



Agenda Item Summary

File ID: 22-1083

NPH-9

Meeting Date: 8/4/2022

PLACEMENT: New Business

TITLE:

LCSC REZONING (QUASI-JUDICIAL)

EXECUTIVE SUMMARY:

This application is a request for a zoning district change from IZ, Interim Zoning, A-1A, Agricultural, and E-1, Estates and Suburban Homes District, to PS-2, Public Service District, and PC, Public Conservation District, on a 51.79-acre parcel located on S.E. Gomez Avenue.

Requested by: Morris A. Crady, AICP Lucido & Associates

Presented by: Glenn Rosado, Planner, Growth Management Department

PREPARED BY: Chelsea Love, Administrative Assistant

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LCSC REZONING

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A. Application Information

Report Issuance Date: August 4, 2022

Applicant: Loblolly Community Service Corporation (LCSC)

Represented by: Doug Fitzwater, RLA
Lucido & Associates

Planner: Glenn Rosado, Planner
Growth Management Director: Paul Schilling

Request Number: CPA 21-05

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	August 4, 2022	
Board of County Commission Adoption:	TBD	

B. Project description and analysis

This application is a request for a zoning district change from IZ, Interim Zoning, and E-1, Estates and Suburban Homes District, to PS-2, Public Service District on ± 14.70 acres, and PC, Public Conservation District on ± 37.09 acres, within a ± 51.79 -acre parcel located on S.E. Gomez Avenue, adjacent to the Loblolly Bay Community. This request is made concurrent with a proposed Future Land Use Map amendment CPA 21-05 LCSC. That application proposes to assign the Institutional General and Institutional Conservation future land use designations to ± 51.79 acres.

Staff recommendation:

Staff recommends approval of the proposed zoning district change from IZ, and E-1 to PS-2 and PC. The decision on the appropriate zoning depends on the final decision for the future land use designation on the property. The proposed zoning district, PS-2, implements the Institutional-General future land use designation, and the proposed zoning district, PC, implements the Institutional-Public Conservation future land use designation. The following is an excerpt from Section 3.10.B., Land Development Regulations (LDR), Martin County, Fla.:

Cat.	Zoning District	District Purpose
A	PS-2 (Public Service District)	The PS-2 district is intended to implement the CGMP policies for lands designated Institutional-General on the Future Land Use Map of the CGMP.

Cat.	Zoning District	District Purpose
A	PC (Public Conservation District)	The PC district is intended to implement the CGMP policies for lands designated for Institutional-Public Conservation Areas on the Future Land Use Map of the CGMP.

Permitted Uses:

The existing zoning district E-1 is a Category B zoning district. Unlike the permitted uses in the E-1 zoning district, the permitted uses in the PS-2 and PC zoning districts provide a wider range of uses consistent with the future land use designation.

Below is an excerpt from Article 3 of the LDR, showing the permitted use schedule for the proposed zoning districts, PS-2 and PC. The "P" indicates that the uses permitted are within that zoning district, provided the uses can be developed in accordance with the requirements set forth in Divisions 3 and 4 and all other applicable requirements of Article 3 and the Land Development Regulations.

**TABLE 3.11.2
PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS**

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
<i>Residential Uses</i>															
Accessory dwelling units		P	P				P	P	P	P	P				
Apartment hotels			P	P	P	P	P	P							
Mobile homes															
Modular homes		P	P				P								
Multifamily dwellings		P	P				P								
Single-family detached dwellings		P	P				P								
Single-family detached dwellings, if established prior to the effective date of this ordinance															
Townhouse dwellings		P	P				P								
Duplex dwellings		P	P				P								
Zero lot line single-family dwellings		P	P				P								
<i>Agricultural Uses</i>															
Agricultural processing, indoor										P	P				
Agricultural processing, outdoor											P				
Agricultural veterinary medical services									P	P					
Aquaculture								P	P	P	P				
Crop farms															
Dairies															
Exotic wildlife sanctuaries															
Farmer's markets															
Feed lots															
Fishing and hunting camps															
Orchards and groves															
Plant nurseries and landscape services				P	P	P			P	P					
Ranches															
Silviculture															
Stables, commercial															
Storage of agricultural equipment, supplies and produce															

Wildlife rehabilitation facilities																
<i>Public and Institutional Uses</i>																
Administrative services, not-for-profit	P	P	P	P	P	P	P	P	P	P	P	P			P	P
Cemeteries, crematory operations and columbaria										P	P	P				P
Community centers	P	P	P	P	P	P	P	P					P		P	P
Correctional facilities											P	P				P
Cultural or civic uses	P	P	P	P	P	P	P	P							P	P
Dredge spoil facilities													P			P
Educational institutions	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Electrical generating plants												P				
Fairgrounds													P		P	P
Halfway houses																P
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance																
Hospitals						P									P	P
Neighborhood assisted residences with six (6) or fewer residents		P	P				P								P	P
Neighborhood boat launches																
Nonsecure residential drug and alcohol rehabilitation and treatment facilities																P
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance																
Places of worship	P	P	P	P	P	P				P	P				P	P
Post offices	P	P	P	P	P	P				P					P	P
Protective and emergency services	P	P	P	P	P	P	P	P	P	P	P	P			P	P
Public libraries	P	P	P	P	P	P				P					P	P
Public parks and recreation areas, active	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Public parks and recreation areas, passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public vehicle storage and maintenance	P														P	P
Recycling drop-off centers	P	P	P	P	P	P	P	P	P	P	P	P			P	P
Residential care facilities		P	P	P	P										P	P
Solid waste disposal areas												P				P
Utilities	P	P	P	P	P	P	P	P	P	P	P	P			P	P
<i>Commercial and Business Uses</i>																
Adult business										P	P	P				
Ancillary retail use	P	P	P													
Bed and breakfast inns	P	P	P	P	P		P	P								
Business and professional offices	P	P	P	P	P	P	P	P	P	P	P					
Campgrounds													P			
Commercial amusements, indoor				P	P	P	P	P	P							
Commercial amusements, outdoor						P	P	P	P							
Commercial day care				P	P	P	P	P	P	P	P				P	P
Construction industry trades				P	P	P				P	P	P				
Construction sales and services				P	P	P				P	P	P				
Family day care		P	P													
Financial institutions	P	P	P	P	P	P				P	P					
Flea markets						P				P	P					
Funeral homes				P	P	P									P	P
General retail sales and services					P	P				P						
Golf courses															P	P
Golf driving ranges						P				P					P	P

Hotels, motels, resorts and spas				P	P	P	P	P	P	P						
Kennels, commercial						P			P	P	P					P
Limited retail sales and services				P	P	P	P	P	P							
Marinas, commercial					P	P	P	P				P				
Marine education and research							P	P						P		P
Medical services	P	P	P	P	P	P			P							
Pain management clinics				P		P			P							
Parking lots and garages				P	P	P								P		P
Recreational vehicle parks				P	P	P	P	P				P				
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance		P	P													
Residential storage facilities	P	P	P	P	P	P			P	P						
Restaurants, convenience, with drive-through facilities						P			P							
Restaurants, convenience, without drive-through facilities				P	P	P	P	P								
Restaurants, general				P	P	P	P	P	P	P						
Shooting ranges																
Shooting ranges, indoor				P	P	P			P	P	P			P		P
Shooting ranges, outdoor																P
Trades and skilled services						P	P	P	P	P	P					
Vehicular sales and service						P			P	P						
Vehicular service and maintenance						P			P	P	P					
Veterinary medical services				P	P	P			P	P	P					
Wholesale trades and services						P		P	P	P	P					
<i>Transportation, Communication and Utilities Uses</i>																
Airstrips																
Airports, general aviation										P	P					
Truck stop/travel center											P					
<i>Industrial Uses</i>																
Biofuel facility										P	P					
Composting, where such use was approved or lawfully established prior to March 1, 2003																
Extensive impact industries								P		P	P					
Limited impact industries								P	P	P	P					
Mining											P					
Salvage yards										P	P					P
Yard trash processing											P					P
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002									P	P						
<i>Life Science, Technology and Research (LSTAR) Uses</i>																
Biomedical research	P	P	P	P	P	P			P	P	P			P		P
Bioscience research	P	P	P	P	P	P			P	P	P			P		P
Computer and electronic components research and assembly	P	P	P	P	P	P			P	P	P			P		P
Computer and electronic products research and assembly	P	P	P	P	P	P			P	P	P			P		P
Computer programming/software research	P	P	P	P	P	P			P	P	P			P		P
Computer system design	P	P	P	P	P	P			P	P	P			P		P
Electromedical apparatus research and assembly	P	P	P	P	P	P			P	P	P			P		P
Electronic equipment research and assembly	P	P	P	P	P	P			P	P	P			P		P
Laser research and assembly	P	P	P	P	P	P			P	P	P			P		P
Lens research	P	P	P	P	P	P			P	P	P			P		P
Management, scientific and technical services	P	P	P	P	P	P			P	P	P			P		P

Marine Research	P	P	P	P	P	P		P	P	P	P			P	P
Medical and dental labs	P	P	P	P	P	P			P	P	P			P	P
Medical equipment assembly	P	P	P	P	P	P			P	P	P			P	P
Optical equipment assembly	P	P	P	P	P	P			P	P	P			P	P
Optical instruments assembly	P	P	P	P	P	P			P	P	P			P	P
Optoelectronics assembly	P	P	P	P	P	P			P	P	P			P	P
Pharmaceutical products research	P	P	P	P	P	P			P	P	P			P	P
Precision instrument assembly	P	P	P	P	P	P			P	P	P			P	P
Professional, scientific and technical services	P	P	P	P	P	P			P	P	P			P	P
Reproducing magnetic and optical media	P	P	P	P	P	P			P	P	P			P	P
Research and development laboratories and facilities, including alternative energy	P	P	P	P	P	P			P	P	P			P	P
Scientific and technical consulting services	P	P	P	P	P	P			P	P	P			P	P
Simulation training	P	P	P	P	P	P			P	P	P			P	P
Technology centers	P	P	P	P	P	P			P	P	P			P	P
Telecommunications research	P	P	P	P	P	P			P	P	P			P	P
Testing laboratories	P	P	P	P	P	P			P	P	P			P	P
<i>Targeted Industries Business (TIB) Uses</i>															
Aviation and aerospace manufacturing									P	P	P				
Business-to-business sales and marketing	P	P	P	P	P	P			P	P	P				
Chemical manufacturing									P	P	P				
Convention centers					P	P			P	P	P			P	P
Credit bureaus	P	P	P	P	P	P			P	P	P			P	P
Credit intermediation and related activities	P	P	P	P	P	P			P	P	P			P	P
Customer care centers	P	P	P	P	P	P			P	P	P			P	P
Customer support	P	P	P	P	P	P			P	P	P			P	P
Data processing services	P	P	P	P	P	P			P	P	P			P	P
Electrical equipment and appliance component manufacturing									P	P	P				
Electronic flight simulator manufacturing									P	P	P				
Fiber optic cable manufacturing									P	P	P				
Film, video, audio and electronic media production and postproduction	P	P	P	P	P	P			P	P	P			P	P
Food and beverage products manufacturing									P	P	P				
Funds, trusts and other financial vehicles	P	P	P	P	P	P			P	P	P			P	P
Furniture and related products manufacturing									P	P	P				
Health and beauty products manufacturing									P	P	P				
Information services and data processing	P	P	P	P	P	P			P	P	P			P	P
Insurance carriers	P	P	P	P	P	P			P	P	P			P	P
Internet service providers, web search portals	P	P	P	P	P	P			P	P	P			P	P
Irradiation apparatus manufacturing									P	P	P				
Lens manufacturing									P	P	P				
Machinery manufacturing									P	P	P				
Management services	P	P	P	P	P	P			P	P	P			P	P
Marine and marine related manufacturing								P	P	P	P				
Metal manufacturing									P	P	P				
National, international and regional headquarters	P	P	P	P	P	P			P	P	P			P	P
Nondepository credit institutions	P	P	P	P	P	P			P	P	P			P	P
Offices of bank holding companies	P	P	P	P	P	P			P	P	P			P	P
On-line information services	P	P	P	P	P	P			P	P	P			P	P
Performing arts centers				P	P	P			P	P	P			P	P

Plastics and rubber products manufacturing									P	P	P				
Printing and related support activities									P	P	P				
Railroad transportation									P	P	P				
Reproducing magnetic and optical media manufacturing									P	P	P				
Securities, commodity contracts	P	P	P	P	P	P			P	P	P			P	P
Semiconductor manufacturing									P	P	P				
Simulation training	P	P	P	P	P	P			P	P	P			P	P
Spectator sports					P	P			P	P	P			P	P
Surgical and medical instrument manufacturing									P	P	P				
Technical support	P	P	P	P	P	P			P	P	P			P	P
Telephonic and on-line business services	P	P	P	P	P	P			P	P	P			P	P
Textile mills and apparel manufacturing									P	P	P				
Transportation air									P	P	P				
Transportation equipment manufacturing									P	P	P				
Transportation services						P			P	P	P				
Transaction processing	P	P	P	P	P	P			P	P	P			P	P
Trucking and warehousing									P	P	P				
Wood and paper product manufacturing									P	P	P				

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 891, pt. 1, 2-22-2011; Ord. No. 970, pt. 1, 4-7-2015; Ord. No. 1014, pt. 2, 12-6-2016; Ord. No. 1045, pt. 1, 1-9-2018)

Development standards

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division. The development standards in the following table are consistent with the minimum lot size and minimum open space requirements of the Residential Estate Density future land use designation. Please see excerpts below:

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

A	PC	—	—	—	—	45	30	40	—
A	PS-1	10,000	80	—	—	45	40	40	—
A	PS-2	10,000	80	—	—	45	40	40	—

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 727, pt. 1, 10-24-2006; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 937, pt. 1, 8-6-2013; Ord. No. 1014, pt. 2, 12-6-2016)

**TABLE 3.12.2.
STRUCTURE SETBACKS**

C A T	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	PR	25	25	25	25	20	20	30	40	10	10	20	30
A	PC	25	25	25	25	20	20	30	40	10	10	20	30
A	PS-1	25	25	25	25	20	20	30	40	10	10	20	30
A	PS-2	25	25	25	25	20	20	30	40	10	10	20	30
A	PR	25	25	25	25	20	20	30	40	10	10	20	30
A	PC	25	25	25	25	20	20	30	40	10	10	20	30
A	PS-1	25	25	25	25	20	20	30	40	10	10	20	30
A	PS-2	25	25	25	25	20	20	30	40	10	10	20	30

Standards for Amendments to the Zoning Atlas

1. The Comprehensive Growth Management Plan (CGMP) requires that Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016).
2. The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides the following “Standards for amendments to the Zoning Atlas.”

“The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.”

3. The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,

As described earlier in this report, the PS-2 and PC zoning districts implement the Institutional General and Institutional Conservation future land use designations.

b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and,

The 51.2-acre lot size exceeds the minimum lot size for the PS-2 and PC zoning districts. Any proposed building permits on the site must comply with all applicable land development regulations.

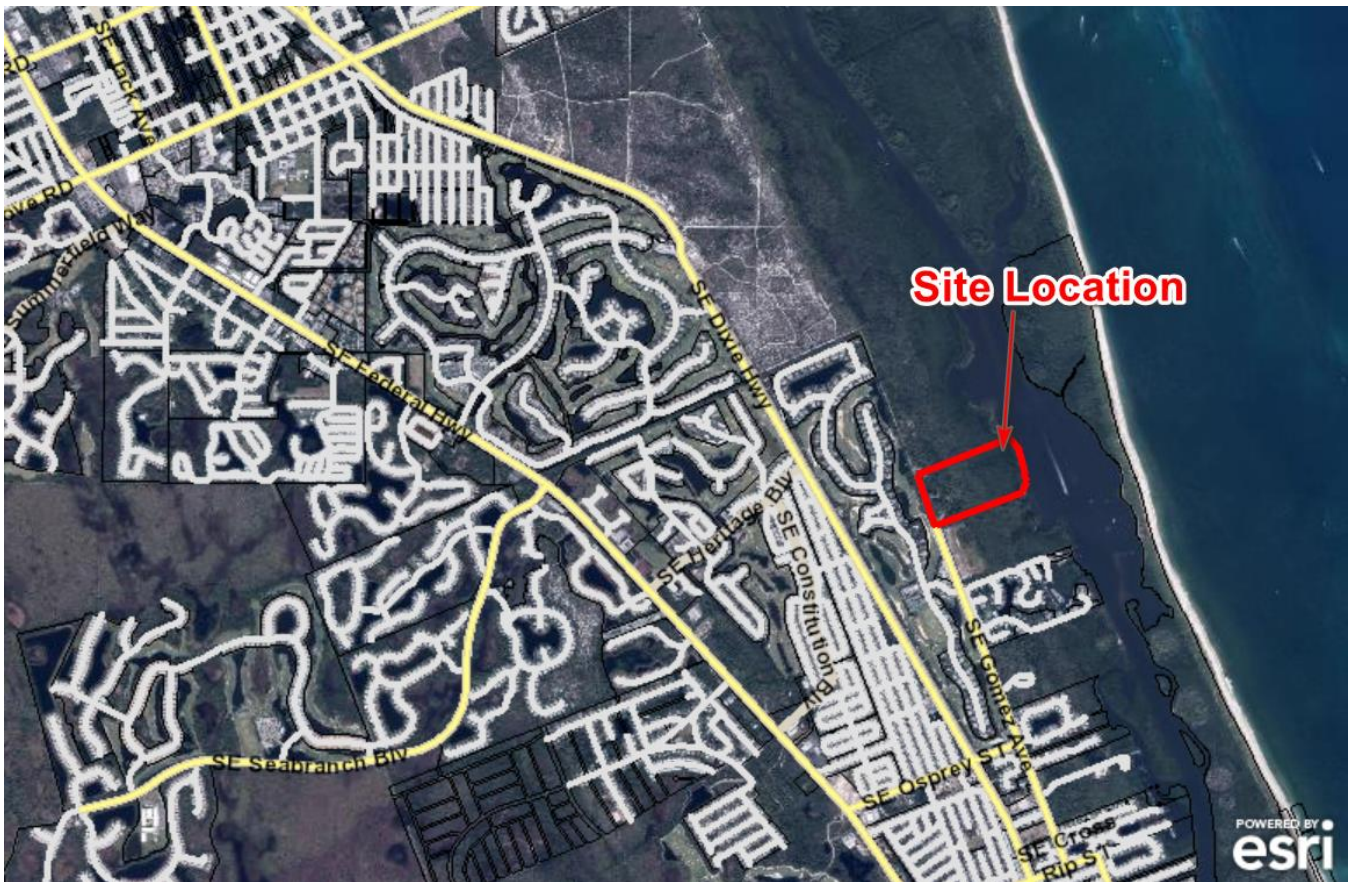
c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,

The PC and PS-2 zoning districts are consistent with PC and PS-2 zoning districts on CPA 21-04 to the south. The PS-2 permits dredge removal operations.

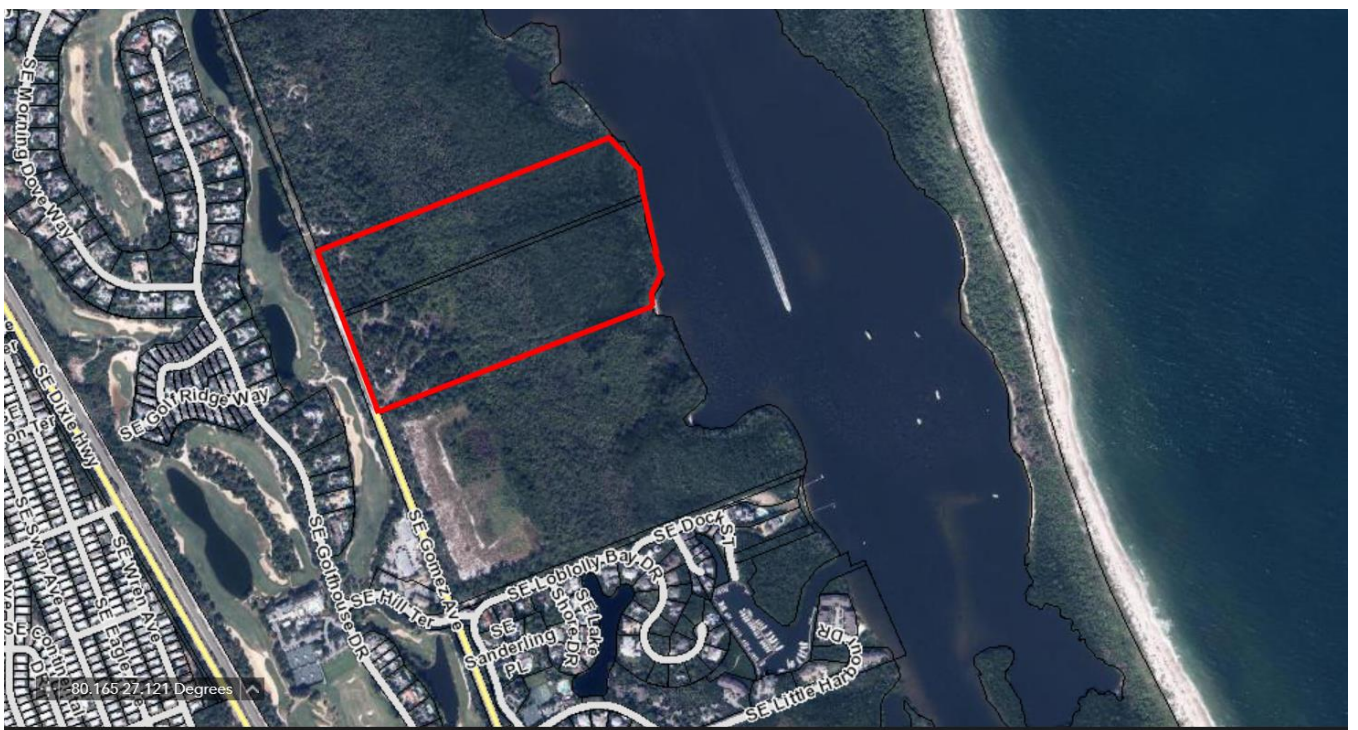
d. Whether and to what extent there are documented changed conditions in the area; and,

The requested zoning district of PC and PS-2 is consistent with the proposed Institutional, General and Institutional, Conservation future land use designations and the currently existing development associated with the areas adjacent to, and within proximity of, the subject site. This site is located within the primary urban service district and the infrastructure needed to support and provide services to the existing and proposed development in this local area are available. Development that has occurred historically and recently surrounding the site is in conformance with the Institutional, General and Institutional, Conservation land use designated for the area. Any development proposed on the property in conformance with the Institutional, General and Institutional, Conservation future land use designations and the PC and PS-2 zoning districts will be required to meet the County development standards. Therefore, the proposed PC and PS-2 zoning is compatible with the existing historical uses and the current contemporaneous development pattern and is appropriate for this property.

Location Map



Subject Site 2021 Aerial



- e. *Whether and to what extent the proposed amendment would result in demands on public facilities; and,*

The subject property is located within the Primary Urban Services District of the County. As such, the full range of urban services at service levels established by the CGMP is available or must be made available for any uses that are planned for the property. Water and wastewater services to the site are already provided to the existing site by Martin County Utilities, the regional service provider for this area of the County.

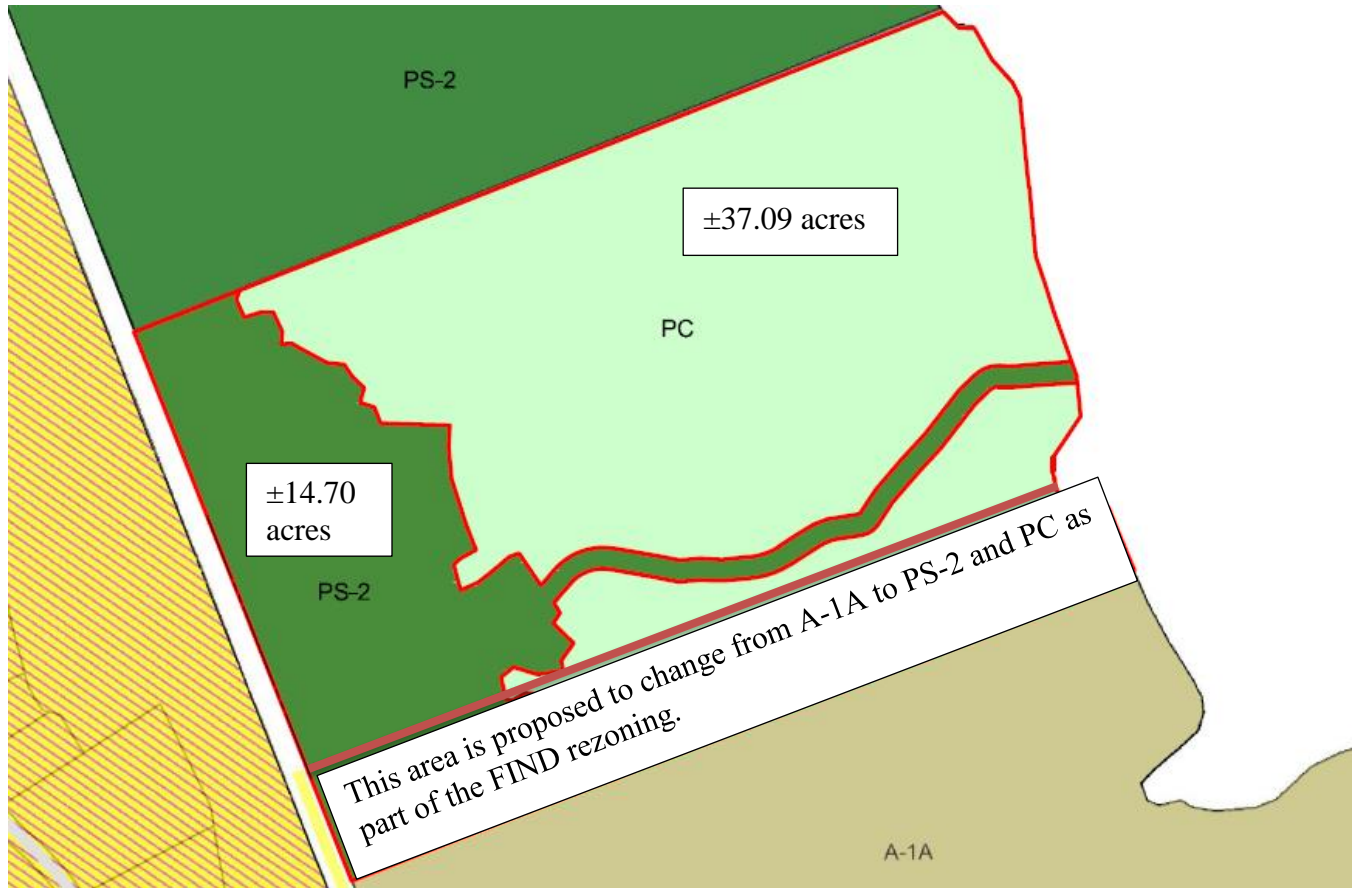
- f. *Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources; and,*

The land use pattern that has been established and recognized on the Future Land Use Map (FLUM) of the CGMP for development contains residential land uses within proximity to the subject parcel. The rezoning to PC and PS-2 districts would be consistent with the Institutional, General and Institutional, Conservation Future Land Use provisions and provide the opportunity for the residential use of the property. This development pattern is well established adjacent to, and within the vicinity of, the subject parcel and the extension of this pattern to the subject property through the assignment of the requested RE-1/2A zoning district is suitable, contemplated and supported by the CGMP.

Current Zoning Atlas



Proposed Zoning Atlas



Zoning district designations of abutting properties:

To the north:	PS-2
To the south:	A-1A
To the east:	N/A
To the west:	PUD-R

Future Land Use Map Excerpt



g. Consideration of the facts presented at the public hearings.

CPA 21-05 and this concurrent rezoning have not been presented at a public hearing yet.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The rezoning process does not include a site plan review; therefore departments related to site plan review were not included in this rezoning staff report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Glenn Rosado	288-5930	Pending
G	Development Review	Glenn Rosado	288-5930	Pending
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Glenn Rosado	288-5930	Exempt

The choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) is asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2.E.1., Land Development Regulations (LDR), Martin County Code (MCC).

D. Review Board action

A review and recommendation is required on this application from the Local Planning Agency (LPA). Final action on this application is required by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be advertised public hearings.

E. Location and site information

Location: 51.79 acres, located at S.E. Gomez Avenue.

Existing zoning:	IZ and E1
Future land use:	Residential Estate Density 2upa
Commission district:	District 3
Community redevelopment area:	N/A
Municipal service taxing unit:	District 3
Planning area:	

F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

Additional Information:

Changes to the zoning atlas do not authorize any development activity. Criteria associated with this area of review are applied in conjunction with site plan review processes. Any specific department issues will be addressed at such time as development of the subject site is proposed.

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

See section G. above.

I. Determination of compliance with the property management requirements – Engineering Department

See section G. above.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

See section G. above.

K. Determination of compliance with transportation requirements - Engineering Department

See section G. above.

L. Determination of compliance with county surveyor - Engineering Department

See section G. above.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

See section G. above.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

See section G. above.

O. Determination of compliance with utilities requirements - Utilities Department

See section G. above.

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

See section G. above.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

See section G. above.

R. Determination of compliance with Martin County Health Department and Martin County School Board

See section G. above.

S. Determination of compliance with legal requirements - County Attorney's Office

Review is ongoing.

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve

consistency with the Comprehensive Growth Management Plan;

D. Boundary plats which permit no site development.

U. Post-approval requirements

Not applicable.

V. Local, State, and Federal Permits

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

W. Fees

Not applicable.

X. General application information

Applicant: Loblolly Community Service Corporation Property

Y. Acronyms

ADA..... Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Figures/Attachments

Figures within the report:

Figure 1, Location Map

Figure 2, Subject Site 2021 Aerial

Figure 3, Current Zoning Atlas, IZ, and E1

Figure 4, Proposed Zoning Atlas, PC, PS-2



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: Loblolly Community Service Corporation Zoning Change

Brief Project Description:

Loblolly Community Service Corporation (LCSC) will be conducting an exchange of property with the Florida Inland Navigation District (FIND). The LCSC property consists of approximately 51.82-acres of land with a land use designation of Estate Density. The FIND property consists of approximately 64.3- acres with a land use of conservation. The LCSC plans to transfer 51.82-acres of that property to FIND, which will result in an even swap of upland area, land use and zoning. As part of that transfer LCSC is requesting to modify the 51.82-acre portion to a Conservation land use. This application is requesting a change to the zoning from IZ and E-1 to PC to be consistent with the requested Conservation land use.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: June 17, 2020

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: Not Applicable

Previous Project Name if applicable: Not Applicable

Parcel Control Number(s)

34-38-42-000-036-00000-5

34-38-42-000-037-00000-3

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Loblolly Community Service Corp

Company Representative: Brent Hanlon

Address: 7407 SE Hill Terrace

City: Hobe Sound, State: FL Zip: 33455

Phone: (772) 349-0656 Email: bhanlon@loblollyinfo.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as Property Owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Doug Fitzwater

Address: 701 East Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: dfitzwater@lucidodesign.com

Contract Purchaser (Name or Company): Not applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Northstar Geomatics

Company Representative: Greg Fleming

Address: 617 NW Baker Road

City: Stuart, State: FL Zip: 34996

Phone: 772-781-6400 Email: gregf@nsgeo.com

Civil Engineer (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O'Rourke Engineering & Planning

Company Representative: Susan E. O'Rourke, P.E.

Address: 22 SE Seminole Street

City: Stuart, State: FL Zip: 34994

Phone: 7727817918 Email: seorourke@comcast.net

Architect (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Becker & Poliakoff

Company Representative: Jane L. Cornett

Address: 759 SW Federal Highway

City: Stuart, State: FL Zip: 34994

Phone: 772-403-8955 Email: JCornett@beckerlawyers.com

Environmental Planner (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Doug Fitzwater
Applicant Signature

2-4-21
Date

Doug Fitzwater
Printed Name

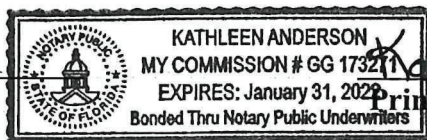
NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 4 day of February, 20 21, by Doug Fitzwater.

☒ He or She ☒ is personally known to me or ☒ has produced _____ as identification.

Kathleen Anderson
Notary Public Signature



Kathleen Anderson
Printed name

STATE OF: Florida at-large

Exhibit A

LEGAL DESCRIPTION

A PARCEL OF LAND IN LOTS 35, 36, AND 37 ACCORDING TO THE PLAT OF THE GOMEZ GRANT AS RECORDED IN PLAT BOOK "B" PAGE 51 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND RE-RECORDED IN PLATBOOK 1 PAGE 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 36 OF SAID GOMEZ GRANT; THENCE N 21°36'27" W ALONG THE WEST LINE OF LOT 36 OF SAID GOMEZ GRANT, A DISTANCE OF 660.01 FEET TO THE NORTHWEST CORNER OF LOT 36 OF SAID GOMEZ GRANT; THENCE N 21°54'53" W, A DISTANCE OF 33.07 FEET TO THE SOUTHWEST CORNER OF LOT 37 OF SAID GOMEZ GRANT; THENCE N 21°34'50" W ALONG THE WEST LINE OF LOT 37 OF SAID GOMEZ GRANT, A DISTANCE OF 424.13 FEET; THENCE DEPARTING THE WEST LINE OF LOT 37 OF SAID GOMEZ GRANT N 68°25'55" E, A DISTANCE OF 261.41 FEET; THENCE S 16°22'40" W, A DISTANCE OF 21.23 FEET; THENCE S 23°48'04" E, A DISTANCE OF 45.93 FEET; THENCE N 71°38'54" E, A DISTANCE OF 40.75 FEET; THENCE S 88°40'56" E, A DISTANCE OF 28.93 FEET; THENCE S 26°40'33" E, A DISTANCE OF 49.52 FEET; THENCE S 06°50'30" W, A DISTANCE OF 30.08 FEET; THENCE N 86°08'33" E, A DISTANCE OF 25.44 FEET; THENCE S 59°16'35" E, A DISTANCE OF 26.29 FEET; THENCE S 61°35'51" E, A DISTANCE OF 68.21 FEET; THENCE S 83°51'01" E, A DISTANCE OF 40.07 FEET; THENCE S 33°57'58" E, A DISTANCE OF 33.68 FEET; THENCE S 48°09'32" E, A DISTANCE OF 38.80 FEET; THENCE S 15°39'30" W, A DISTANCE OF 36.80 FEET; THENCE S 73°00'43" E, A DISTANCE OF 34.28 FEET; THENCE S 21°41'10" E, A DISTANCE OF 40.40 FEET; THENCE S 88°00'30" E, A DISTANCE OF 162.38 FEET; THENCE S 02°01'42" W, A DISTANCE OF 49.89 FEET; THENCE S 04°30'37" E, A DISTANCE OF 74.76 FEET; THENCE S 18°10'42" E, A DISTANCE OF 109.57 FEET; THENCE S 20°57'40" E, A DISTANCE OF 66.99 FEET; THENCE S 60°54'31" W, A DISTANCE OF 43.99 FEET; THENCE S 44°00'08" W, A DISTANCE OF 19.86 FEET; THENCE S 14°28'44" E, A DISTANCE OF 61.11 FEET; THENCE N 66°35'29" E, A DISTANCE OF 45.32 FEET; THENCE N 51°03'01" E, A DISTANCE OF 41.07 FEET; THENCE N 50°52'06" E, A DISTANCE OF 53.68 FEET; THENCE N 68°13'57" E, A DISTANCE OF 24.69 FEET; THENCE S 33°32'47" E, A DISTANCE OF 90.82 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 110.36 FEET; THE CHORD OF WHICH BEARS N 46°11'30" E, WITH A CHORD DISTANCE OF 3.09; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'12", FOR A DISTANCE OF 3.09 FEET; THENCE N 41°03'33" E, A DISTANCE OF 44.98 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 150.19 FEET; THE CHORD OF WHICH BEARS N 69°58'06" E, WITH A CHORD DISTANCE OF 147.93; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°00'29", FOR A DISTANCE OF 154.68 FEET; THENCE S 80°31'40" E, A DISTANCE OF 101.44 FEET; THENCE S 79°00'44" E, A DISTANCE OF 56.40 FEET; THENCE N 85°58'52" E, A DISTANCE OF 48.16 FEET; THENCE S 88°02'50" E, A DISTANCE OF 51.97 FEET; THENCE N 84°39'13" E, A DISTANCE OF 61.94 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 160.27 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°14'37", A DISTANCE OF 76.21 FEET; THENCE N 57°24'36" E, A DISTANCE OF 53.81 FEET; THENCE N 58°02'25" E, A DISTANCE OF 42.52 FEET; THENCE N 68°23'18" E, A DISTANCE OF 35.35 FEET; THENCE N 80°59'09" E, A DISTANCE OF 73.79 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 5.47 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°15'07", A DISTANCE OF 4.51 FEET; THENCE N 33°44'02" E, A DISTANCE OF 66.63 FEET; THENCE N 40°56'01" E, A DISTANCE OF 97.75 FEET; THENCE N 42°38'31" E, A DISTANCE OF 75.44 FEET; THENCE N 37°54'27" E, A DISTANCE OF 130.89 FEET; THENCE N 46°00'14" E, A DISTANCE OF 50.24 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 79.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°16'00", A DISTANCE OF 64.32 FEET; THENCE S 87°43'45" E, A DISTANCE OF 28.84 FEET; THENCE N 84°45'30" E, A DISTANCE OF 63.81 FEET; THENCE N 86°16'56" E, A DISTANCE OF 57.97 FEET TO THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY; THENCE S 19°36'12" E ALONG THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 46.20 FEET; THENCE S 04°21'13" W, A DISTANCE OF 5.62 FEET; THENCE DEPARTING THE MEAN HIGH WATER LINE OF

(legal description continued on sheet 2)



**NORTHSTAR
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(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

1
OF 10

PROJECT NO.

20-046.1

(legal description continued from sheet 1)

THE INTRACOASTAL WATERWAYS 86°16'56" W, A DISTANCE OF 69.16 FEET; THENCE S 84°45'30" W, A DISTANCE OF 66.43 FEET; THENCE N 87°43'45" W, A DISTANCE OF 32.12 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 29.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°16'00", A DISTANCE OF 23.95 FEET; THENCE S 46°00'14" W, A DISTANCE OF 46.71 FEET; THENCE S 37°54'27" W, A DISTANCE OF 129.42 FEET; THENCE S 42°38'31" W, A DISTANCE OF 76.76 FEET; THENCE S 40°56'01" W, A DISTANCE OF 93.86 FEET; THENCE S 33°44'02" W, A DISTANCE OF 63.49 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 55.47 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°15'07", A DISTANCE OF 45.74 FEET; THENCE S 80°59'09" W, A DISTANCE OF 68.27 FEET; THENCE S 68°23'18" W, A DISTANCE OF 25.30 FEET; THENCE S 58°02'25" W, A DISTANCE OF 37.72 FEET; THENCE S 57°24'36" W, A DISTANCE OF 53.53 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 210.27 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°14'37", A DISTANCE OF 99.98 FEET; THENCE S 84°39'13" W, A DISTANCE OF 65.12 FEET; THENCE N 88°02'50" W, A DISTANCE OF 52.55 FEET; THENCE S 85°58'52" W, A DISTANCE OF 52.14 FEET; THENCE N 79°00'44" W, A DISTANCE OF 62.33 FEET; THENCE N 80°31'40" W, A DISTANCE OF 100.77 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 100.19 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°08'29", A DISTANCE OF 103.42 FEET; THENCE S 41°03'33" W, A DISTANCE OF 46.98 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 160.36 FEET; THE CHORD OF WHICH BEARS S 46°42'20" W, WITH A CHORD DISTANCE OF 11.49; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°06'27", FOR A DISTANCE OF 11.50 FEET; THENCE S 31°49'10" E, A DISTANCE OF 28.63 FEET; THENCE S 32°01'12" W, A DISTANCE OF 29.23 FEET; THENCE S 45°32'55" E, A DISTANCE OF 65.95 FEET; THENCE S 34°49'25" W, A DISTANCE OF 50.57 FEET; THENCE S 13°27'02" E, A DISTANCE OF 25.31 FEET; THENCE S 83°20'29" W, A DISTANCE OF 61.52 FEET; THENCE N 72°58'15" W, A DISTANCE OF 60.00 FEET; THENCE S 49°39'21" W, A DISTANCE OF 37.84 FEET; THENCE S 13°27'43" E, A DISTANCE OF 51.63 FEET; THENCE S 71°18'14" E, A DISTANCE OF 13.75 FEET; THENCE N 59°58'20" E, A DISTANCE OF 37.03 FEET; THENCE S 81°52'43" E, A DISTANCE OF 18.48 FEET; THENCE S 13°49'12" E, A DISTANCE OF 61.62 FEET; THENCE S 23°44'33" E, A DISTANCE OF 50.25 FEET; THENCE S 02°50'36" E, A DISTANCE OF 53.55 FEET; THENCE S 31°41'33" E, A DISTANCE OF 53.45 FEET; THENCE S 64°18'53" W, A DISTANCE OF 114.85 FEET; THENCE S 68°53'35" W, A DISTANCE OF 100.57 FEET; THENCE S 06°47'33" E, A DISTANCE OF 30.05 FEET; THENCE S 68°24'31" W, A DISTANCE OF 318.31 FEET TO THE WEST LINE OF LOT 35 OF SAID GOMEZ GRANT; THENCE N 21°36'50" W ALONG THE WEST LINE OF LOT 35 OF SAID GOMEZ GRANT, A DISTANCE OF 265.66 FEET TO THE SOUTHWEST CORNER OF LOT 36 OF SAID GOMEZ GRANT AND THE POINT OF BEGINNING.

CONTAINING 777,940.35 SQUARE FEET OR 17.859053 ACRES MORE OR LESS.



**NORTHSTAR
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SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

2

OF 10

PROJECT NO.

20-046.1

SURVEYOR'S NOTES

1. BEARING BASIS IS THE WEST LINE OF LOT 35, GOMEZ GRANT PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH, NOW MARTIN COUNTY, FLORIDA HAVING A BEARING OF NORTH 21°36'50" WEST
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 15 SHEETS, WITH SHEETS 6 THROUGH 15 BEING THE SKETCH OF DESCRIPTION.
4. 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.

LEGEND

CB = CHORD BEARING
CD = CHORD DISTANCE
COR. = CORNER
D = DELTA
DB = DEED BOOK
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
L = ARC LENGTH
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PCN = PARCEL CONTROL NUMBER
PI = POINT OF INTERSECTION
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PT = POINT OF TANGENCY
R = RADIUS
R/W = RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

FRANK VELDHUIS, P.S.M.
FLORIDA REGISTRATION NO. 6582

DATE



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SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

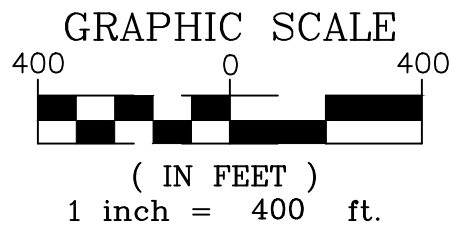
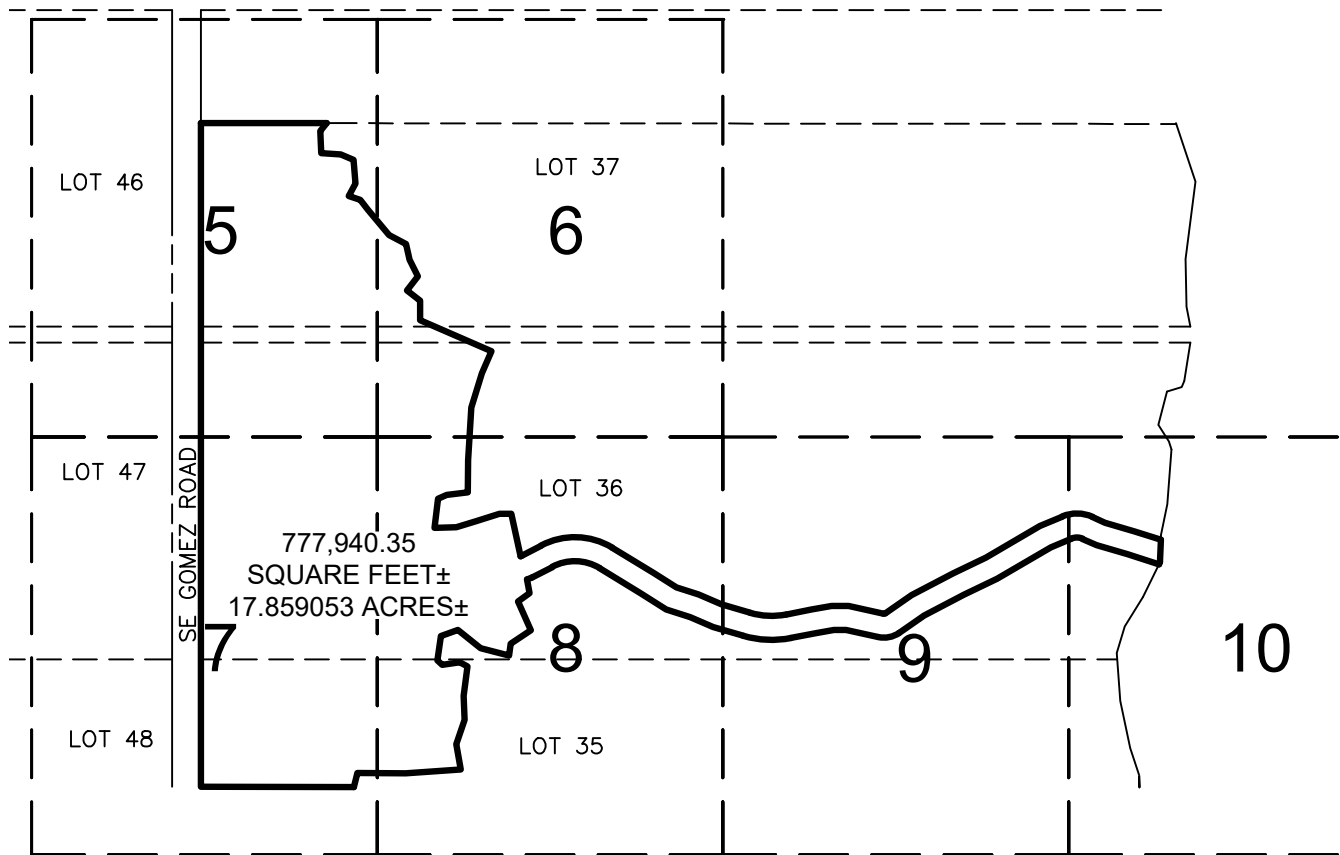
3

OF 10

PROJECT NO.

20-046.1

SHEET INDEX



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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

4

OF 10

PROJECT NO.

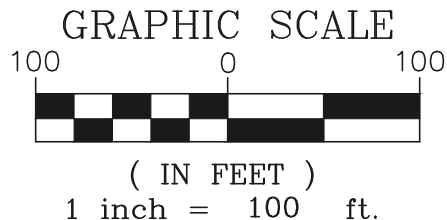
20-046.1

LOT 46, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000042000003; ORB 2610, PAGE 0223, ORG
 1498 PAGE 962, ORB 1534, PAGE 2431, ORB 1554 PAGE
 2451, ORG 1621 PAGE 717, ORG 1996, PAGE 2220, ORG
 1046, PAGE 2380, ORG 814, PAGE 1291, ORG 1380,
 PAGE 1811, ORG 833, PAGE 2662
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA



60' RIGHT OF WAY, SE GOMEZ ROAD
 PLATTED FIRST AVENUE GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA

10TH STREET (VACATED)
 ORB 620, PAGE 1955



WEST LINE OF LOT 37

N21°34'50"W
 424.13'

N21°54'53"W
 33.07'

N21°36'27"W
 660.01'

WEST LINE OF LOT 36

N68°25'55"E
 261.41'

S16°22'40"W
 21.23'

S23°48'04"E
 45.93'

N71°38'54"E
 40.75'

S26°40'33"E
 49.52'

S06°50'30"W
 30.08'

N86°08'33"E
 25.44'

S59°16'35"E
 26.29'

S61°35'51"E
 68.21'

777,940.35 SQUARE FEET±
 17.859053 ACRES±

LOT 37, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000037000003; ORB 2610, PAGE 0223
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

SW CORNER
 LOT 37

LOT 37

10TH STREET (VACATED) ORB 3261 PG 1394-1407

LOT 36

NW CORNER
 LOT 36

LOT 36, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA
 PID: 343842000036000005; ORB 3120, PAGE 1418
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 7



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SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

5

OF 10

PROJECT NO.

20-46.1

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7

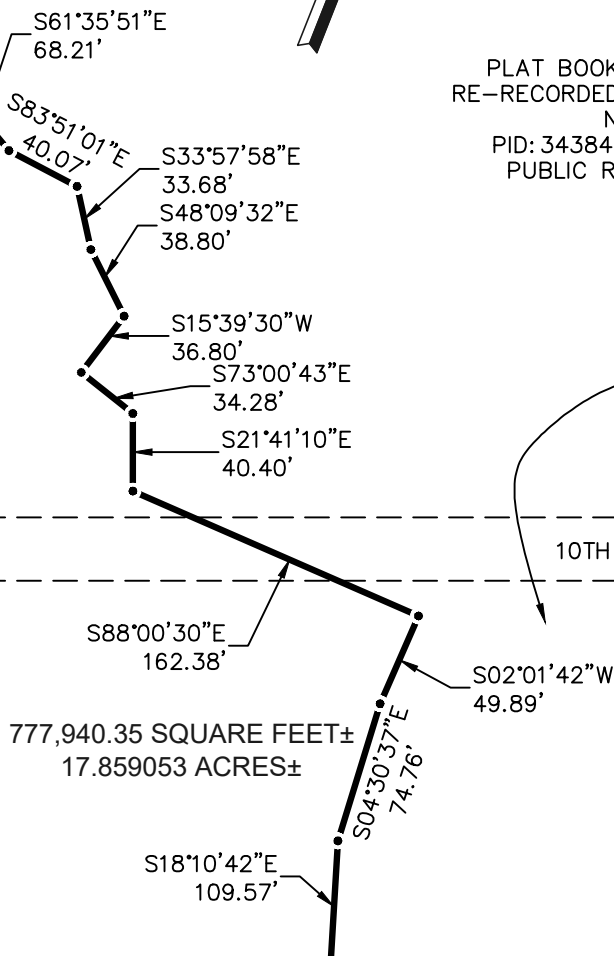
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PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
NOW MARTIN COUNTY, FLORIDA
PID: 343842000037000003; ORB 2610, PAGE 0223
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LOT 36, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
NOW MARTIN COUNTY, FLORIDA
PID: 343842000036000005; ORB 3120, PAGE 1418
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

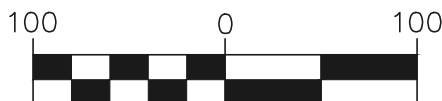
LOT 37

10TH STREET (VACATED) ORB 3261 PG 1394-1407

LOT 36



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

MATCH LINE SEE SHEET 8



**NORTHSTAR
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SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

6

OF 10

PROJECT NO.

20-46.1

LOT 46 AND 47, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000042000003; ORB 2610, PAGE 0223, ORG
 1498 PAGE 962, ORB 1534, PAGE 2431, ORB 1554 PAGE
 2451, ORG 1621 PAGE 717, ORG 1996, PAGE 2220, ORG
 1046, PAGE 2380, ORG 814, PAGE 1291, ORG 1380,
 PAGE 1811, ORG 833, PAGE 2662
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

60' RIGHT OF WAY, SE GOMEZ ROAD
 PLATTED FIRST AVENUE GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA

N21°36'27"W
 660.01'

WEST LINE OF LOT 36

777,940.35 SQUARE FEET±
 17.859053 ACRES±

LOT 36, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000036000005; ORB 3120, PAGE 1418
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LOT 47
 LOT 48

POINT OF BEGINNING
 SOUTHWEST CORNER OF LOT
 36, GOMEZ GRANT PLAT BOOK
 "B" PAGE 51, DADE COUNTY,
 FLORIDA, RE-RECORDED IN
 PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY,
 FLORIDA

N21°36'50"W
 265.66'

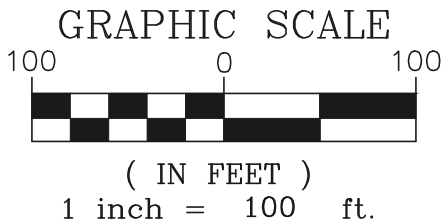
WEST LINE OF LOT 35
 BEARING BASIS

LOT 35, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA
 PID: 343842000030000008;
 RECORDING INFORMATION NOT AVAILABLE

S68°53'35"W
 100.57'

S06°47'33"E
 30.05'

S68°24'31"W
 318.31'



MATCH LINE SEE SHEET 8



**NORTHSTAR
 GEOMATICS**

617 NW BAKER ROAD
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 (772)781-6400 (772)781-6462 FAX
 LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

7

OF 10

PROJECT NO.

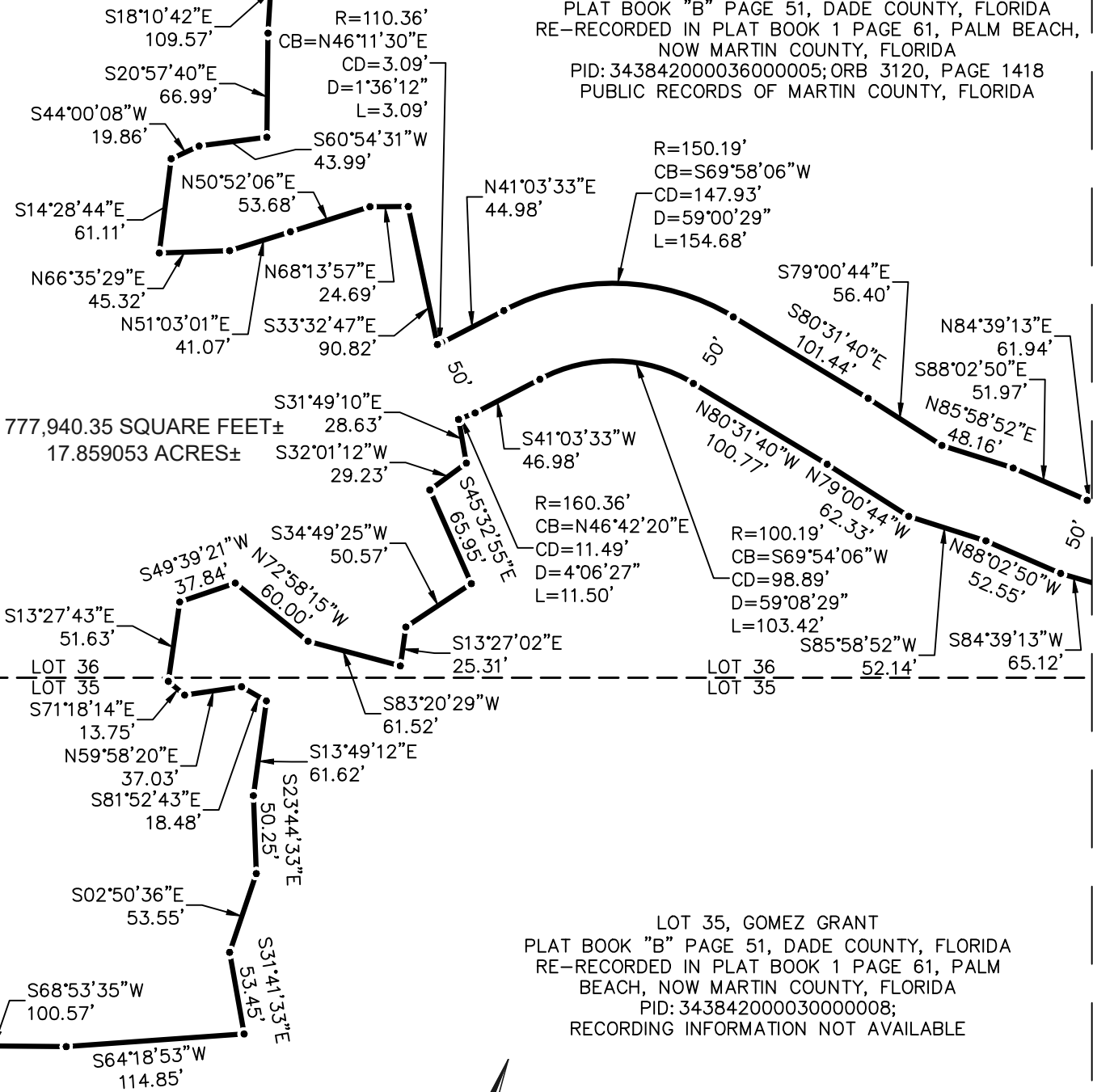
20-46.1

MATCH LINE SEE SHEET 6

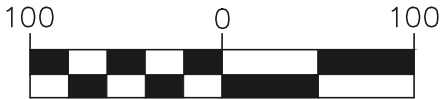
LOT 36, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000036000005; ORB 3120, PAGE 1418
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 9



GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.



LOT 35, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA
 PID: 343842000030000008;
 RECORDING INFORMATION NOT AVAILABLE



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 LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

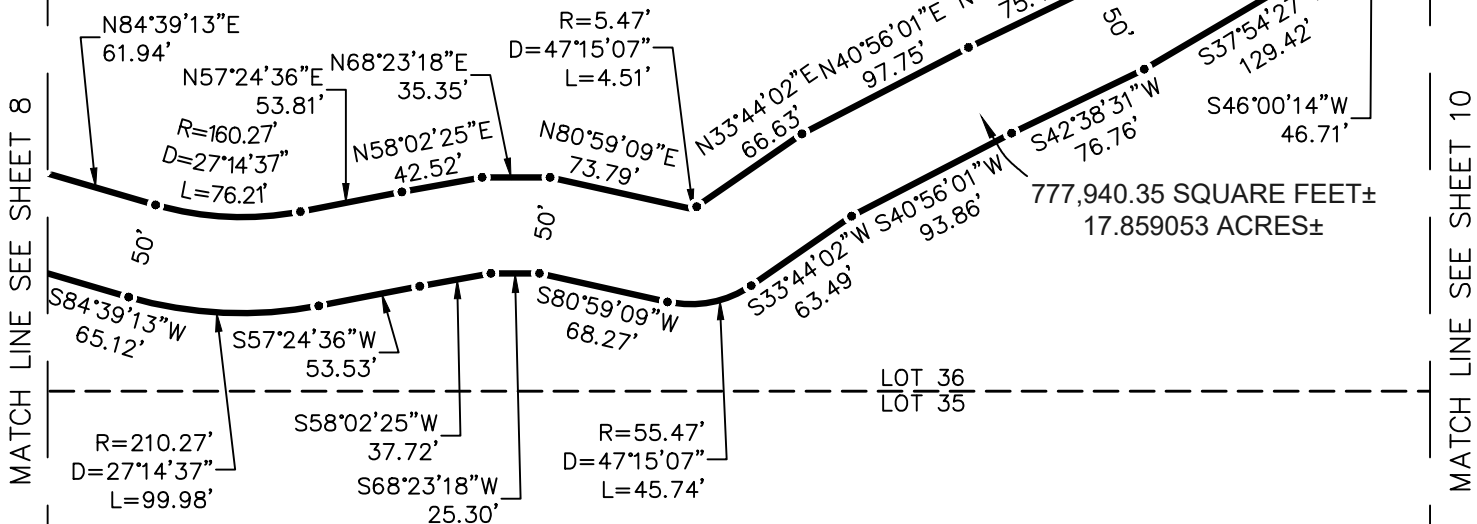
8

OF 10

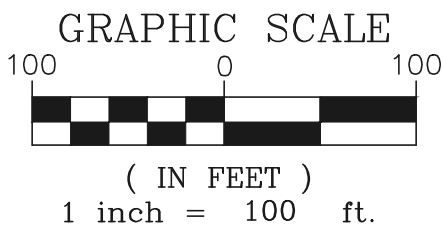
PROJECT NO.

20-46.1

LOT 36, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000036000005; ORB 3120, PAGE 1418
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA



LOT 35, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
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 PID: 343842000030000008;
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 LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

9

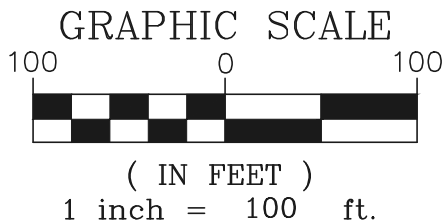
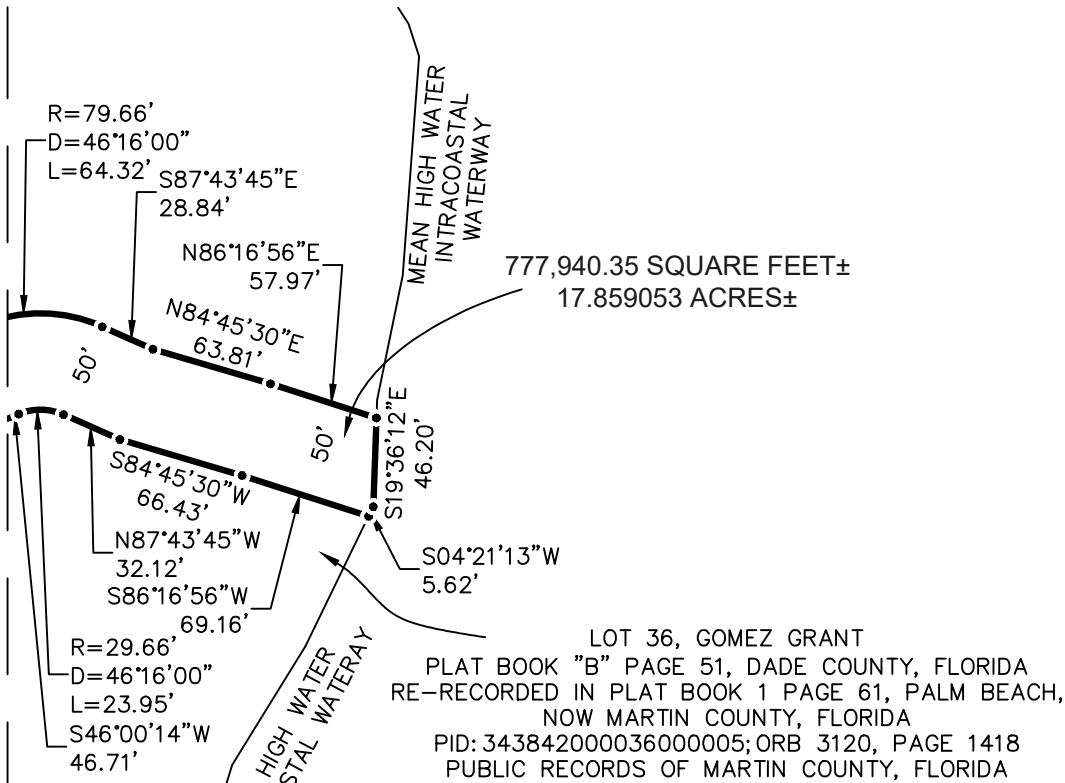
OF 10

PROJECT NO.

20-46.1

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 7



**NORTHSTAR
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SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

10

OF 10

PROJECT NO.

20-46.1

EXHIBIT B

LEGAL DESCRIPTION

A PARCEL OF LAND IN LOTS 36 AND 37 GOMEZ GRANT AS RECORDED IN PLAT BOOK "B" PAGE 51 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND RE-RECORDED IN PLATBOOK 1 PAGE 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 36 OF SAID GOMEZ GRANT; THENCE N 21°36'27" W ALONG THE WESTERLY LINE OF LOT 36 A DISTANCE OF 660.01 FEET TO THE NORTHWEST CORNER OF LOT 36 OF SAID GOMEZ GRANT; THENCE N 21°54'53" W A DISTANCE OF 33.07 FEET TO THE SOUTHWEST CORNER OF LOT 37 OF SAID GOMEZ GRANT; THENCE N 21°34'50" W ALONG THE WESTERLY LINE OF LOT 37 A DISTANCE OF 424.13 FEET; THENCE DEPARTING THE WESTERLY LINE OF LOT 37 N 68°25'55" E A DISTANCE OF 292.39 FEET TO THE POINT OF BEGINNING;

THENCE N 68°25'55" E, A DISTANCE OF 1770.01 FEET TO THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY; THENCE ALONG MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY S 40°07'14" E, A DISTANCE OF 126.93 FEET; THENCE S 14°12'21" E, A DISTANCE OF 162.74 FEET; THENCE S 22°41'28" E, A DISTANCE OF 99.29 FEET; THENCE S 32°44'41" E, A DISTANCE OF 42.11 FEET; THENCE S 21°18'39" E, A DISTANCE OF 33.08 FEET; THENCE S 12°48'09" E, A DISTANCE OF 80.79 FEET; THENCE S 00°05'04" W, A DISTANCE OF 14.21 FEET; THENCE S 52°09'17" W, A DISTANCE OF 32.07 FEET; THENCE S 07°03'06" E, A DISTANCE OF 71.79 FEET; THENCE S 54°15'56" E, A DISTANCE OF 40.77 FEET; THENCE S 39°25'10" E, A DISTANCE OF 17.80 FEET; THENCE S 17°24'34" E, A DISTANCE OF 114.24 FEET; THENCE S 09°56'55" E, A DISTANCE OF 66.29 FEET; THENCE S 19°36'12" E, A DISTANCE OF 9.44 FEET; THENCE DEPARTING THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY S 86°16'56" W, A DISTANCE OF 57.97 FEET; THENCE S 84°45'30" W, A DISTANCE OF 63.81 FEET; THENCE N 87°43'45" W, A DISTANCE OF 28.84 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 79.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°16'00", A DISTANCE OF 64.32 FEET; THENCE S 46°00'14" W, A DISTANCE OF 50.24 FEET; THENCE S 37°54'27" W, A DISTANCE OF 130.89 FEET; THENCE S 42°38'31" W, A DISTANCE OF 75.44 FEET; THENCE S 40°56'01" W, A DISTANCE OF 97.75 FEET; THENCE S 33°44'02" W, A DISTANCE OF 66.63 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 5.47 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°15'07", A DISTANCE OF 4.51 FEET; THENCE S 80°59'09" W, A DISTANCE OF 73.79 FEET; THENCE S 68°23'18" W, A DISTANCE OF 35.35 FEET; THENCE S 58°02'25" W, A DISTANCE OF 42.52 FEET; THENCE S 57°24'36" W, A DISTANCE OF 53.81 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 160.27 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°14'37", A DISTANCE OF 76.21 FEET; THENCE S 84°39'13" W, A DISTANCE OF 61.94 FEET; THENCE N 88°02'50" W, A DISTANCE OF 51.97 FEET; THENCE S 85°58'52" W, A DISTANCE OF 48.16 FEET; THENCE N 79°00'44" W, A DISTANCE OF 56.40 FEET; THENCE N 80°31'40" W, A DISTANCE OF 101.44 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 150.19 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°00'29", A DISTANCE OF 154.68 FEET; THENCE S 41°03'33" W, A DISTANCE OF 44.98 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 110.36 FEET; THE CHORD OF WHICH BEARS S 46°11'30" W, WITH A CHORD DISTANCE OF 3.09; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'12", FOR A DISTANCE OF 3.09 FEET; THENCE N 33°32'47" W, A DISTANCE OF 90.82 FEET; THENCE S 68°13'57" W, A DISTANCE OF 24.69 FEET; THENCE S 50°52'06" W, A DISTANCE OF 53.68 FEET; THENCE S 51°03'01" W, A DISTANCE OF 41.07 FEET; THENCE S 66°35'29" W, A DISTANCE OF 45.32 FEET; THENCE N 14°28'44" W, A DISTANCE OF 61.11 FEET; THENCE N 44°00'08" E, A DISTANCE OF 19.86 FEET; THENCE N 60°54'31" E, A

(legal description continued on sheet 2)



**NORTHSTAR
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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

SHEET NO.

1
OF 12

PROJECT NO.

20-046.1

(legal description continued from sheet 1)

DISTANCE OF 43.99 FEET; THENCE N 20°57'40" W, A DISTANCE OF 66.99 FEET; THENCE N 18°10'42" W, A DISTANCE OF 109.57 FEET; THENCE N 04°30'37" W, A DISTANCE OF 74.76 FEET; THENCE N 02°01'42" E, A DISTANCE OF 49.89 FEET; THENCE N 88°00'30" W, A DISTANCE OF 162.38 FEET; THENCE N 21°41'10" W, A DISTANCE OF 40.40 FEET; THENCE N 73°00'43" W, A DISTANCE OF 34.28 FEET; THENCE N 15°39'30" E, A DISTANCE OF 36.80 FEET; THENCE N 48°09'32" W, A DISTANCE OF 38.80 FEET; THENCE N 33°57'58" W, A DISTANCE OF 33.68 FEET; THENCE N 83°51'01" W, A DISTANCE OF 40.07 FEET; THENCE N 61°35'51" W, A DISTANCE OF 68.21 FEET; THENCE N 59°16'35" W, A DISTANCE OF 26.29 FEET; THENCE S 86°08'33" W, A DISTANCE OF 25.44 FEET; THENCE N 06°50'30" E, A DISTANCE OF 30.08 FEET; THENCE N 26°40'33" W, A DISTANCE OF 49.52 FEET; THENCE N 88°40'56" W, A DISTANCE OF 28.93 FEET; THENCE S 71°38'54" W, A DISTANCE OF 40.75 FEET; THENCE N 23°48'04" W, A DISTANCE OF 45.93 FEET; THENCE N 16°22'40" E, A DISTANCE OF 21.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,442,562.48 SQUARE FEET OR 33.116678 ACRES MORE OR LESS.



**NORTHSTAR
GEOMATICS**

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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

SHEET NO.

2
OF 12

PROJECT NO.

20-046.1

SURVEYOR'S NOTES

1. BEARING BASIS IS THE WEST LINE OF LOT 35, GOMEZ GRANT PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH, NOW MARTIN COUNTY, FLORIDA HAVING A BEARING OF NORTH 21°36'37" WEST
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 15 SHEETS, WITH SHEETS 6 THROUGH 15 BEING THE SKETCH OF DESCRIPTION.
4. 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.

LEGEND

CB = CHORD BEARING
CD = CHORD DISTANCE
COR. = CORNER
D = DELTA
DB = DEED BOOK
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
L = ARC LENGTH
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PCN = PARCEL CONTROL NUMBER
PI = POINT OF INTERSECTION
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PT = POINT OF TANGENCY
R = RADIUS
R/W = RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

FRANK VELDHUIS, P.S.M.
FLORIDA REGISTRATION NO. 6582

DATE



**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

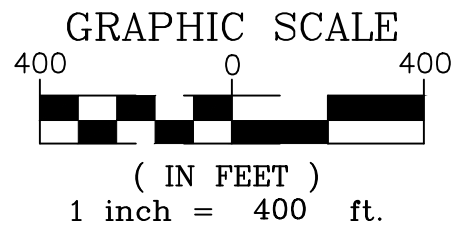
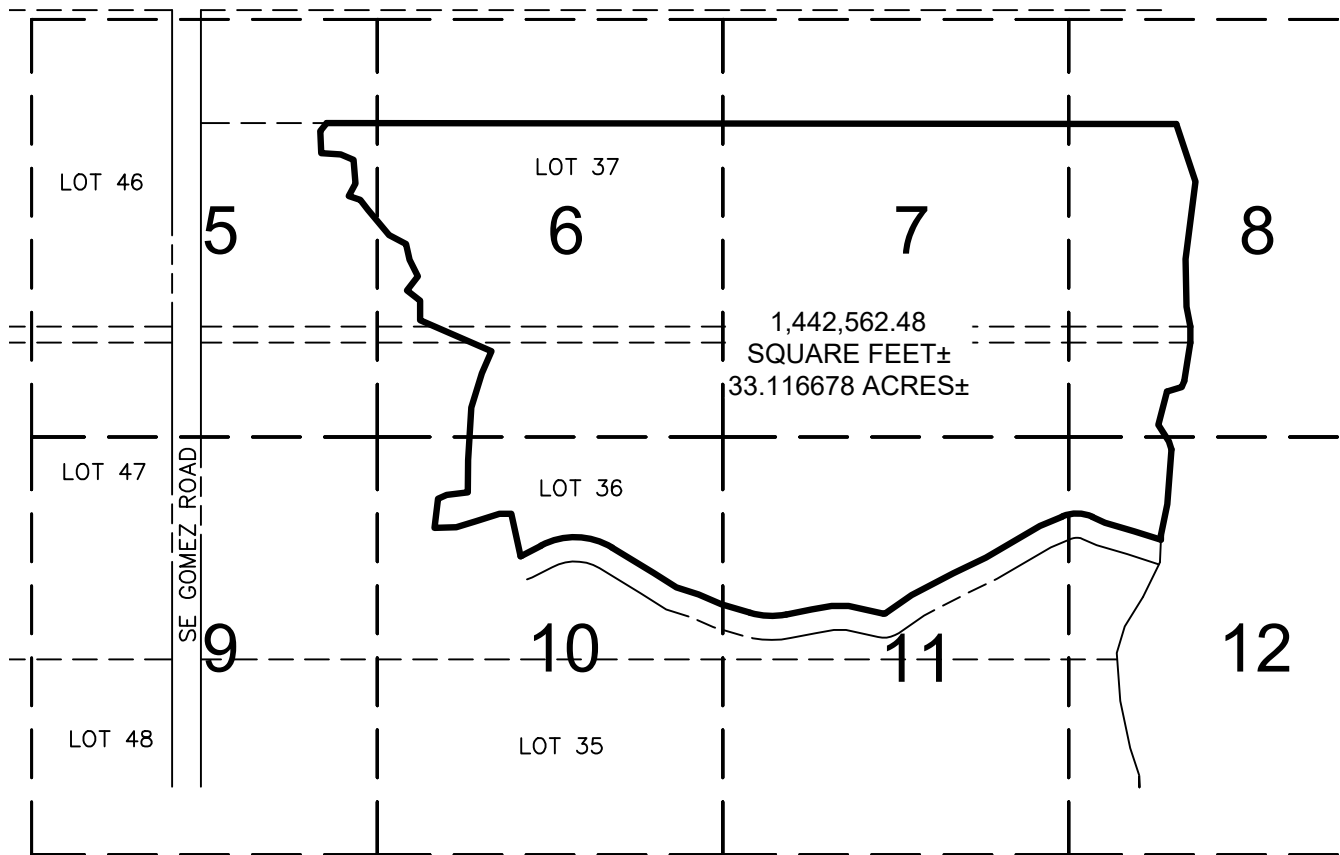
SHEET NO.

3
OF 12

PROJECT NO.

20-046.1

SHEET INDEX



**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

SHEET NO.

4

OF 12

PROJECT NO.

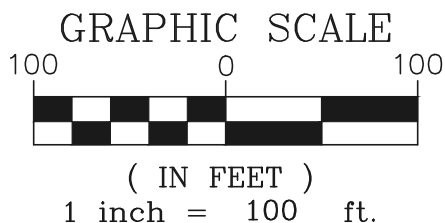
20-046.1

LOT 46, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000042000003; ORB 2610, PAGE 0223, ORG
 1498 PAGE 962, ORB 1534, PAGE 2431, ORB 1554 PAGE
 2451, ORG 1621 PAGE 717, ORG 1996, PAGE 2220, ORG
 1046, PAGE 2380, ORG 814, PAGE 1291, ORG 1380,
 PAGE 1811, ORG 833, PAGE 2662
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

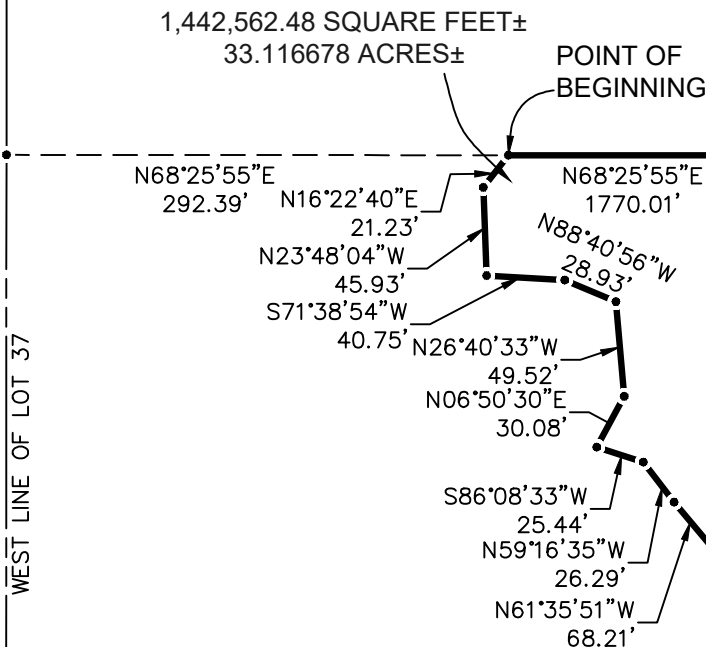


60' RIGHT OF WAY, SE GOMEZ ROAD
 PLATTED FIRST AVENUE GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA

10TH STREET (VACATED)
 ORB 620, PAGE 1955



MATCH LINE SEE SHEET 9



LOT 37, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000037000003; ORB 2610, PAGE 0223
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

N21°34'50"W 424.13'

N21°54'53"W 33.07'

N21°36'27"W 660.01'

SW CORNER
 LOT 37

10TH STREET (VACATED) ORB 3261 PG 1394-1407

NW CORNER
 LOT 36

LOT 36, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA
 PID: 343842000036000005; ORB 3120, PAGE 1418
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

MATCH LINE SEE SHEET 6



**NORTHSTAR
 GEOMATICS**

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 LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

SHEET NO.

5

OF 12

PROJECT NO.

20-46.1

N68°25'55"E
1770.01'

1,442,562.48 SQUARE FEET±
33.116678 ACRES±

LOT 37, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
NOW MARTIN COUNTY, FLORIDA
PID: 343842000037000003; ORB 2610, PAGE 0223
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LOT 36, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
NOW MARTIN COUNTY, FLORIDA
PID: 343842000036000005; ORB 3120, PAGE 1418
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LOT 37

10TH STREET (VACATED) ORB 3261 PG 1394-1407

LOT 36

N61°35'51"W
68.21'

N83°51'01"W
40.07'

N33°57'58"W
33.68'
N48°09'32"W
38.80'

N15°39'30"E
36.80'
N73°00'43"W
34.28'

N21°41'10"W
40.40'

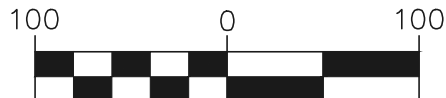
N88°00'30"W
162.38'

N02°01'42"E
49.89'

N04°30'37"W
74.76'

N18°10'42"W
109.57'

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7



**NORTHSTAR
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(772)781-6400 (772)781-6462 FAX
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SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

SHEET NO.

6

OF 12

PROJECT NO.

20-46.1

N68°25'55"E
1770.01'

1,442,562.48 SQUARE FEET±
33.116678 ACRES±

LOT 37, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
NOW MARTIN COUNTY, FLORIDA
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PID: 343842000036000005; ORB 3120, PAGE 1418
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LOT 37

10TH STREET (VACATED) ORB 3261 PG 1394-1407

LOT 36

N61°35'51"W
68.21'

N83°51'01"W
40.07'

N33°57'58"W
33.68'
N48°09'32"W
38.80'

N15°39'30"E
36.80'
N73°00'43"W
34.28'
N21°41'10"W
40.40'

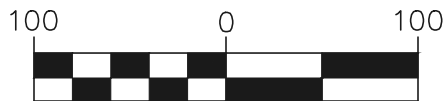
N88°00'30"W
162.38'

N02°01'42"E
49.89'

N04°30'37"W
74.76'

N18°10'42"W
109.57'

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

MATCH LINE SEE SHEET 11

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 8



**NORTHSTAR
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SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

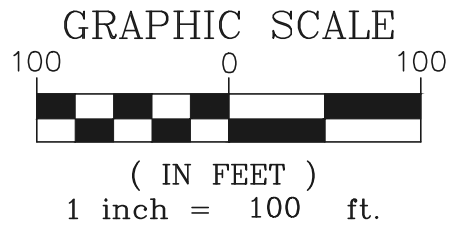
SHEET NO.

7

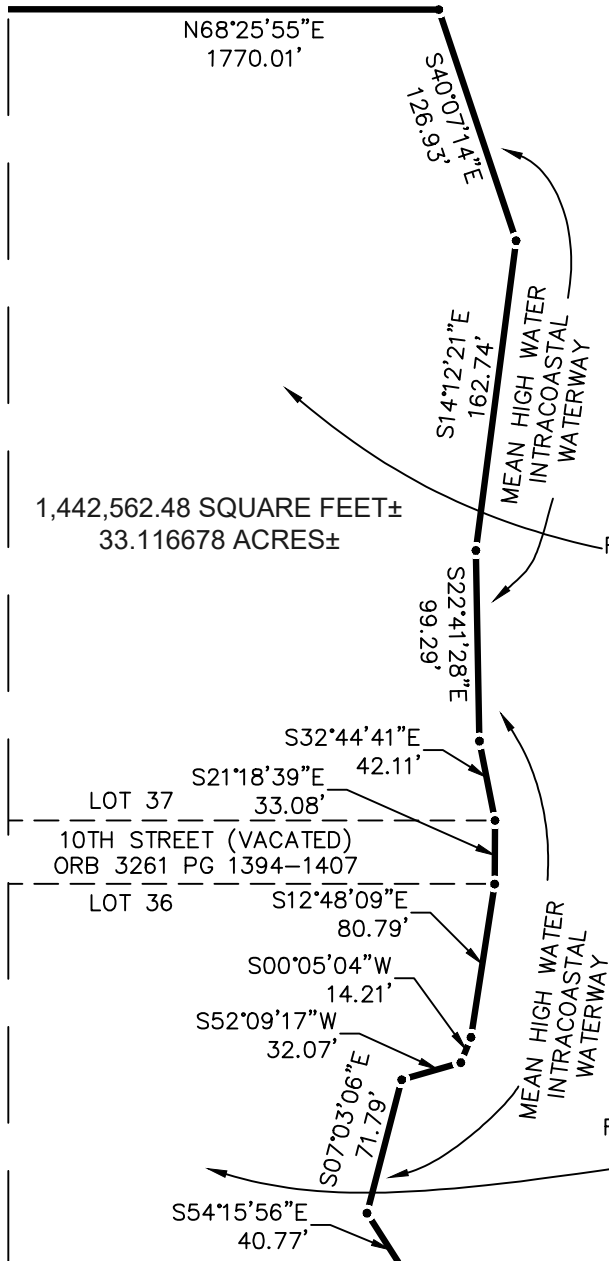
OF 12

PROJECT NO.

20-46.1



MATCH LINE SEE SHEET 7



LOT 37, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
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MATCH LINE SEE SHEET 12



**NORTHSTAR
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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

SHEET NO.

8

OF 12

PROJECT NO.

20-46.1

LOT 46 AND 47, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000042000003; ORB 2610, PAGE 0223, ORG
 1498 PAGE 962, ORB 1534, PAGE 2431, ORB 1554 PAGE
 2451, ORG 1621 PAGE 717, ORG 1996, PAGE 2220, ORG
 1046, PAGE 2380, ORG 814, PAGE 1291, ORG 1380,
 PAGE 1811, ORG 833, PAGE 2662
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

60' RIGHT OF WAY, SE GOMEZ ROAD
 PLATTED FIRST AVENUE GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA

N21°36'27"W
 660.01'

WEST LINE OF LOT 36
 BEARING BASIS

LOT 36, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000036000005; ORB 3120, PAGE 1418
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

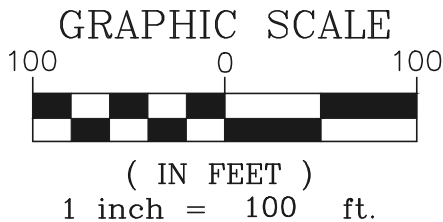
LOT 47
 LOT 48

POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF LOT
 36, GOMEZ GRANT PLAT BOOK
 "B" PAGE 51, DADE COUNTY,
 FLORIDA, RE-RECORDED IN
 PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY,
 FLORIDA

LOT 36
 LOT 35

LOT 35, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA
 PID: 343842000030000008;
 RECORDING INFORMATION NOT AVAILABLE

WEST LINE OF LOT 35



MATCH LINE SEE SHEET 10



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 LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

SHEET NO.

9

OF 12

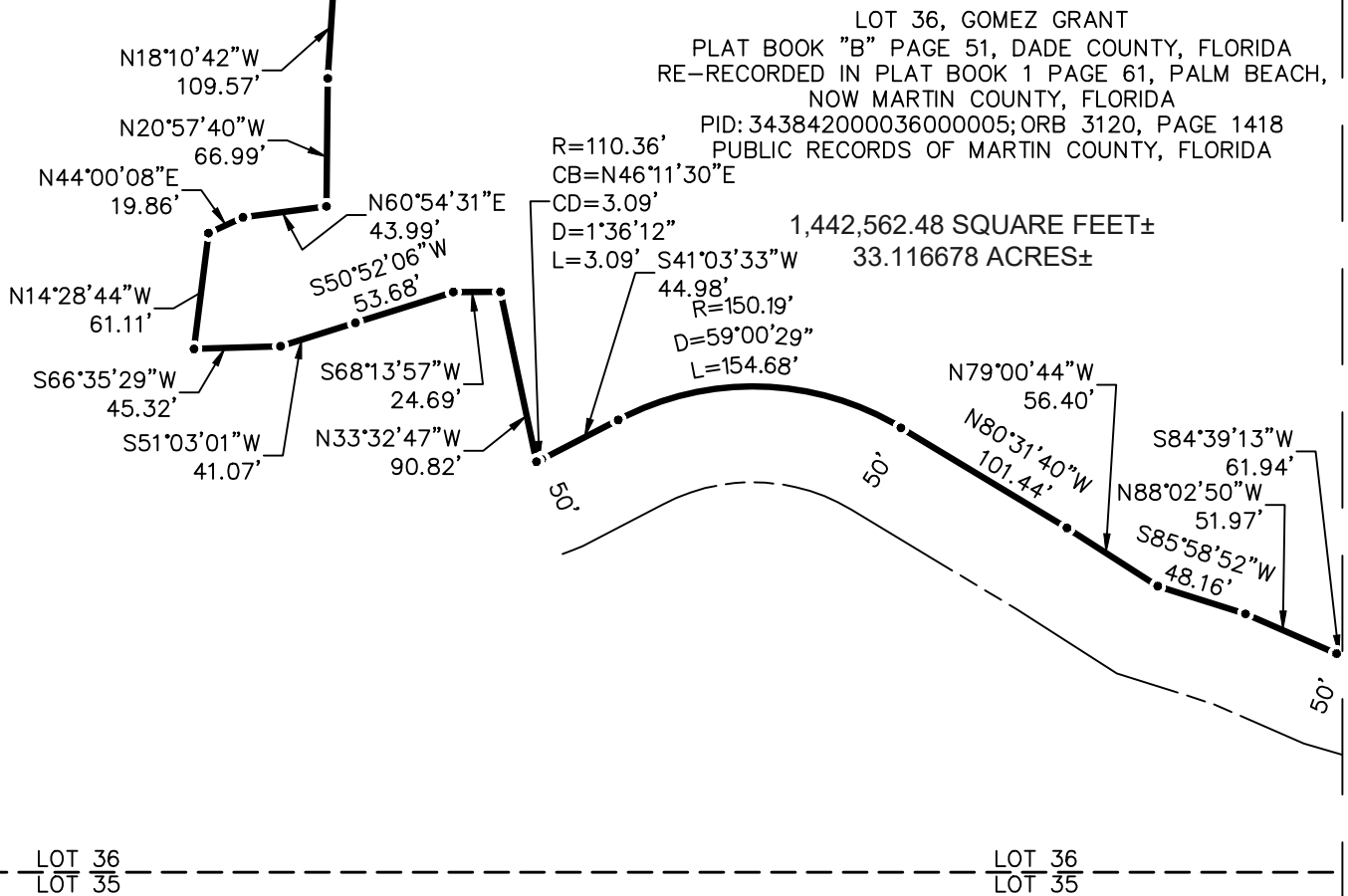
PROJECT NO.

20-46.1

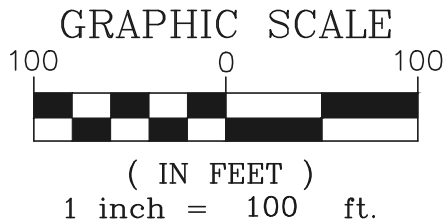
MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 11



LOT 35, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
BEACH, NOW MARTIN COUNTY, FLORIDA
PID: 343842000030000008;
RECORDING INFORMATION NOT AVAILABLE



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SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

SHEET NO.

10

OF 12

PROJECT NO.

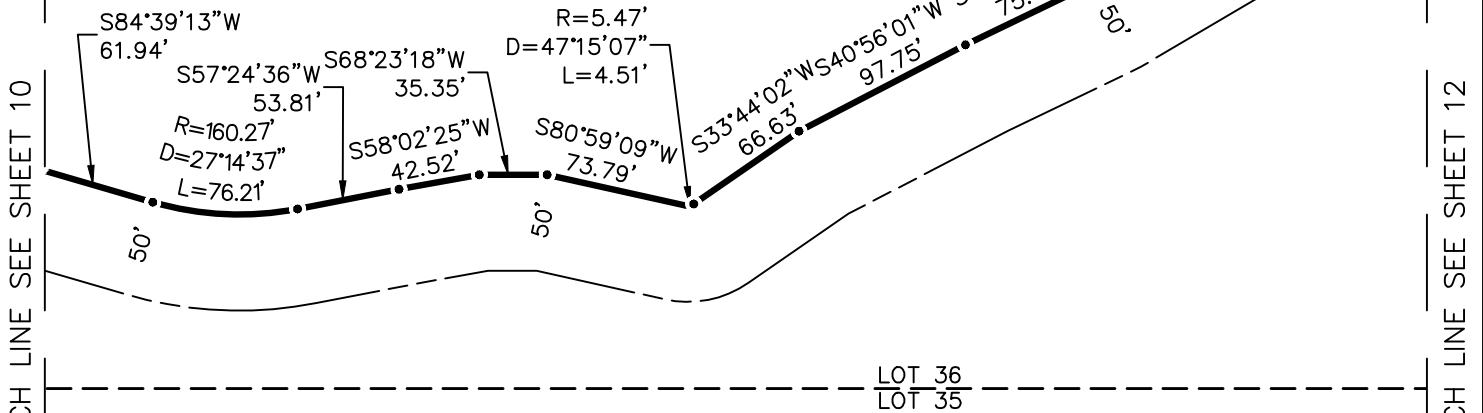
20-46.1

MATCH LINE SEE SHEET 7

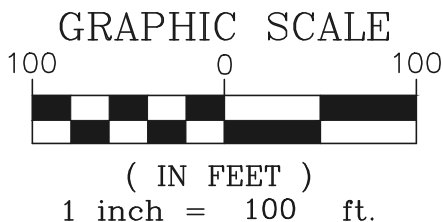
1,442,562.48 SQUARE FEET±
33.116678 ACRES±

LOT 36, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
NOW MARTIN COUNTY, FLORIDA
PID: 343842000036000005; ORB 3120, PAGE 1418
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

R=79.66'
D=46°16'00"
L=64.32'



LOT 35, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
BEACH, NOW MARTIN COUNTY, FLORIDA
PID: 343842000030000008;
RECORDING INFORMATION NOT AVAILABLE



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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

SHEET NO.

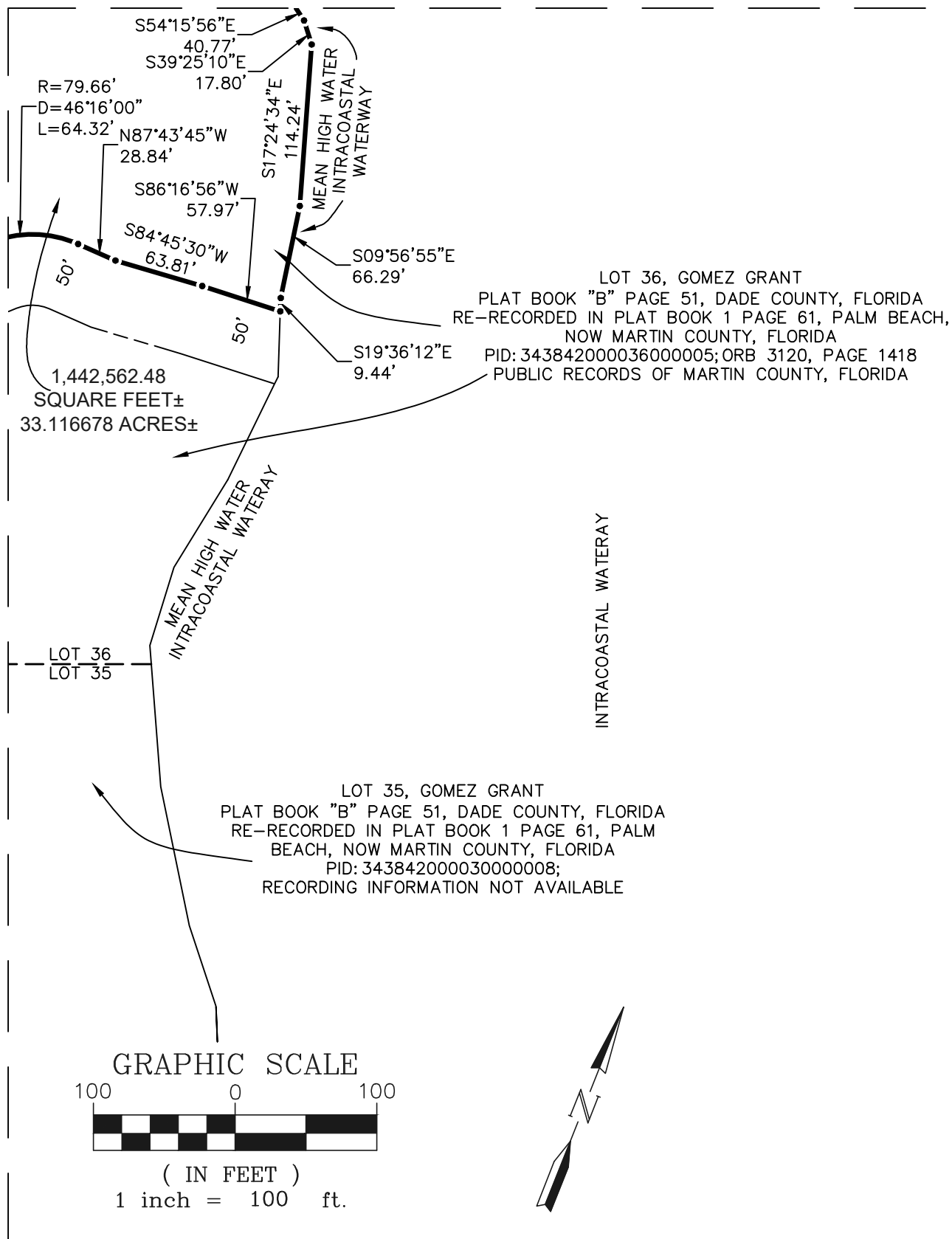
11

OF 12

PROJECT NO.

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MATCH LINE SEE SHEET 11



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SKETCH AND LEGAL DESCRIPTION OF

PARCEL B

MARTIN COUNTY, FLORIDA

SHEET NO.

12

OF 12

PROJECT NO.

20-46.1

EXHIBIT C

LEGAL DESCRIPTION

A ~~PARCEL~~ OF LAND IN LOTS 35 AND 36 ACCORDING TO THE PLAT OF THE GOMEZ GRANT AS RECORDED IN PLAT BOOK "B" PAGE 51 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND RE-RECORDED IN PLATBOOK 1 PAGE 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 36 OF SAID GOMEZ GRANT; THENCE S 21°36'50" E ALONG THE WEST LINE OF LOT 35 OF SAID GOMEZ GRANT, A DISTANCE OF 265.66 FEET; THENCE DEPARTING THE WEST LINE OF LOT 35 OF SAID GOMEZ GRANT N 68°24'31" E, A DISTANCE OF 318.31 FEET TO THE POINT OF BEGINNING; THENCE N 06°47'33" W, A DISTANCE OF 30.05 FEET; THENCE N 68°53'35" E, A DISTANCE OF 100.57 FEET; THENCE N 64°18'53" E, A DISTANCE OF 114.85 FEET; THENCE N 31°41'33" W, A DISTANCE OF 53.45 FEET; THENCE N 02°50'36" W, A DISTANCE OF 53.55 FEET; THENCE N 23°44'33" W, A DISTANCE OF 50.25 FEET; THENCE N 13°49'12" W, A DISTANCE OF 61.62 FEET; THENCE N 81°52'43" W, A DISTANCE OF 18.48 FEET; THENCE S 59°58'20" W, A DISTANCE OF 37.03 FEET; THENCE N 71°18'14" W, A DISTANCE OF 13.75 FEET; THENCE N 13°27'43" W, A DISTANCE OF 51.63 FEET; THENCE N 49°39'21" E, A DISTANCE OF 37.84 FEET; THENCE S 72°58'15" E, A DISTANCE OF 60.00 FEET; THENCE N 83°20'29" E, A DISTANCE OF 61.52 FEET; THENCE N 13°27'02" W, A DISTANCE OF 25.31 FEET; THENCE N 34°49'25" E, A DISTANCE OF 50.57 FEET; THENCE N 45°32'55" W, A DISTANCE OF 65.95 FEET; THENCE N 32°01'12" E, A DISTANCE OF 29.23 FEET; THENCE N 31°49'10" W, A DISTANCE OF 28.63 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 160.36 FEET; THE CHORD OF WHICH BEARS N 46°42'20" E, WITH A CHORD DISTANCE OF 11.49; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°06'27", FOR A DISTANCE OF 11.50 FEET; THENCE N 41°03'33" E, A DISTANCE OF 46.98 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 100.19 FEET; THE CHORD OF WHICH BEARS N 69°54'06" E, WITH A CHORD DISTANCE OF 98.89; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°08'29", FOR A DISTANCE OF 103.42 FEET; THENCE S 80°31'40" E, A DISTANCE OF 100.77 FEET; THENCE S 79°00'44" E, A DISTANCE OF 62.33 FEET; THENCE N 85°58'52" E, A DISTANCE OF 52.14 FEET; THENCE S 88°02'50" E, A DISTANCE OF 52.55 FEET; THENCE N 84°39'13" E, A DISTANCE OF 65.12 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 210.27 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°14'37", A DISTANCE OF 99.98 FEET; THENCE N 57°24'36" E, A DISTANCE OF 53.53 FEET; THENCE N 58°02'25" E, A DISTANCE OF 37.72 FEET; THENCE N 68°23'18" E, A DISTANCE OF 25.30 FEET; THENCE N 80°59'09" E, A DISTANCE OF 68.27 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 55.47 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°15'07", A DISTANCE OF 45.74 FEET; THENCE N 33°44'02" E, A DISTANCE OF 63.49 FEET; THENCE N 40°56'01" E, A DISTANCE OF 93.86 FEET; THENCE N 42°38'31" E, A DISTANCE OF 76.76 FEET; THENCE N 37°54'27" E, A DISTANCE OF 129.42 FEET; THENCE N 46°00'14" E, A DISTANCE OF 46.71 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 29.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°16'00", A DISTANCE OF 23.95 FEET; THENCE S 87°43'45" E, A DISTANCE OF 32.12 FEET; THENCE N 84°45'30" E, A DISTANCE OF 66.43 FEET; THENCE N 86°16'56" E, A DISTANCE OF 69.16 FEET TO THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY; THENCE S 04°21'13" W ALONG THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 75.21 FEET; THENCE S 09°58'34" W, A DISTANCE OF 72.58 FEET; THENCE S 04°30'28" E, A DISTANCE OF 57.75 FEET; THENCE S 26°02'27" E, A DISTANCE OF 100.00 FEET; THENCE S 33°14'26" E, A DISTANCE OF 100.00 FEET; THENCE S 39°56'09" E, A DISTANCE OF 60.00 FEET; THENCE S 23°43'43" E, A DISTANCE OF 25.08 FEET; THENCE DEPARTING THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY S 68°24'31" W, A DISTANCE OF 1636.86 FEET; TO THE POINT OF BEGINNING.

CONTAINING 548,311.96 SQUARE FEET OR 12.58751 ACRES MORE OR LESS.



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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL C

MARTIN COUNTY, FLORIDA

SHEET NO.

1
OF 7

PROJECT NO.

20-046.1

SURVEYOR'S NOTES

1. BEARING BASIS IS THE WEST LINE OF LOT 35, GOMEZ GRANT PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH, NOW MARTIN COUNTY, FLORIDA HAVING A BEARING OF NORTH 21°36'50" WEST
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 15 SHEETS, WITH SHEETS 6 THROUGH 15 BEING THE SKETCH OF DESCRIPTION.
4. 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.

LEGEND

CB = CHORD BEARING
CD = CHORD DISTANCE
COR. = CORNER
D = DELTA
DB = DEED BOOK
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
L = ARC LENGTH
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PCN = PARCEL CONTROL NUMBER
PI = POINT OF INTERSECTION
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PT = POINT OF TANGENCY
R = RADIUS
R/W = RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

FRANK VELDHUIS, P.S.M.
FLORIDA REGISTRATION NO. 6582

DATE



**NORTHSTAR
GEOMATICS**

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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL C

MARTIN COUNTY, FLORIDA

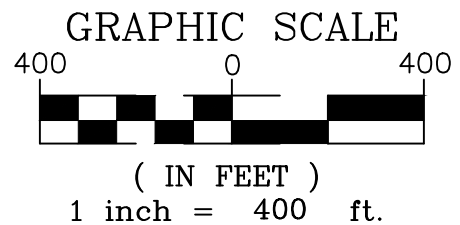
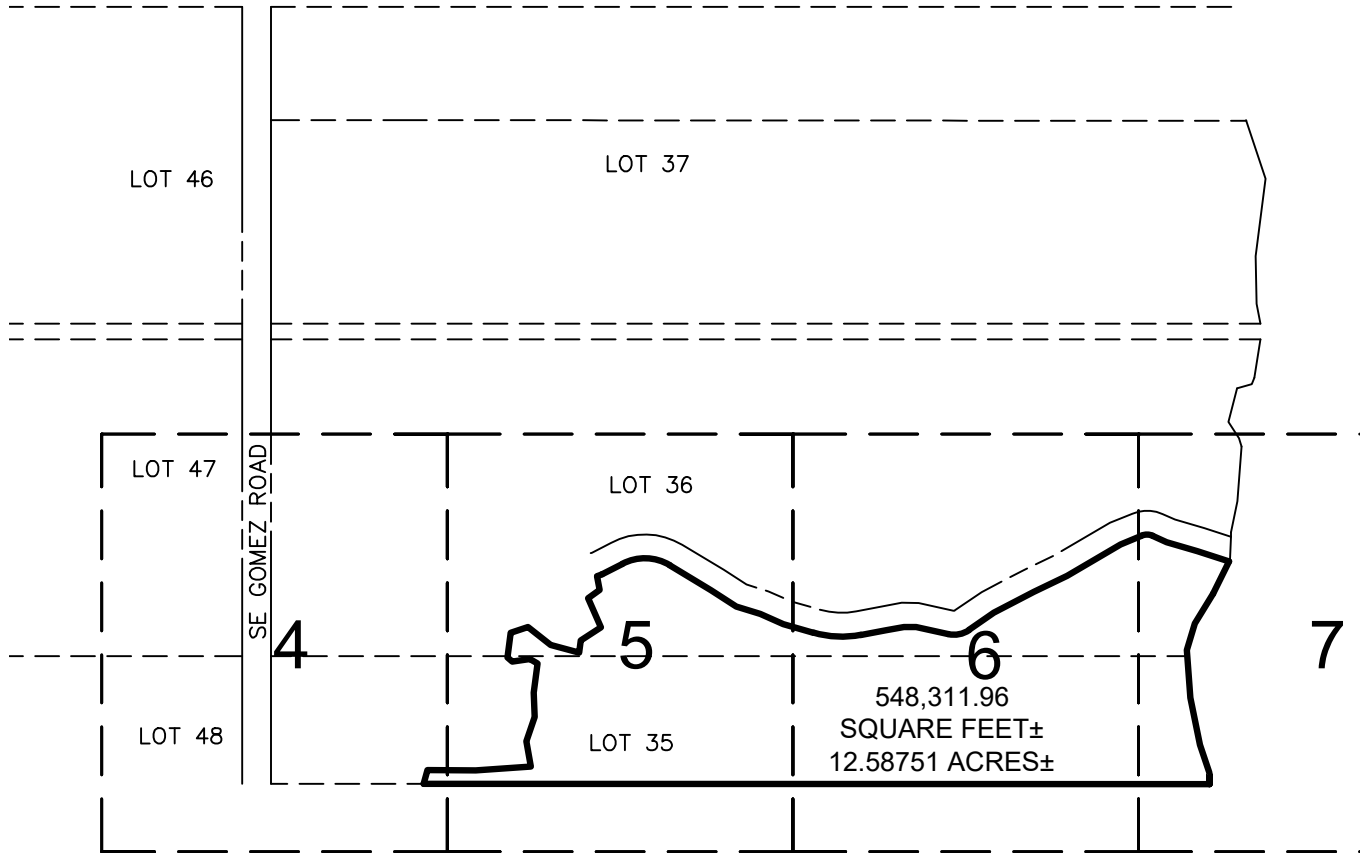
SHEET NO.

2
OF 7

PROJECT NO.

20-046.1

SHEET INDEX



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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL C

MARTIN COUNTY, FLORIDA

SHEET NO.

3
OF 7

PROJECT NO.

20-046.1

LOT 46 AND 47, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000042000003; ORB 2610, PAGE 0223, ORG
 1498 PAGE 962, ORB 1534, PAGE 2431, ORB 1554 PAGE
 2451, ORG 1621 PAGE 717, ORG 1996, PAGE 2220, ORG
 1046, PAGE 2380, ORG 814, PAGE 1291, ORG 1380,
 PAGE 1811, ORG 833, PAGE 2662
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

60' RIGHT OF WAY, SE GOMEZ ROAD
 PLATTED FIRST AVENUE GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA

WEST LINE OF LOT 36

LOT 36, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 3438420000360000005; ORB 3120, PAGE 1418
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF LOT
 36, GOMEZ GRANT PLAT BOOK
 "B" PAGE 51, DADE COUNTY,
 FLORIDA, RE-RECORDED IN
 PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY,
 FLORIDA

LOT 47
 LOT 48

LOT 36
 LOT 35

LOT 35, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA
 PID: 3438420000300000008;
 RECORDING INFORMATION NOT AVAILABLE

S21°36'50"E
 265.66'

WEST LINE OF LOT 35
 BEARING BASIS

548,311.96 SQUARE FEET±
 12.58751 ACRES±

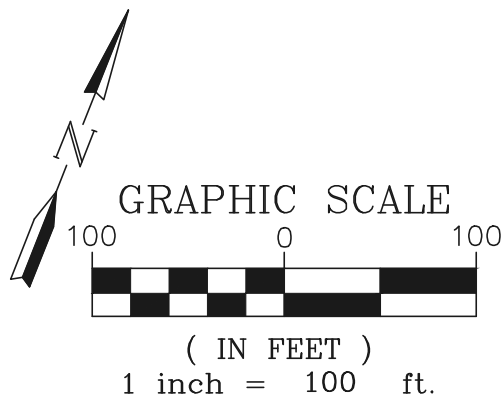
N68°53'35"E
 100.57'

N06°47'33"W
 30.05'

N68°24'31"E
 318.31'

POINT OF
 BEGINNING

S68°24'31"W
 1636.86'



MATCH LINE SEE SHEET 5



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SKETCH AND LEGAL DESCRIPTION OF

PARCEL C

MARTIN COUNTY, FLORIDA

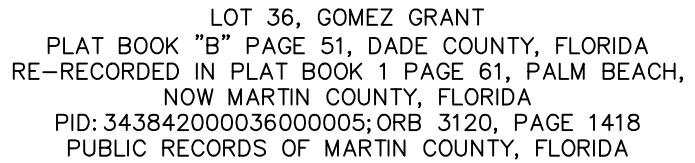
SHEET NO.

4

OF 7

PROJECT NO.

20-046.1



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SKETCH AND LEGAL DESCRIPTION OF

PARCEL C

MARTIN COUNTY, FLORIDA

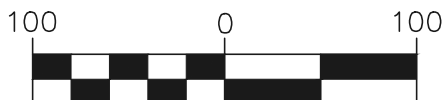
SHEET NO.

OF $\frac{5}{7}$

PROJECT NO.

20-46.1

GRAPHIC SCALE



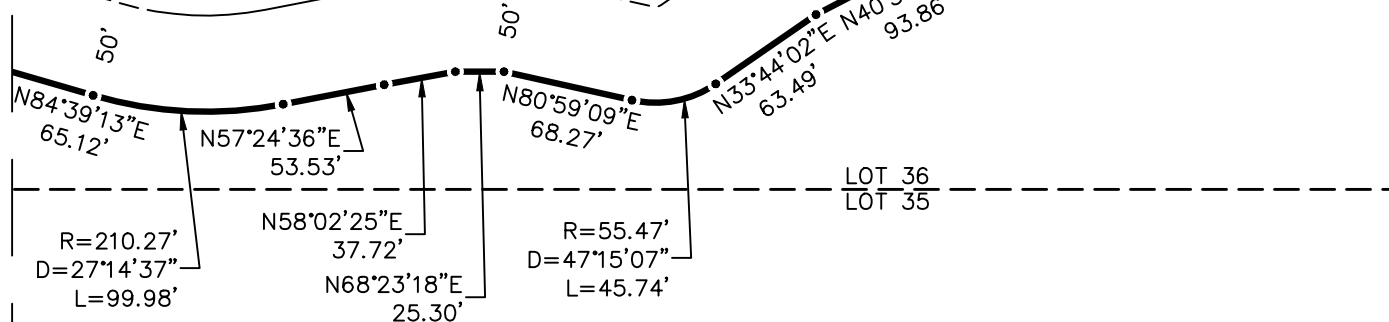
(IN FEET)
1 inch = 100 ft.



LOT 36, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
NOW MARTIN COUNTY, FLORIDA
PID: 343842000036000005; ORB 3120, PAGE 1418
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7



548,311.96 SQUARE FEET±
12.58751 ACRES±

LOT 35, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
BEACH, NOW MARTIN COUNTY, FLORIDA
PID: 343842000030000008;
RECORDING INFORMATION NOT AVAILABLE

S68°24'31"W
1636.86'



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SKETCH AND LEGAL DESCRIPTION OF

PARCEL C

MARTIN COUNTY, FLORIDA

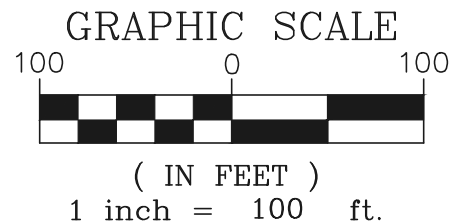
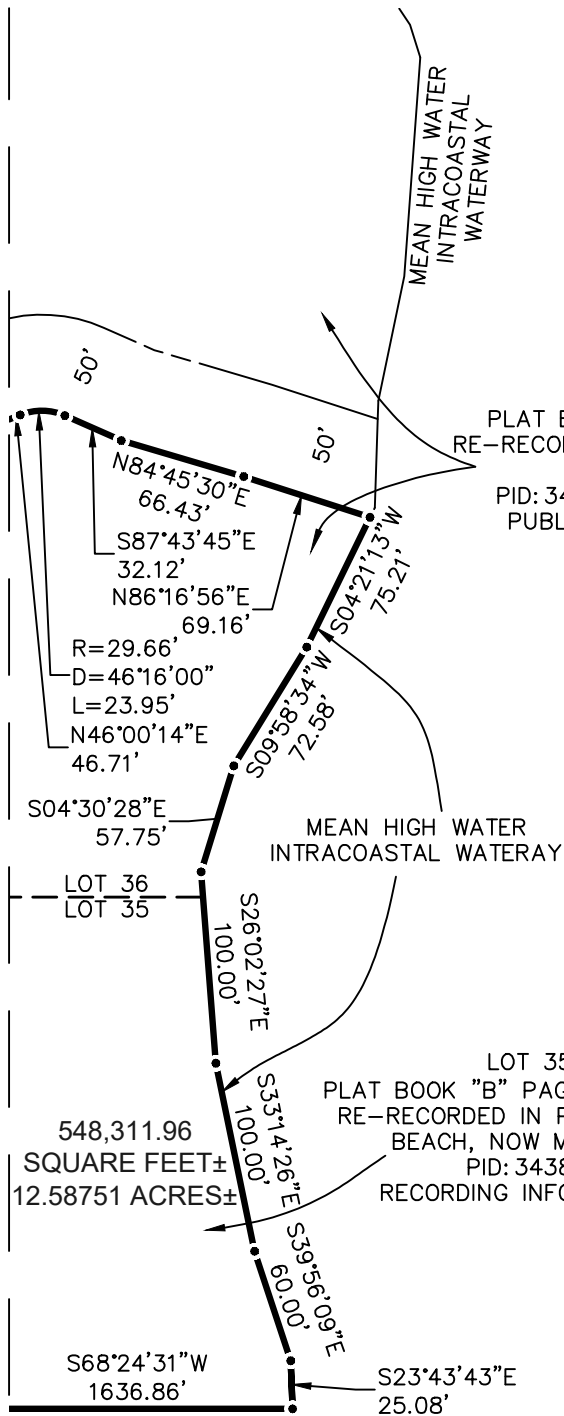
SHEET NO.

6
OF 7

PROJECT NO.

20-46.1

MATCH LINE SEE SHEET 6



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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL C

MARTIN COUNTY, FLORIDA

SHEET NO.

7
OF 7

PROJECT NO.

20-46.1