



lucido&associates

January 23, 2019

Subject and Location: Bridgewater Preserve PUD Zoning and Revised Master Site Plan (P115-006)
Bridgewater Ventures, LLC requests approval of a revised Major Master Site Plan and PUD Agreement with Deferral of Public Facilities Reservation for the Bridgewater Preserve development. The proposed 107 lots is on an existing developed parcel located on approximately 215 acres of land on the west side of SE Island Way in Jupiter.

Dear Property Owner:

As a landowner within 1,000 feet of the property identified in the legal description and shown on the map attached to this letter, please be advised that the Local Planning Agency and Board of County Commissioners will conduct public hearings on the subject listed above.

The date, time and place of the scheduled hearings are as follows:

Time and Date: LOCAL PLANNING AGENCY

7:00 P.M., or as soon after as the matter may be heard, on
Thursday, February 7, 2019

Time and Date: BOARD OF COUNTY COMMISSIONERS

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, February 26, 2019

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervener. An Intervener may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervener, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervener must file a form of intent with the County Administrator not less than 7 days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

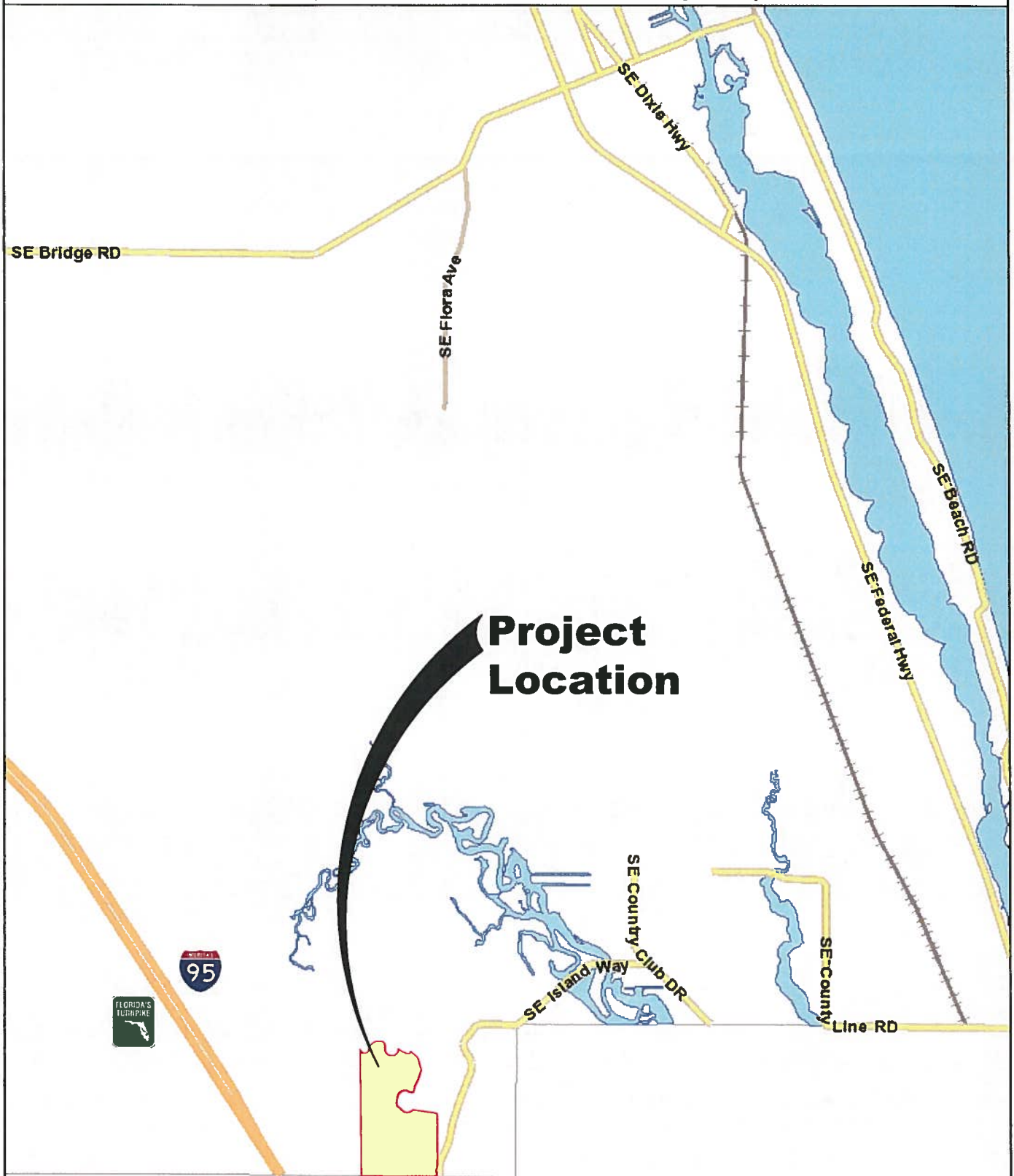
For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Peter Walden, Principal Planner, (e-mail: pwalden@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

Sincerely,

Morris A. Crady, AICP
Senior Vice President

Attachment: Location Map, Legal Description and Master Site Plan

Bridgewater Preserve - Vicinity Map



Monday, September 28, 2015, 5:36:17 PM, Disclaimer: The Geographic Information System map product, received from Martin County, ("COUNTY") is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Please contact the responsible Martin County Department for specific determinations.



**EXHIBIT A
BRIDGEWATER PRESERVE
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID SECTION 28; SAID SOUTHEAST CORNER BEING THE SOUTH ONE-QUARTER OF SECTION 28; THENCE NORTH 89°46'29" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SAID SECTION 28, A DISTANCE OF 10.00 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°46'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,583.59 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 00°29'03" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 2,642.05 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 00°28'35" WEST, CONTINUING ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1,640.69 FEET; THENCE DEPARTING SAID WEST LINE AND ALONG THE FOLLOWING 63 COURSES ALONG THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN EXHIBIT "B" AND RECORDED IN OFFICIAL RECORDS BOOK 1785, PAGE 546, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA:

THENCE SOUTH 37°44'46" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 49.59 FEET; THENCE SOUTH 47°09'27" EAST, A DISTANCE OF 81.82 FEET; THENCE NORTH 85°35'58" EAST, A DISTANCE OF 91.47 FEET; THENCE NORTH 70°01'47" EAST, A DISTANCE OF 56.86 FEET; THENCE NORTH 41°50'37" EAST, A DISTANCE OF 69.03 FEET; THENCE NORTH 11°18'54" EAST, A DISTANCE OF 66.31 FEET; THENCE NORTH 20°01'30" EAST, A DISTANCE OF 115.07 FEET; THENCE NORTH 38°35'03" EAST, A DISTANCE OF 82.14 FEET; THENCE NORTH 49°43'52" EAST, A DISTANCE OF 66.41 FEET; THENCE NORTH 57°44'43" EAST, A DISTANCE OF 46.46 FEET; THENCE NORTH 70°11'08" EAST, A DISTANCE OF 60.34 FEET; THENCE NORTH 88°05'53" EAST, A DISTANCE OF 205.91 FEET; THENCE SOUTH 58°35'20" EAST, A DISTANCE OF 61.90 FEET; THENCE SOUTH 37°44'21" EAST, A DISTANCE OF 49.14 FEET; THENCE SOUTH 20°39'11" EAST, A DISTANCE OF 85.21 FEET; THENCE SOUTH 05°55'02" WEST, A DISTANCE OF 82.75 FEET; THENCE SOUTH 03°18'22" EAST, A DISTANCE OF 95.33 FEET; THENCE SOUTH 30°35'45" EAST, A DISTANCE OF 93.33 FEET; THENCE SOUTH 49°51'09" EAST, A DISTANCE OF 88.51 FEET; THENCE SOUTH 76°29'08" EAST, A DISTANCE OF 91.13 FEET; THENCE NORTH 84°05'57" EAST, A DISTANCE OF 131.51 FEET; THEN NORTH 54°10'49" EAST, A DISTANCE OF 81.43 FEET; THENCE NORTH 33°35'53" EAST, A DISTANCE OF 75.94 FEET; THENCE NORTH 10°22'27" EAST, A DISTANCE OF 98.60 FEET; THENCE SOUTH 56°20'59" EAST, A DISTANCE OF 165.15 FEET; THENCE SOUTH 77°01'42" EAST, A DISTANCE OF 63.47 FEET; THENCE SOUTH 55°20'48" EAST, A DISTANCE OF 79.17 FEET; THENCE NORTH 87°08'04" EAST, A DISTANCE OF 117.44 FEET; THENCE NORTH 30°59'21" EAST, A DISTANCE OF 70.13 FEET; THENCE SOUTH 50°59'19" EAST, A DISTANCE OF 265.80 FEET; THENCE SOUTH 28°16'32" EAST, A DISTANCE OF 115.88 FEET; THENCE SOUTH 14°03'34" EAST, A DISTANCE OF 175.32 FEET; THENCE SOUTH 20°00'52" EAST, A DISTANCE OF 111.82

FEET; THENCE SOUTH 10°01'43" EAST, A DISTANCE OF 83.51 FEET; THENCE SOUTH 07°07'45" WEST, A DISTANCE OF 39.67 FEET; THENCE SOUTH 18°59'12" WEST, A DISTANCE OF 323.65 FEET; THENCE SOUTH 25°02'56" WEST, A DISTANCE OF 260.18 FEET; THENCE SOUTH 11°36'02" WEST, A DISTANCE OF 158.82 FEET; THENCE SOUTH 53°26'28" WEST, A DISTANCE OF 29.03 FEET; THENCE SOUTH 67°09'37" WEST, A DISTANCE OF 23.15 FEET; THENCE NORTH 88°01'26" WEST, A DISTANCE OF 45.54 FEET; THENCE NORTH 83°08'21" WEST, A DISTANCE OF 45.92 FEET; THENCE NORTH 57°01'57" WEST, A DISTANCE OF 16.58 FEET; THENCE NORTH 76°43'44" WEST, A DISTANCE OF 40.84 FEET; THENCE NORTH 54°28'41" WEST, A DISTANCE OF 46.78 FEET; THENCE NORTH 78°31'15" WEST, A DISTANCE OF 33.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°37'12", A DISTANCE OF 240.43 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42°51'33" WEST, A DISTANCE OF 32.24 FEET; THENCE SOUTH 33°49'14" WEST, A DISTANCE OF 40.67 FEET; THENCE SOUTH 23°12'27" WEST, A DISTANCE OF 74.69 FEET; THENCE SOUTH 12°33'52" WEST, A DISTANCE OF 82.08 FEET; THENCE SOUTH 09°16'29" WEST, A DISTANCE OF 96.84 FEET; THENCE SOUTH 00°54'55" EAST, A DISTANCE OF 75.35 FEET; THENCE SOUTH 09°06'21" EAST, A DISTANCE OF 76.35 FEET; THENCE SOUTH 50°00'19" EAST, A DISTANCE OF 88.04 FEET; THENCE SOUTH 68°37'21" EAST, A DISTANCE OF 29.71 FEET; THENCE SOUTH 44°58'26" EAST, A DISTANCE OF 136.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°14'50", A DISTANCE OF 157.94 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°46'44" EAST, A DISTANCE OF 24.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°05'28", A DISTANCE OF 201.11 FEET TO THE POINT OF TANGENCY; THENCE NORTH 43°41'16" EAST, A DISTANCE OF 9.51 FEET; THENCE SOUTH 82°15'49" EAST, A DISTANCE OF 734.51 FEET; THENCE SOUTH 68°22'04" EAST, A DISTANCE OF 109.02 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 28;

THENCE SOUTH 00°01'10" WEST, DEPARTING SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,749.07 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,230.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 82°50'11" EAST; SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. ISLAND WAY (A 60 FOOT ROAD RIGHT-OF-WAY); THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°01'49", A DISTANCE OF 150.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°08'00" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 227.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT TRACT "RW" (0.08 ACRES OF ADDITIONAL RIGHT-OF-WAY FOR S.E. ISLAND WAY) AS SHOWN ON THE PLAT OF BRIDGEWATER PRESERVE, RECORDED IN PLAT BOOK 16, PAGE 33, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 215.38 ACRES, MORE OR LESS

**JONATHAN DICKINSON
STATE PARK**



**FUTURE LAND USE: CONSERVATION
USE: CONSERVATION AREA
(PALM BEACH COUNTY)**

**FUTURE LAND USE: RURAL DENSITY
USE: PRESERVE AREA WITHIN PENNOCK PRESERVE PUD
ZONING: PENNOCK PRESERVE PUD**

FUTURE LAND USE: RURAL DENSITY
USE: SINGLE FAMILY
ZONING: PUD

PALM BEACH COUNTY
MARTIN COUNTY

APPROVED PENNOCK PRESERVE PUD

•Hydrogen Water Source: Permitted Well or Lake

Maximum Height:	3 Stories or 35 ft.
Maximum Lot Coverage (per lot):	23,626 sf
Minimum Open Space (all lots):	80%
Minimum Lot Size:	1.0 acres
Minimum Parking Spaces:	2 per unit

Accuracy: Uses and information provided shall be in accordance with the REC-2A Zoning District.

Required Open Space:	107.89 ac. (50.0%)
Provided Open Space:	108.25 ac. (50.7%)
Right of Way:	5.51 ac.
Lot Area:	88.08 ac.
Wetland Buffer:	0.08 ac.
Watercourse:	0.48 ac.
100' Wide Wetland Gateway Corridor:	5.83 ac.
Common Area/Open Space/Landscape Buffer:	9.97 ac.

Imperial Area:	100.13 ac. (4.3%)
Right of Way:	7.59 ac.
Lot Area:	67.79 ac.
Land:	40.00 ac.
Water:	0.28 ac.
Waterfront:	0.00 ac.
Permitted Area:	100.25 ac. (50.7%)
Right of Way:	5.51 ac.
Lot Area:	5.51 ac.
Water:	0.63 ac.
Waterfront:	0.48 ac.
Clubhouse:	5.15 ac.
100' Wide Right of Way:	3.87 ac.
Current Area (Open Space):	

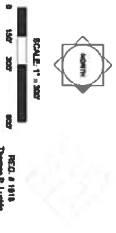
Total Area:	215.38 ac
Product Type:	Single Family Homes
Total Units:	107 Lots
Gross Density:	0.50 DU/AC
Existing Zoning:	RE-2A
Proposed Zoning:	PUD
Land Use Designation:	Rural Density



Project / Team:
 Applicant / Property Owner:
 Bingham/Venue LLC
 201 FGA Blvd., Suite 203
 Palm Beach Gardens, Florida 33410
 Land Planner / Landscape Architect:
 Lusk & Associates
 701 E. Ocala Blvd
 Ocala, Florida 32664
Engineer:
 The ABCO Group
 11075 E. Federal Highway
 Hialeah Island, Florida 33455
Surveyor:
 Largent Surveying & Mapping
 1112 N. U.S. Highway 160, 1
 Titusville, Florida 32780

Master Site Plan
Martin County, Florida

Date	By	Description
7/17/2014	A.L.S.	Initial Assessment
7/17/2014	A.L.S.	1st Response/Initial



Designer: R.L.B.
 Manager: D.F.
 Project Number: 08-336
 10 of 2

Computer File 15-618 Bridgeway Pressure - Marine Products

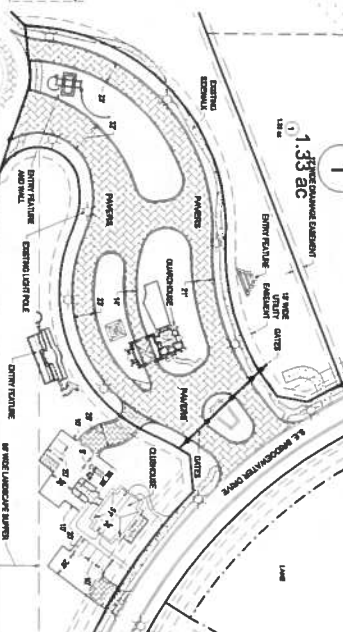


Key / Location:

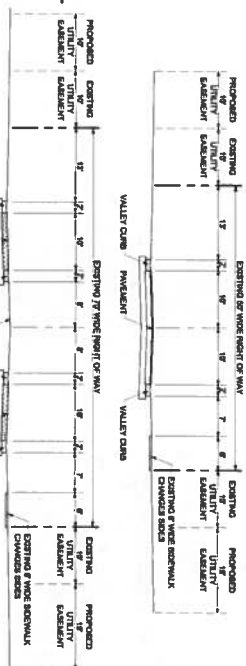
Master Site Plan

Martin County, Florida

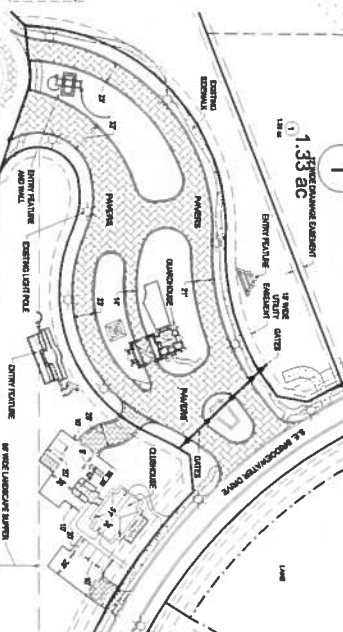
Date	By	Description
7/17/2018	B.L.B.	Medical Attention
7/17/2018	B.L.B.	1st Response/Visit



Typical Roadway Sections



Entry and Clubhouse



Standard & Accessible Parking Space Detail

Typical

Entry 3

0	107	307	407	REC. 1918 Thomas P. Latta
Designer	ELLB	Sheet		
Manager	DJ			
Project Number	09-305			
Material Number				
Computer File	16-815 Polygrapher Pressure - Meter Pen-Log			

2 of 2