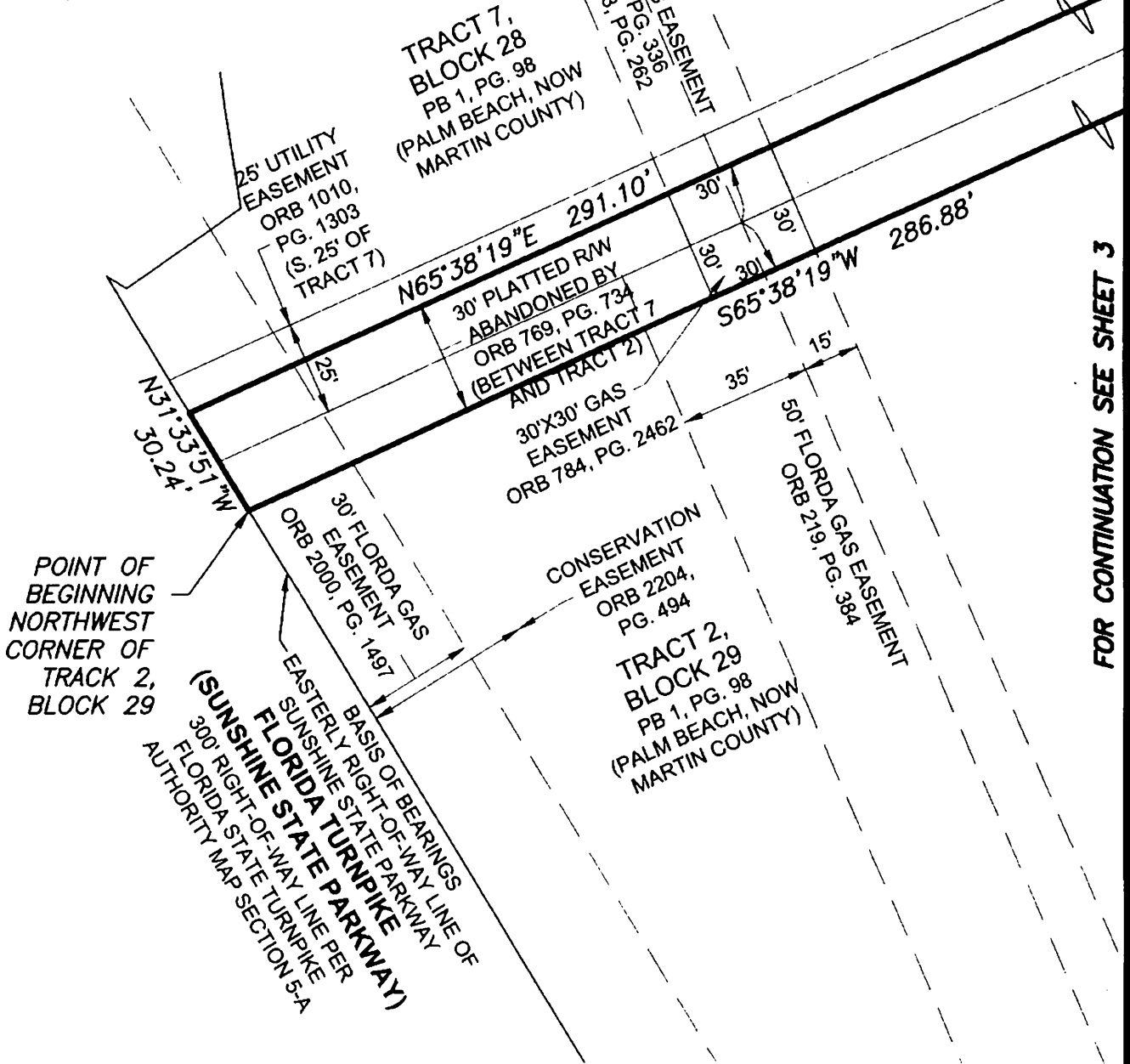
DATE 01/04/22

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
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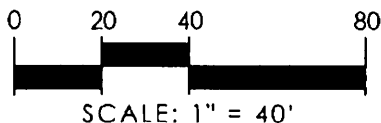
JOB NO. 7095.02

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'

15' RW PER ORB 7, PG. 317

15' RW (ORB 773, PG. 286)

55.0' RW ABANDONED BY
ORB 1878, PG. 441

UTILITY EASEMENT
ORB 1878, PG. 461
& BELL SOUTH 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
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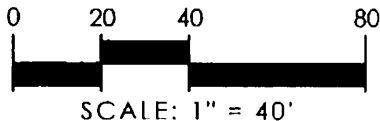
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DATE 01/04/22

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'

S65°38'19"W 619.09'

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

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

LEGAL DESCRIPTION:

Exhibit E

A PARCEL OF LAND LYING WITHIN A PORTION TRACTS 1 AND 2, BLOCK 29, 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:

BEGIN AT THE NORTHWEST CORNER OF TRACT 2, BLOCK 29. THENCE NORTH 65°38'19" EAST, FOR 286.88 FEET; THENCE SOUTH 23°32'54" EAST, FOR 15.00 FEET; THENCE NORTH 65°38'19" EAST, FOR 228.90 FEET; THENCE SOUTH 22°58'37" EAST, FOR 631.00 FEET; THENCE SOUTH 65°34'50" WEST, FOR 418.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA; THENCE NORTH 31°33'51" WEST, FOR 651.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 6.850 ACRES, MORE OR LESS.

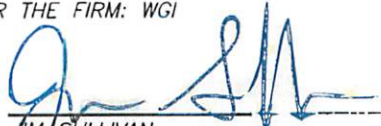
LEGEND:

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

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.

FOR THE FIRM: WGI

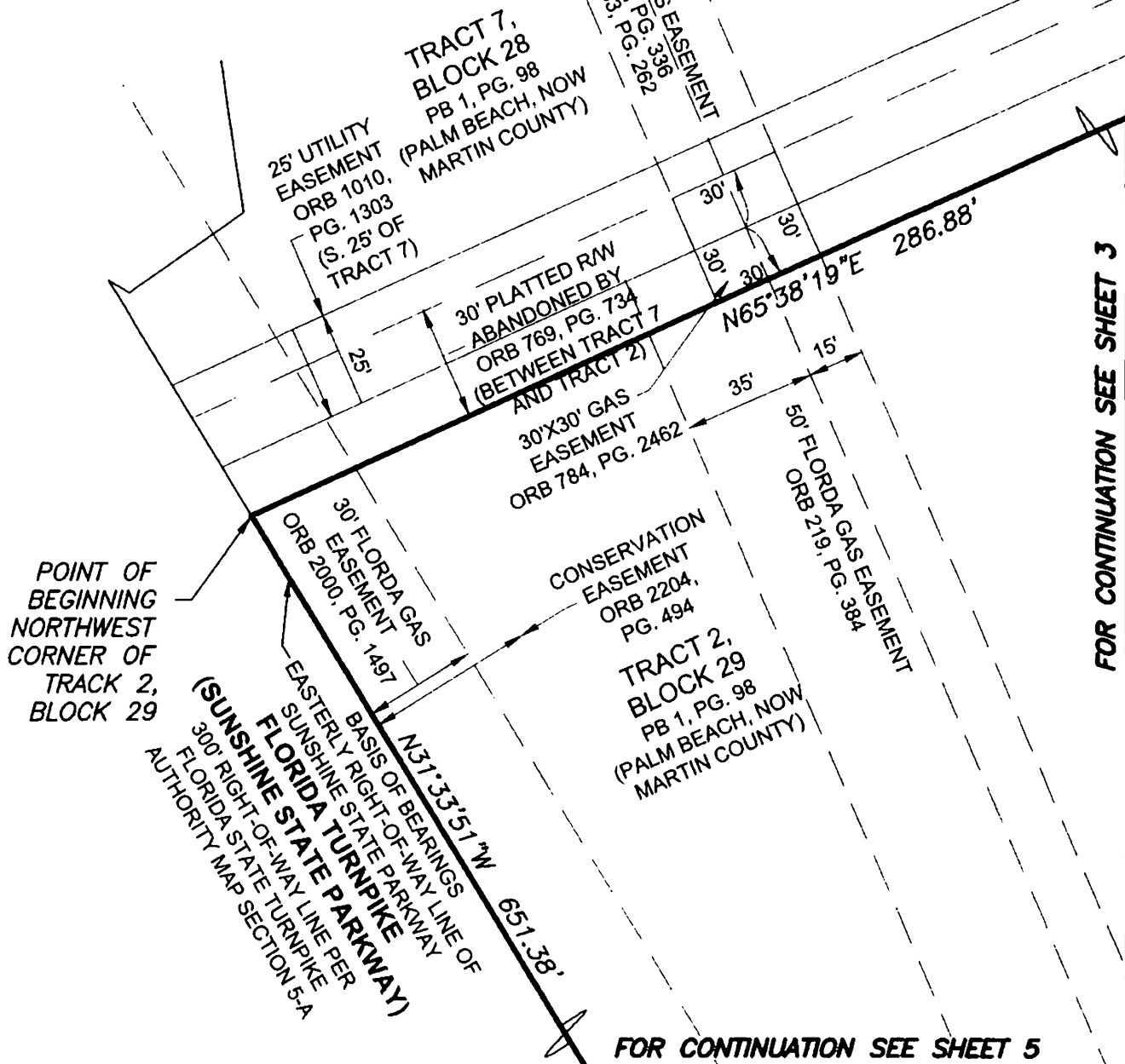
BY:  DATE: 1-4-22
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: GULF BUILDING, LLC		TASK: PARCEL 1 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 1.DWG		
		DRAWN/DESIGNED MRG		SHEET: 1 of 5
		CHECKED/QC JS		
		JOB NO. 7095.02		
		DATE 01/04/22		



0 20 40 80
SCALE: 1" = 40'



FOR CONTINUATION SEE SHEET 3

FOR CONTINUATION SEE SHEET 5

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 1 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
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CAD 709502_PARCEL 1.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

2 of 5



0 20 40 80
SCALE: 1" = 40'

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

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

LESS & EXCEPT PARCEL "B"
S 65°34'58" W 619.56'

N65°38'19"E 228.90'

S22°58'37"E 631.00'

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
286.88'

S23°32'54"E
15.00'

FOR CONTINUATION SEE SHEET 2

FOR CONTINUATION SEE SHEET 4

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 1 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
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CAD 709502_PARCEL 1.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

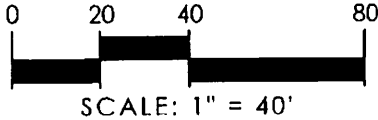
JOB NO. 7095.02

DATE 01/04/22

SHEET:

3 of 5

FOR CONTINUATION SEE SHEET 3



FOR CONTINUATION SEE SHEET 5

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

TRACT 7,
BLOCK 29
ST. LUCIE
INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW
MARTIN COUNTY)

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

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

S65°34'50"W 418.55'

25' DRAINAGE EASEMENT
PB 15, PG. 65

LOT 5

TREASURE COAST COMMERCE CENTER
TWO AND THREE
PB 15, PG. 65

20' DRAINAGE EASEMENT
PB 15, PG. 65

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 1 EXHIBIT

PREPARED BY:



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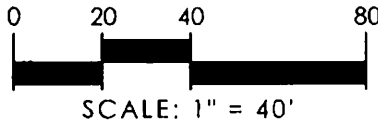
JOB NO. 7095.02

DATE 01/04/22

SHEET:

4 of 5

FOR CONTINUATION SEE SHEET 2



35' 15'

50' FLORIDA GAS EASEMENT
ORB 219, PG. 384

N31°33'51"W 651.38'
BASIS OF BEARINGS
EASTERLY RIGHT-OF-WAY LINE OF
SUNSHINE STATE PARKWAY
FLORIDA TURNPIKE
(SUNSHINE STATE PARKWAY)
300' RIGHT-OF-WAY LINE PER
FLORIDA STATE TURNPIKE
AUTHORITY MAP SECTION 5-A

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

S65°34'50"W 418.55'

TRACT 7,
BLOCK 29
ST. LUCIE
INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW
MARTIN COUNTY)

FOR CONTINUATION SEE SHEET 4

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 1 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
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DATE 01/04/22

SHEET:

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