BCC MEETING DATE: October 27, 2020
AGENDA ITEM: PHQJ-2

MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM

TO: Honorable Members of the Board of County Commissioners

DATE: October 15, 2020

VIA: Taryn Kryzda
County Administrator

FROM: Paul Schilling
Growth Management Director

REF: 20-1121

SUBJECT: SECOND PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE CREATING DIVISION 7, GOLDEN GATE COMMUNITY REDEVELOPMENT CODE, IN ARTICLE 12, LDR, AND AMENDING THE ZONING ATLAS

This Supplemental Memorandum provides Exhibit A and Exhibits B through E to the proposed ordinance amending the Zoning Atlas and enacting Article 12, Division 7, Golden Gate Community Redevelopment Code.

Exhibit A is the complete text of the proposed Article 12, Division 7 recommended for adoption. Revisions were made to Table GG-4, the Permitted Use Groups, to provide that within the Core Subdistrict *Construction services, limited* and *Wholesale trades and services* are permitted use groups if established prior to the effective date of the ordinance. The Article 12, Division 7 attached to this Supplemental Memo and dated October 13, 2020 is the version recommended for adoption by staff.

Exhibits B through E contain the *Sketch and Legals* for the zoning districts assigned by the ordinance—GGR (Golden Gate Redevelopment), PS-1 (Public Service-1), PR (Public Recreation), and PS (Public Servicing) Zoning Districts.

Reviewed by County Attorney's Office

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Section 12.7.01. Purpose.

1. Golden Gate is one of the most historic neighborhoods in Martin County with its original platting in 1911 by Henry Sewall. In addition to the historic Golden Gate Building and several Mediterranean Revival and Mission homes from its mid-1920s development, the neighborhood contains a wide variety of housing types, job centers, commercial storefronts, and parks. It has the advantage of a grid street plan that can provide a robust system of local streets, sidewalks, and bikeways. This LDR Division seeks to strengthen the historical and cultural attributes of Golden Gate, and is intended to:

a. Achieve the goals, policies, and objectives of the Martin County Growth Management Plan and the Golden Gate Community Redevelopment Plan;

b. Strengthen Golden Gate's character and economic well-being as a vibrant neighborhood;Provide clarity and predictability in future planning and development in Golden Gate;

c. Provide clarity and predictability in future planning and development in Golden Gate;

d. Promote high-quality standards of residential and non-residential growth;

e. Ensure a desirable and resilient built environment for future generations.

2. **Golden Gate Redevelopment Zoning District.** This Article 12, Division 7 of the Martin County Land Development Regulations establishes the Golden Gate Redevelopment Zoning District and the permitted uses and development standards applicable therein.

3. **Organization**. How this Division is organized:

Section 12.7.01	Purpose
Section 12.7.02	Regulating Plan
Section 12.7.03	Permitted Uses
Section 12.7.04	Development Standards
Section 12.7.05	Building Type & Frontage Type Standards
Section 12.7.06	Street Standards
Section 12.7.07	Parking Standards
Section 12.7.08	Stormwater Standards
Section 12.7.09	Landscape Standards
Section 12.7.10	Wall & Fence Standards
Section 12.7.11	Sign Standards
Section 12.7.12	Architectural Standards

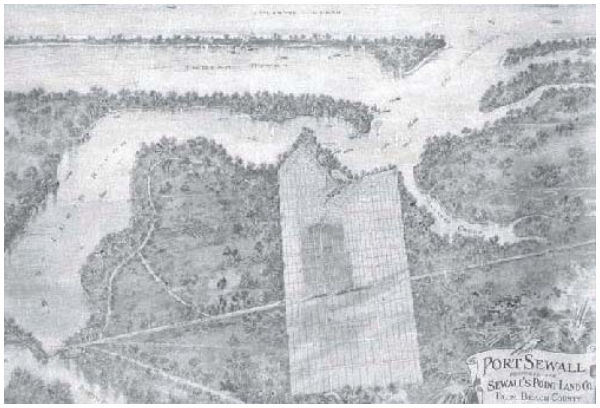


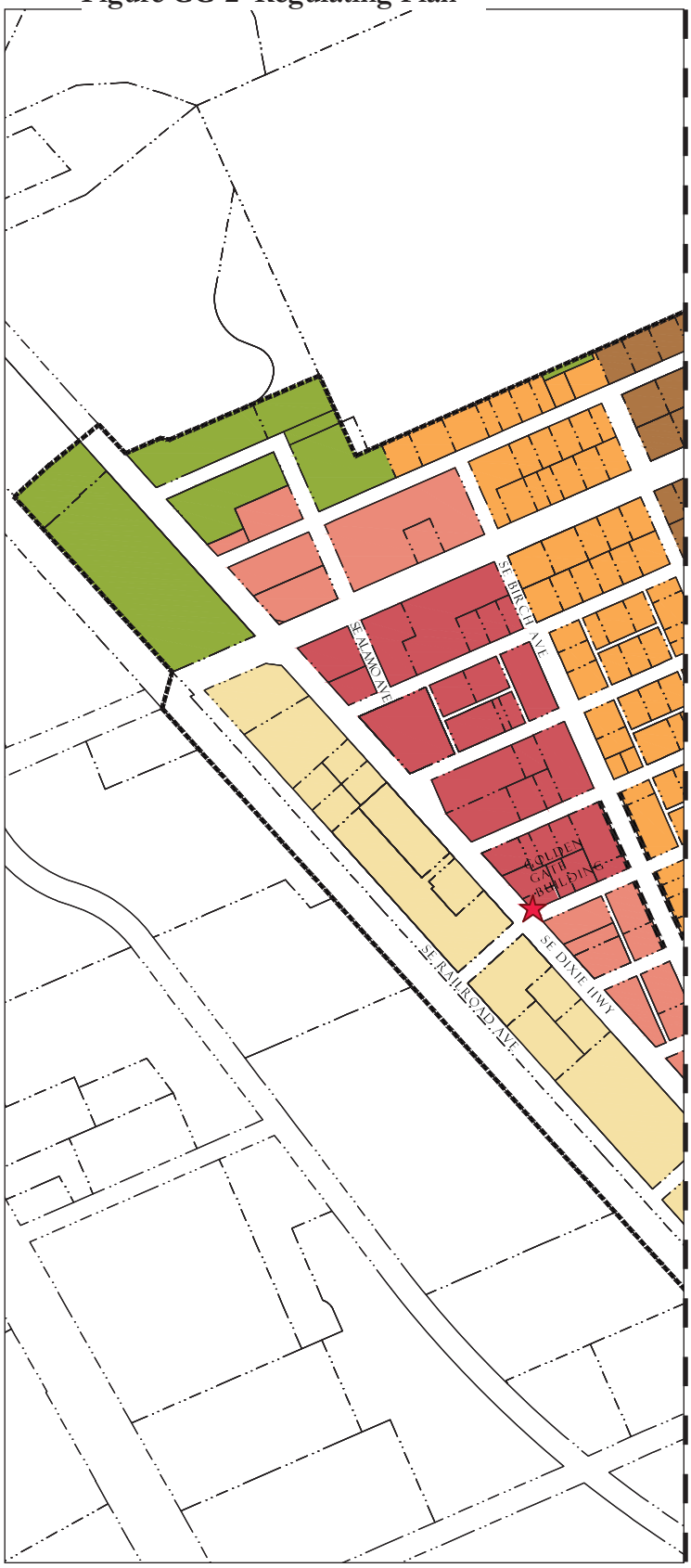
Figure GG-1 Historical Port Sewall Map of 1911 depicting the original platted Golden Gate community.

Regulating Plan

12.7.02

Section 12.7.02. Regulating plan. Figures **GG-2** and **GG-3** are the Regulating Plans that apply to the Golden Gate Redevelopment Zoning District. Section 12.1.02 describes the purpose and content of Regulating Plans.

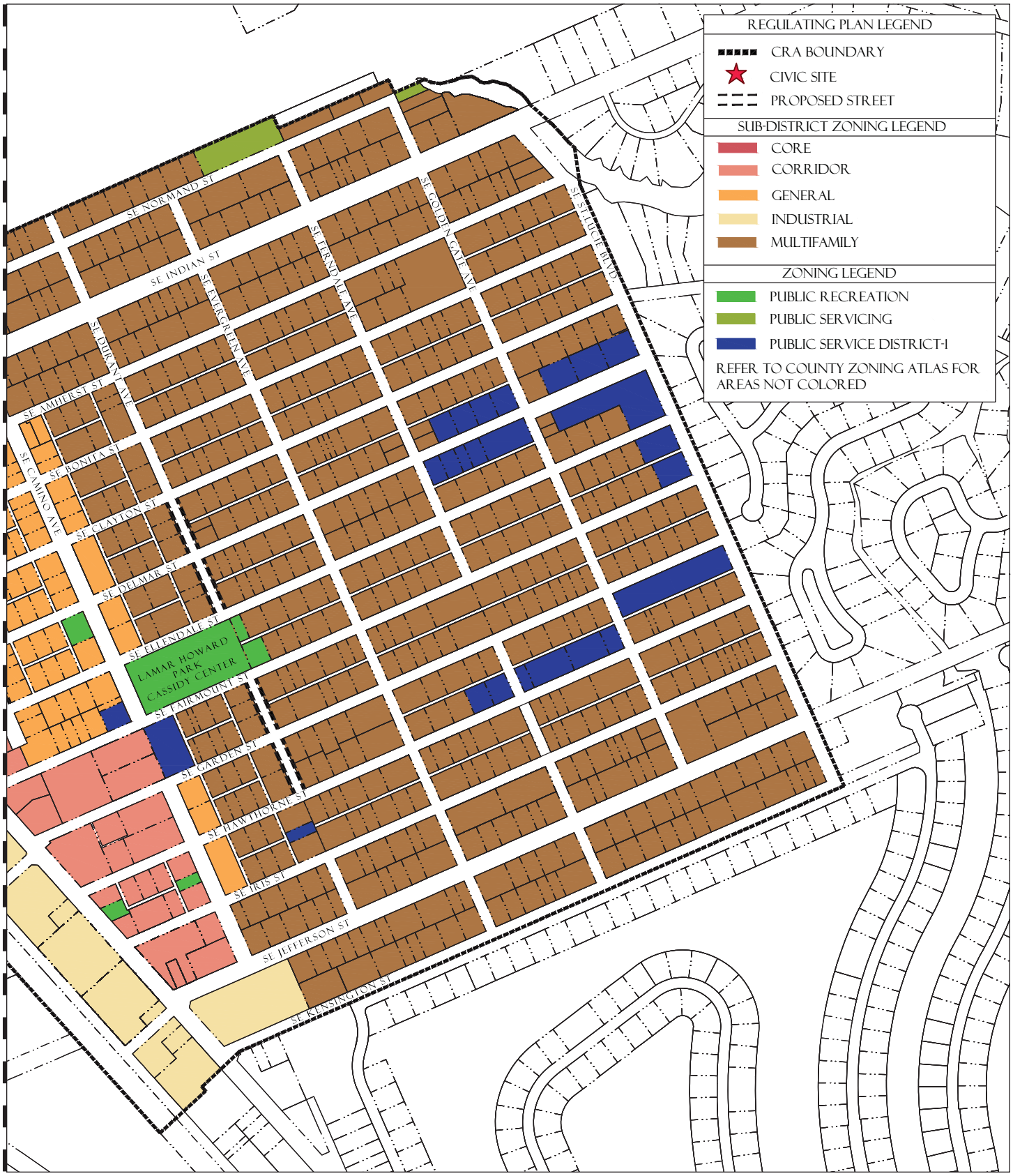
Figure GG-2 Regulating Plan



Regulating Plan

12.7.02

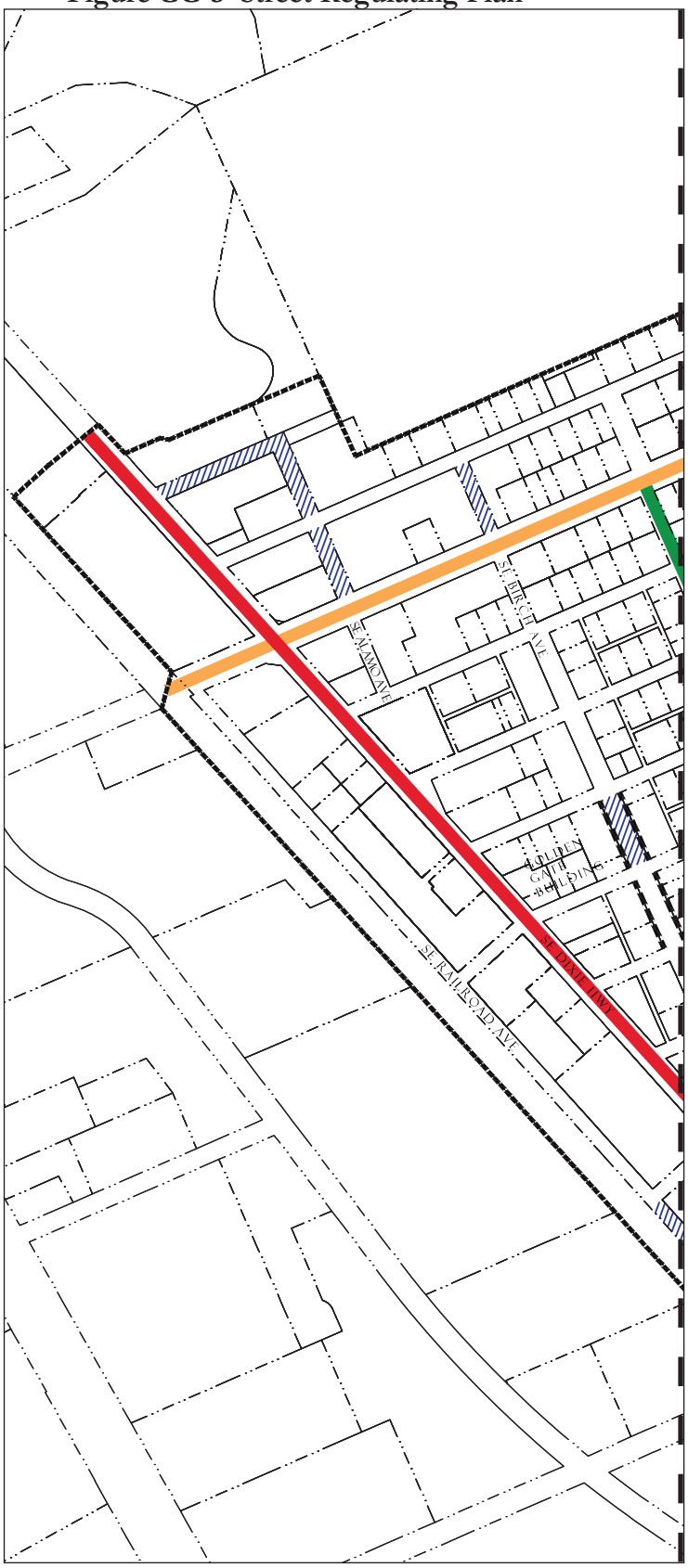
GG



Regulating Plan

12.7.02

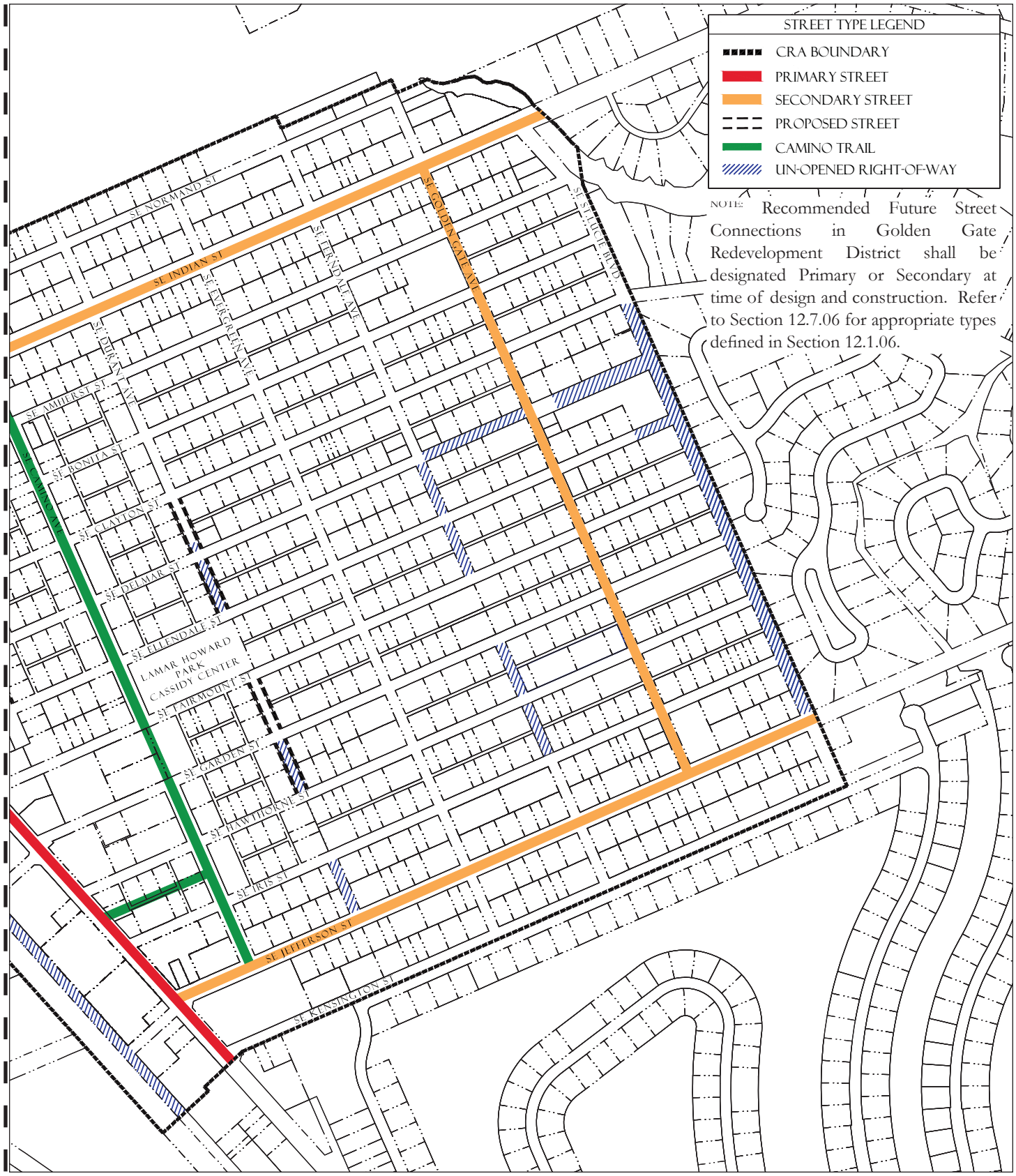
Figure GG-3 Street Regulating Plan



Regulating Plan

12.7.02

GG



Permitted Uses

12.7.03

Section 12.7.03. Permitted Uses. Table **GG-4** identifies permitted uses in the Golden Gate Redevelopment Zoning District.

1. The use groups listed in the first column of Table **GG-4** are described in Section 12.1.03.

2. The remaining columns identify the Subdistricts shown on the Regulating Plan.

a. "P" in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.

b. If "P" is not shown in a row, the use group is not permitted in that Subdistrict.

3. For uses that are functionally similar but not clearly permitted in a Subdistrict see Section 12.1.03.3.

Table GG-4 Use Groups Permitted in Golden Gate Subdistricts

	Core	General	Corridor	Industrial	Multifamily
Residential Use Groups, see 12.1.03					
Accessory dwelling units	P	P	P	P [1]	P
Mobile homes	-	-	-	-	-
Other dwelling types	P	P	P	P [1]	P
Single-family dwellings	-	P	-	-	P
Bed and breakfast inns	P	P	P	-	P
Agricultural Use Groups, see 12.1.03					
Urban farming	-	-	P	P	-
Commercial & Business Use Groups, see 12.1.03					
Business & professional offices	P	P	P	P	-
Construction services, limited	P [3]	-	P	P	-
Construction services, extensive	-	-	-	P	-
Convenience store with fuel	-	-	-	P	-
Drive-through facility	-	-	-	-	-
Drive-through restaurant	-	-	-	-	-
Hotels, motels, resorts spas	P	P	P	-	-
Marinas	-	-	-	-	-
Medical offices	P	P	P	P	-
Parking lots and garages	P	P	P	P	-
Restaurants	P	P	P	P	-
Retail & services, limited impact	P	P	P	P	-
Retail & services, general impact	P [2]	-	P [2]	P	-
Retail & services, extensive impact	-	-	-	P	-
Recreational vehicle parks	-	-	-	-	-
Vehicular service and maintenance	-	-	-	P	-
Wholesale trades and services	P [3]	-	P	P	-
Working waterfront	-	-	-	-	-
Public & Institutional Use Groups, see 12.1.03					
Institutional uses, limited impact	P	P	P	P	P
Institutional uses, general impact	P	-	P	P	-
Industrial Use Groups, see 12.1.03					
Limited impact industries	-	-	P	P	-
Extensive impact industrial industries	-	-	-	P	-
Footnotes, see above					
[1] Residential development in the Industrial Subdistrict shall be within a Mixed-Use Projects.					
[2] No Residential storage facilities are permitted.					
[3] Construction services, limited and Wholesale trades and services shall be a permitted use if established prior to the effective date of this ordinance.					

Section 12.6.04. Development Standards.

1. All new development, substantial improvements of a building, and substantial renovations of a building exterior shall comply with the Development Standards in Table **GG-5**.

2. **Existing Buildings.** Whenever substantial improvement of a building or substantial renovation of a building exterior triggers the obligation to comply with this Division, the Growth Management Director may authorize incremental compliance with its requirements proportional to the nature and scope of the existing and proposed improvements if full compliance would be unreasonable. An application for alternative compliance shall not be required, but the Growth Management Director may require that the proposal be presented to the Neighborhood Advisory Committee for review and comment. See Section 4.871.B, Div. 20, Article 4.

3. **Accessory Dwelling Units**. Standards for accessory dwelling units are provided in Development Standards Section 12.1.04.8.

4. **Building Types.** Each new building, and any substantial improvement, must meet the standards for one of the Building Types permitted in the Subdistrict where it is located, see Table **GG-5**. Building Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables are regulatory requirements.

5. **Façade Transparency.** Shopfront, Mixed-Use, Office, Apartment and Courtyard Building façades facing streets or civic open spaces at the ground level must have transparent windows which cover between 40 percent and 70 percent of the wall area. Building façades above ground level must have transparent windows which cover between 20 percent and 50 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than forty percent.

6. **Convenience store with fuel.** In addition to the standards in Section 3.106. - Vehicular service and maintenance, development shall meet the following criteria:

   a. A ground level shop must be located along a street, with the gas pumps located to the rear or side of the lot as illustrated in Figure GG-12-9.04. No more than eight fuel positions and four fueling islands are permitted, refer to GG-12-9.05.

   b. The shop shall have the primary entrance facing and directly accessible from the street; an additional entrance shall face the parking lot.

   c. Gasoline Stations may be one story in height.

Table GG-5 - Development Standards in Golden Gate Subdistricts

	Core	General	Corridor	Industrial	Multifamily
Lot Size, see 12.1.04.1					
Lot area - minimum in sf	2,500	2,500	2,500	2,500	5,000
Lot width - minimum in feet	25	25	25	25	50
Height, see 12.1.04.2					
Building height, maximum in stories	3	3	3	3	2
Building height, maximum in feet	40	40	40	40	30
Ceiling height, maximum in feet	Established in 12.7.05 for certain building types				
Density, see 12.1.04.3					
Residential density, max in units/acre	15	15	15	10 [1]	8
Hotel/motel density, max in units/acre	20	20	20	-	-
Building Coverage, see 12.1.04.4					
Building coverage, maximum %	80	60	80	50	60
Open Space, see 12.1.04.5					
Open space, minimum in %	20	30	20	20	30
Building & Parking Placement, see 12.1.04.6					
Build-to Zone min/max in feet	Established in 12.7.05 for certain building types				
Side and Rear setbacks	Established in 12.7.05 for certain building types				
Frontage percentage, minimum %	Established in 12.7.05 for certain building types				
Parking setbacks, minimum in feet	Established in 12.7.05 for certain building types				
Building Types, see 12.7.05					
Shopfront Building	P	-	P	P	-
Mixed-Use Building	P	P	P	P	-
Office Building	P	-	P	P	-
Apartment Building	P	P	P	-	P
Courtyard Building	P	P	P	-	P
Townhouse	P	P	P	-	P
Live/Work Building	P	P	P	P	-
Side Yard House	-	P	-	-	P
Cottage	P	P	P	-	P
Cottage Court	P	P	P	-	P
Duplex	-	P	-	-	P
All Yard House	-	P	-	-	P
Outbuilding	P	P	P	P	P
Boat Barn	-	-	P	P	-
Industrial Building	-	-	P	P	-
Footnotes, see above					

[1] Residential development in the Industrial Subdistricts shall be within a Mixed-Use Project.

Figure GG-12-9.04 - Fueling Stations

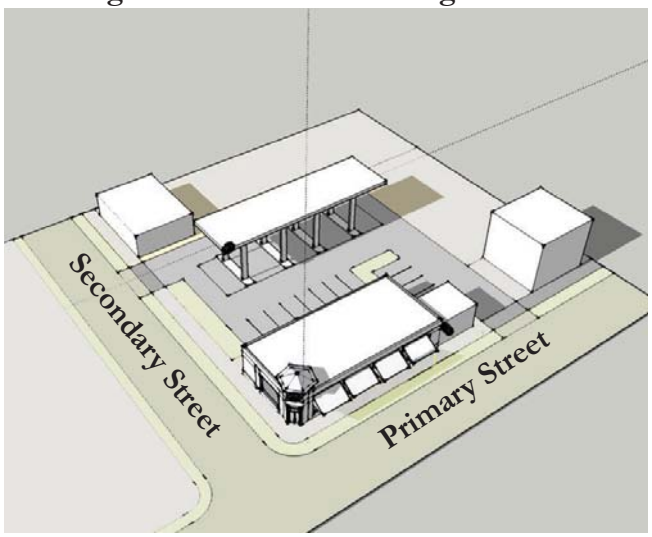
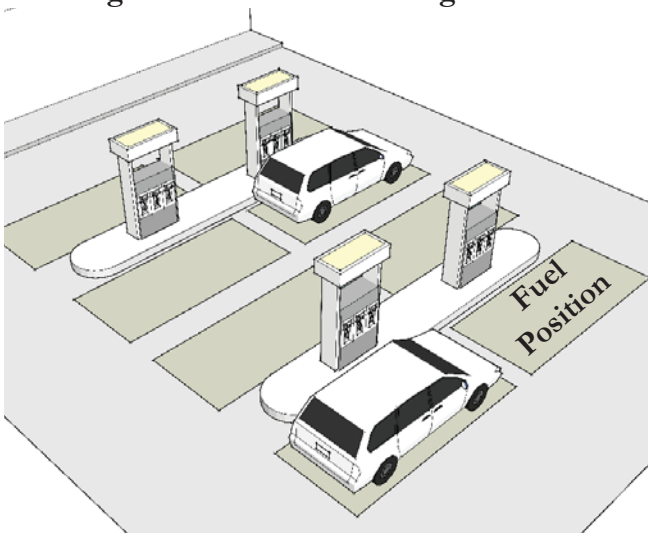


Figure GG-12-9.05 - Fueling Stations

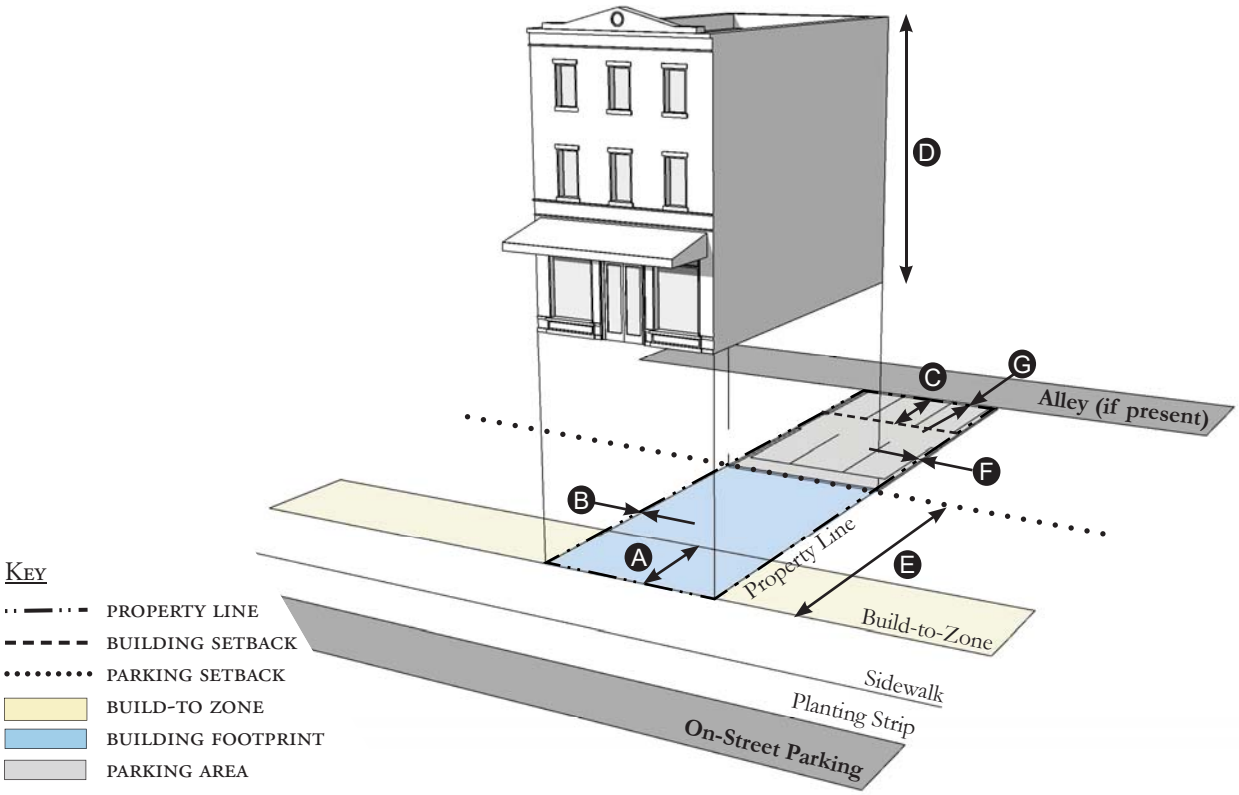


Four fueling islands with eight fuel positions.

Section 12.7.05. Building Type & Frontage Type Standards.

1. **Building Types.** The following Building Type standards shall apply in the Golden Gate Subdistricts. Table **GG-5** provides additional Development Standards.

Figure GG-5.01 - Shopfront Building



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	5' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line Setback[1]	0' or 5'	B
Rear Yard Setback[1]	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02		
Core	Corridor	Industrial

Description

A Shopfront Building has ground level space immediately adjoining the sidewalk that can accommodate business uses with doors and large windows facing the sidewalk.

Façade Transparency, see 12.7.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

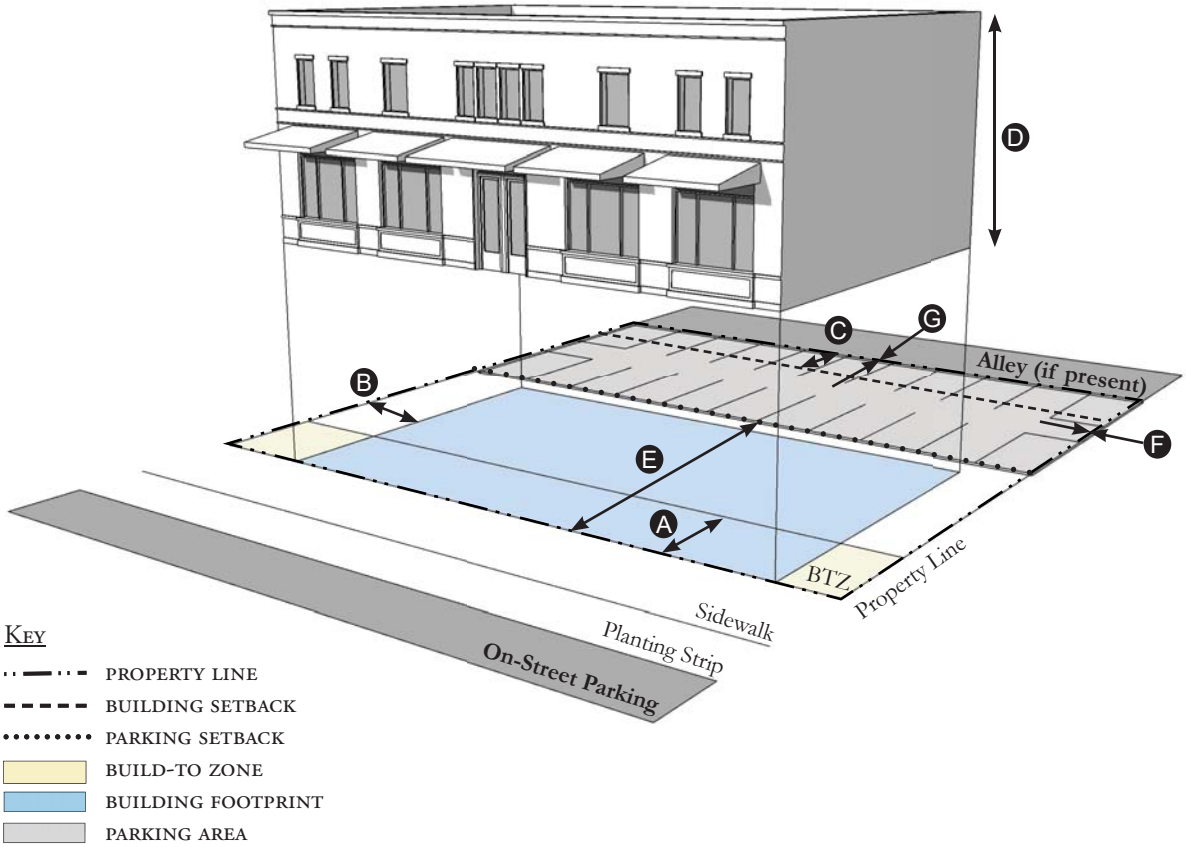
[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

GG Building Type & Frontage Type Standards

12.7.05

Figure GG-5.02 - Mixed-Use Building



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	5' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line BTZ[2]	5' min., 10' max.	B
Rear Yard Setback[2]	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02			
Core	General	Corridor	Industrial

Description

A Mixed-Use Building has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent permitted in the Subdistrict.

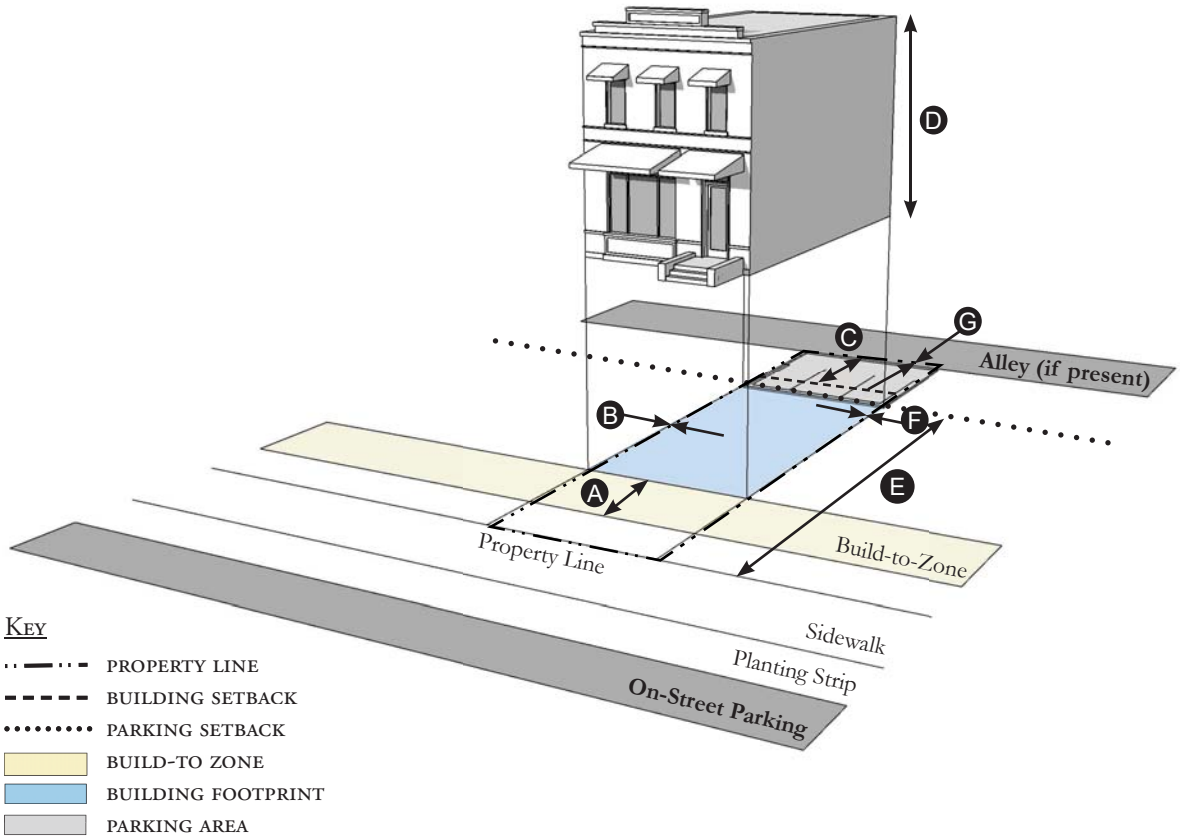
Façade Transparency, see 12.7.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

[2] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

Figure GG-5.03 - Office Building



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	10' min., 15' max.	A
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback[1]	0' or 5'	B
Rear Yard Setback[1]	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02		
Core	Corridor	Industrial

Description

An Office Building has a one or more commercial tenants, occupancies, or businesses. An Office Building may have a shopfront frontage on the ground level.

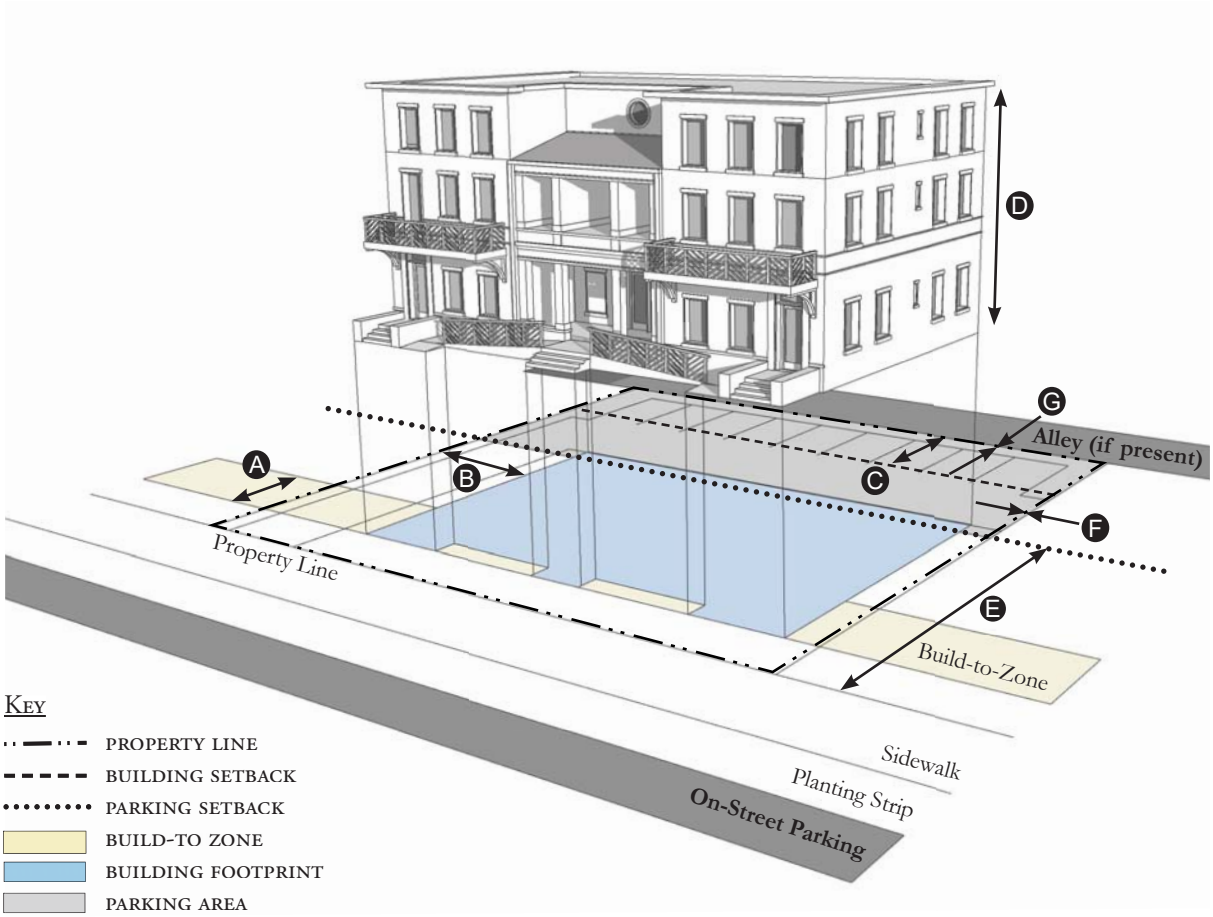
Façade Transparency, see 12.7.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

Figure GG-5.04 - Apartment Building



Building Placement, see 12.1.04.6		
Frontage	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback[1]	5' min.	B
Rear Yard Setback[1]	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table **GG-5**	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min./0' min. with alley	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02			
Core	**General**	**Corridor**	**Multifamily**

Description

An Apartment Building contains multiple residences above and/or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. Off-street parking is provided to the side or rear.

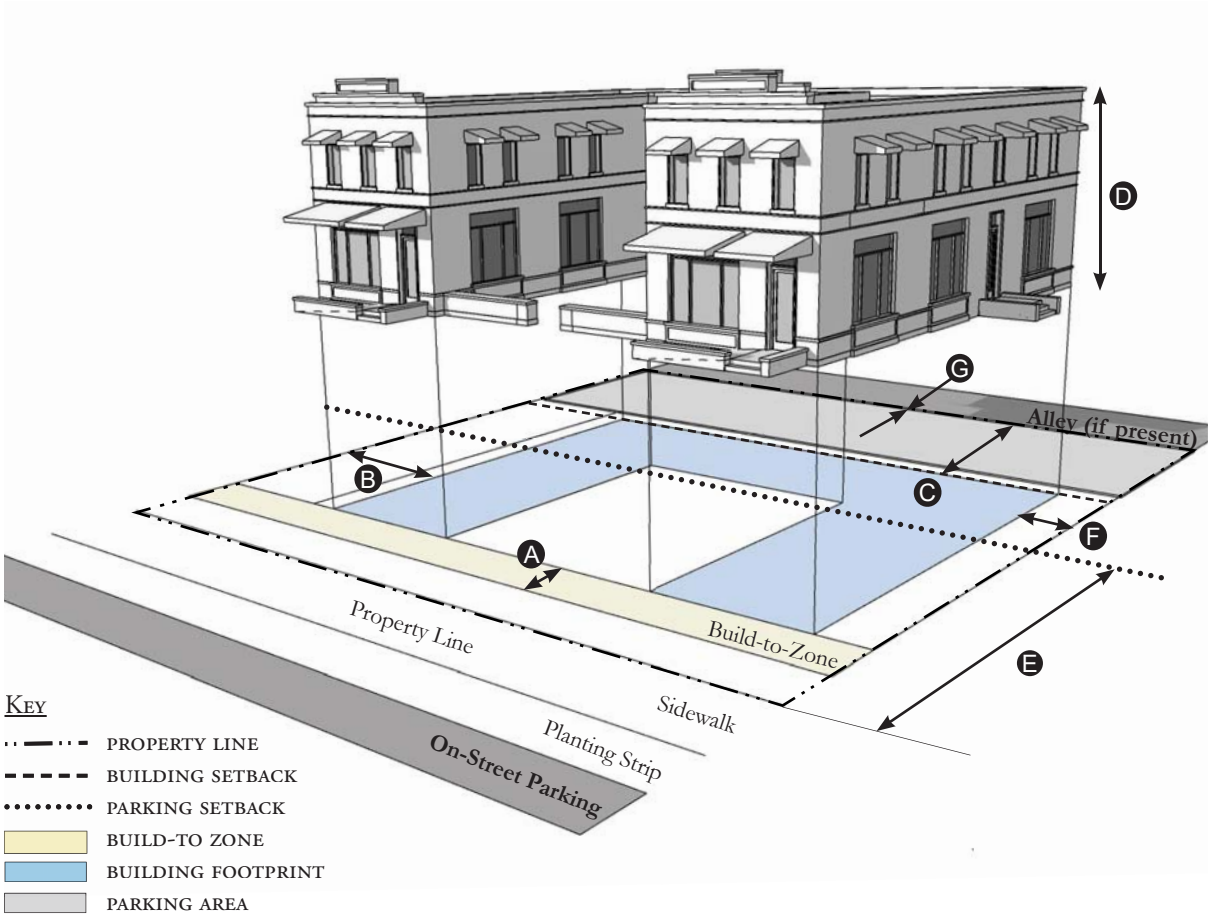
Façade Transparency, see 12.7.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

Notes

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

Figure GG-5.05 - Courtyard Building



Building Placement, see 12.1.04.6		
Frontage Percentage	70% min. includes courtyard	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	10' min., 15' max.	
Side at Property Line Setback [1]	5' min.	B
Rear Yard Setback[1]	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	Refer to Table **GG-5**	

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min./0' min. with alley	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02			
Core	**General**	**Corridor**	**Multifamily**

Description

A Courtyard Building accommodates multiple dwellings or businesses arranged around and fronting on a central green that may be partially or wholly open to the street.

Façade Transparency, see 12.7.04.5	%
Ground level facing streets or civic open spaces	40-70
Above the ground level	20-50

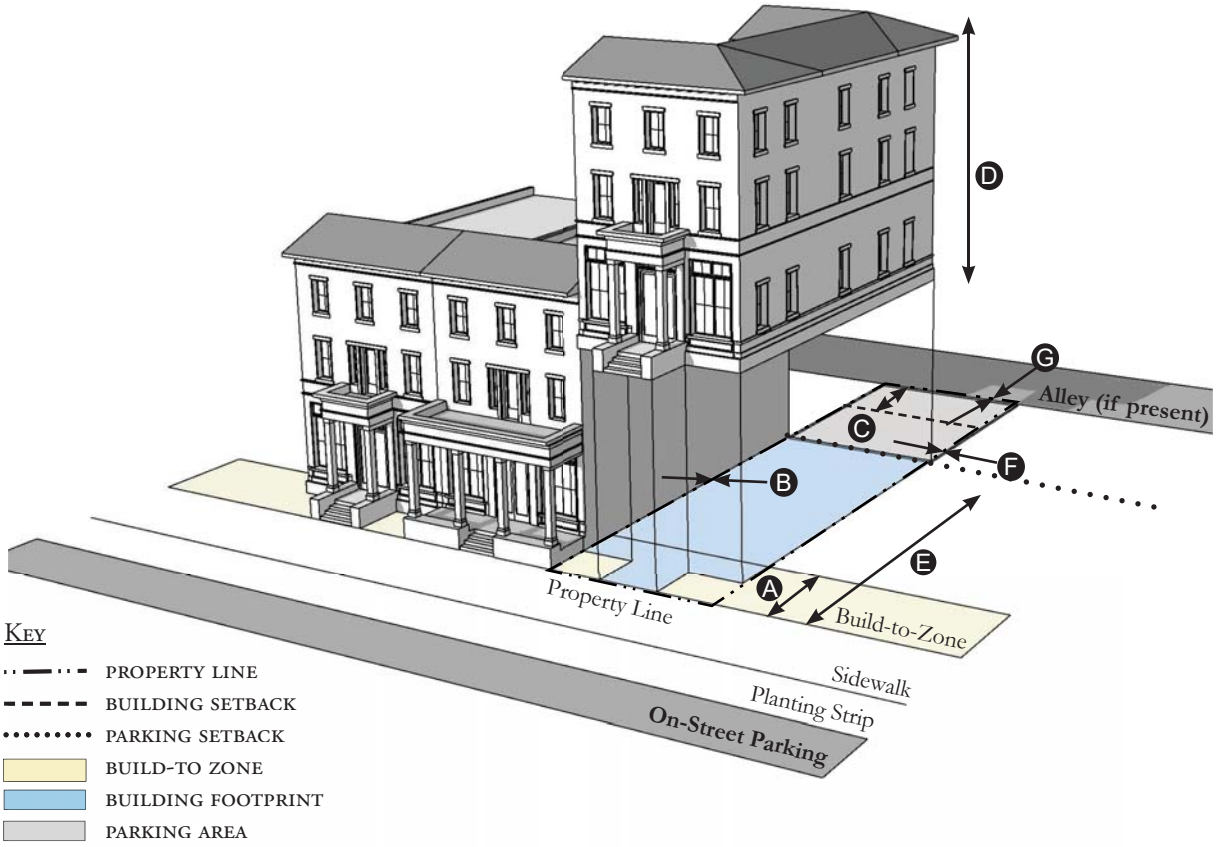
Notes

The proportions of the courtyard space shall be at least as deep as it is wide.

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space,* see Table **GG-5**.

Figure GG-5.06 - Townhouse



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	5' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line Setback [1,2]	0'min. or 10' min.	B
Rear Yard Setback[1]	10' min. /5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table **GG-5**/ 2 stories min	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Permitted Subdistricts, see 12.7.02			
Core	**General**	**Corridor**	**Multifamily**

Description

A Townhouse is a building with common walls on one or both sides and often a private garden to the rear. Service and parking access are from the rear.

Notes

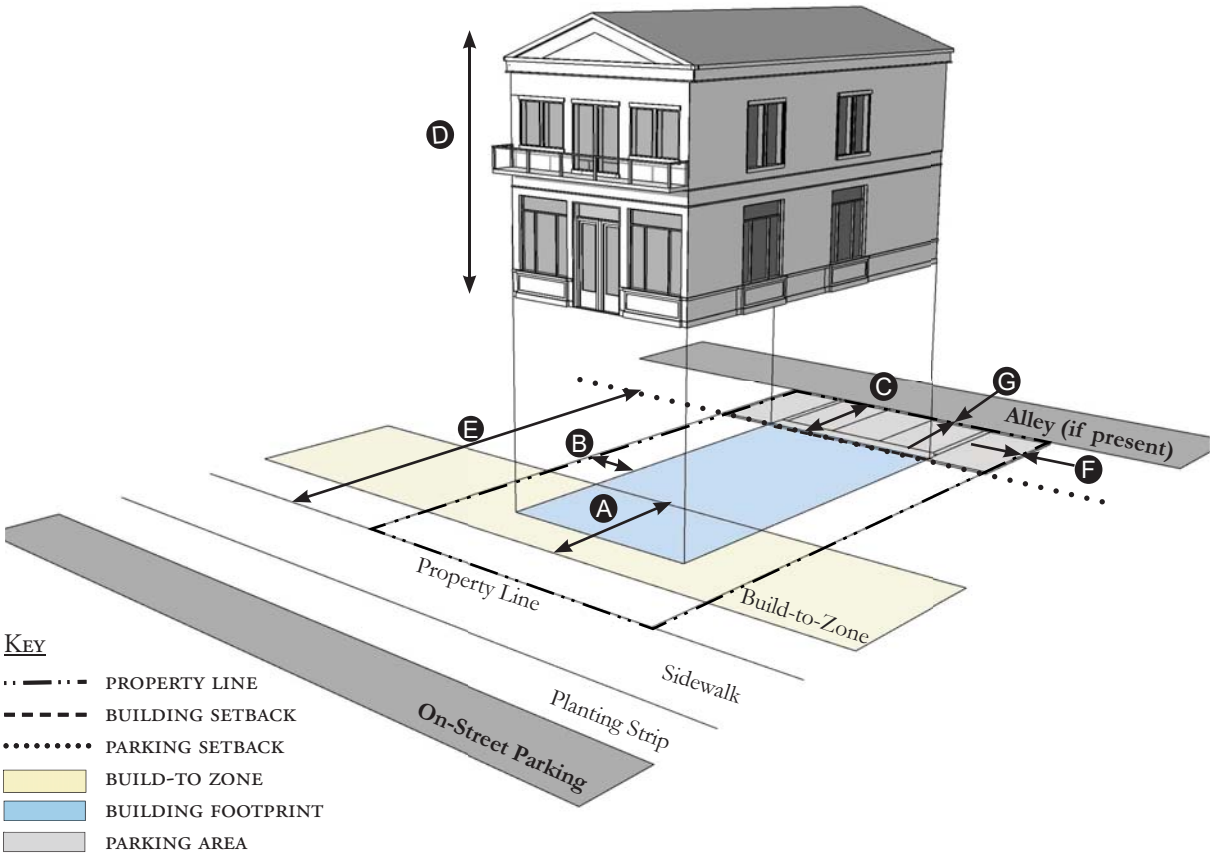
Townhouses shall have a maximum grouping of 8 dwelling units and a minimum Setback of 15 feet between buildings.

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

[2] When directly adjacent to another property that is not part of the townhouse development the Side Setback is 10 feet minimum from the property line.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

Figure GG-5.07 - Live/Work Building



Building Placement, see 12.1.04.6		
Frontage	70% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback[1]	10' min.	B
Rear Yard Setback[1]	10' min.	C

Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	35' / 3 stories max.	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	0' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Permitted Subdistricts, see 12.7.02			
Core	General	Corridor	Industrial

Description

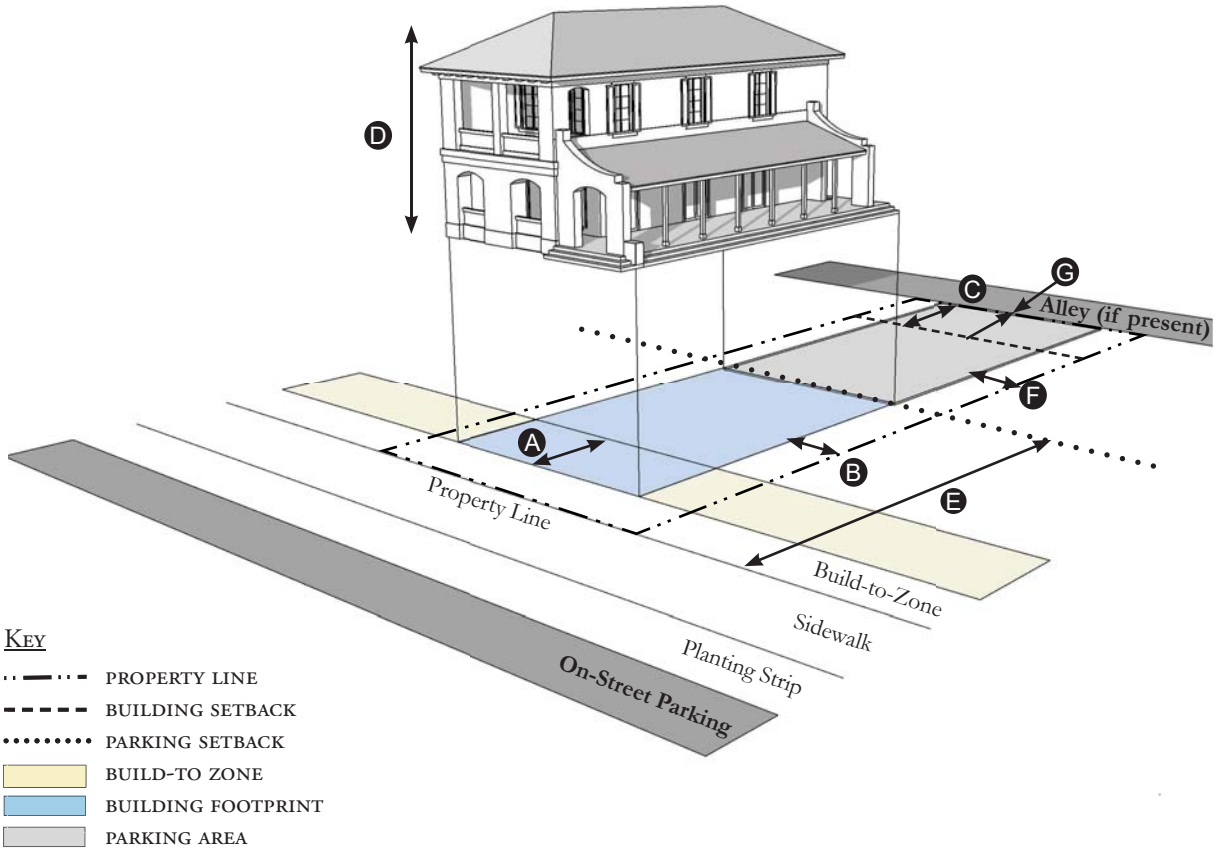
A Live/Work Building consists of commercial and residential uses. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activities or industry.

Notes

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

Figure GG-5.08 - Side Yard House



Building Placement, see 12.1.04.6		
Frontage [1]	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min., 10' min. other side	B
Rear Yard Setback	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	Refer to Table **GG-5**	

Parking Placement, see 12.1.04.6 and 12.7.07.9		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Permitted Subdistricts, see 12.7.02	
General	**Multifamily**

Description

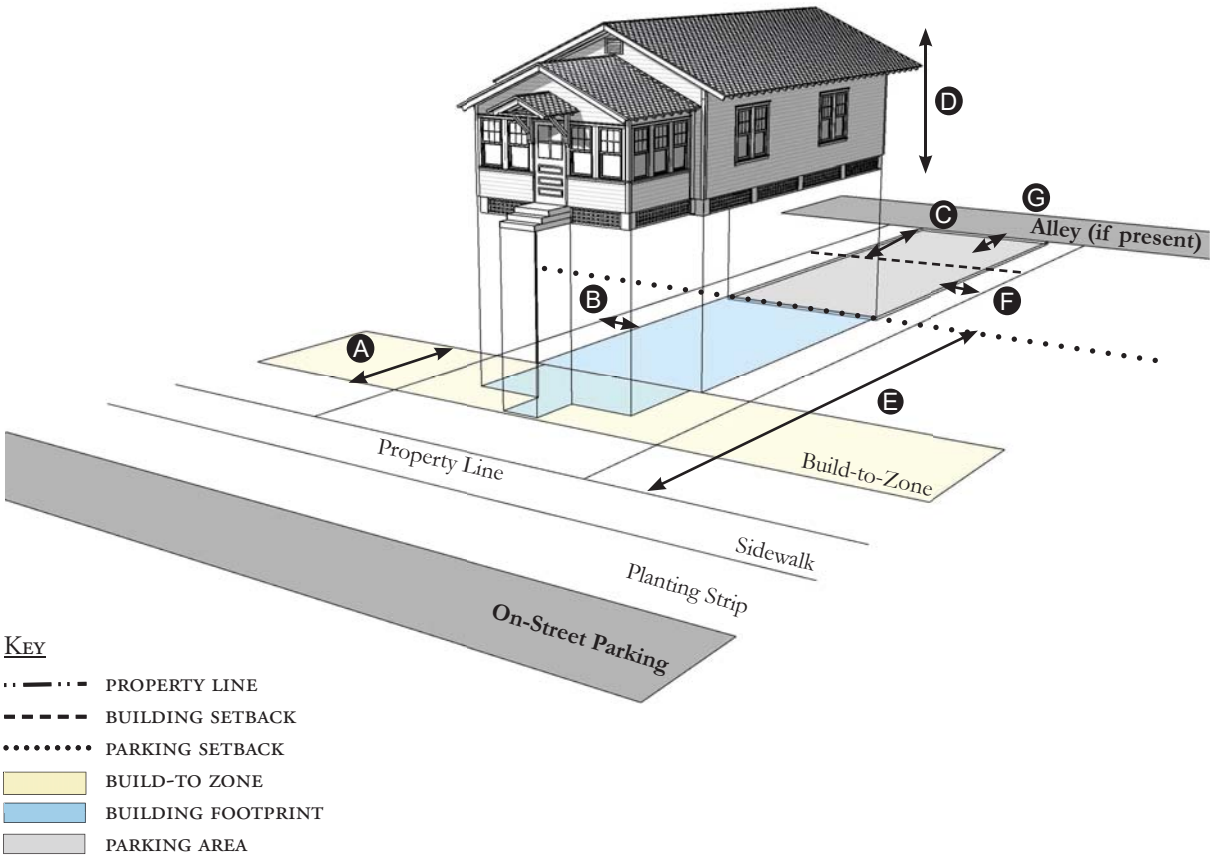
A Side Yard House is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard type houses.

Notes

[1] For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

Figure GG-5.09 - Cottage



Building Placement, see 12.1.04.6		
Frontage[1]	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Build-to-Zone	5' min., 10' max.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min.	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table **GG-5**	D

Parking Placement, see 12.1.04.6 and 12.7.07.9		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Permitted Subdistricts, see 12.7.02			
Core	**General**	**Corridor**	**Multifamily**

Description

A Cottage is a detached building with a small front yard often located on a narrow lot. Parking can be accommodated with on-street parking, a driveway, or detached garage to the rear.

Notes

Cottages shall not exceed a footprint of 2,000 square feet.

[1] For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

Figure GG-5.10- Cottage Court

KEY

- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- BUILD-TO ZONE
- BUILDING FOOTPRINT
- PARKING AREA

Building Placement, see 12.1.04.6		
Frontage	60% min.	
Front Setback	6' min.	A
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	B
Unit Separation	10' min.	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table **GG-5**	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min	G

Permitted Subdistricts, see 12.7.02			
Core	**General**	**Corridor**	**Multifamily**

Description

A Cottage Court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas.

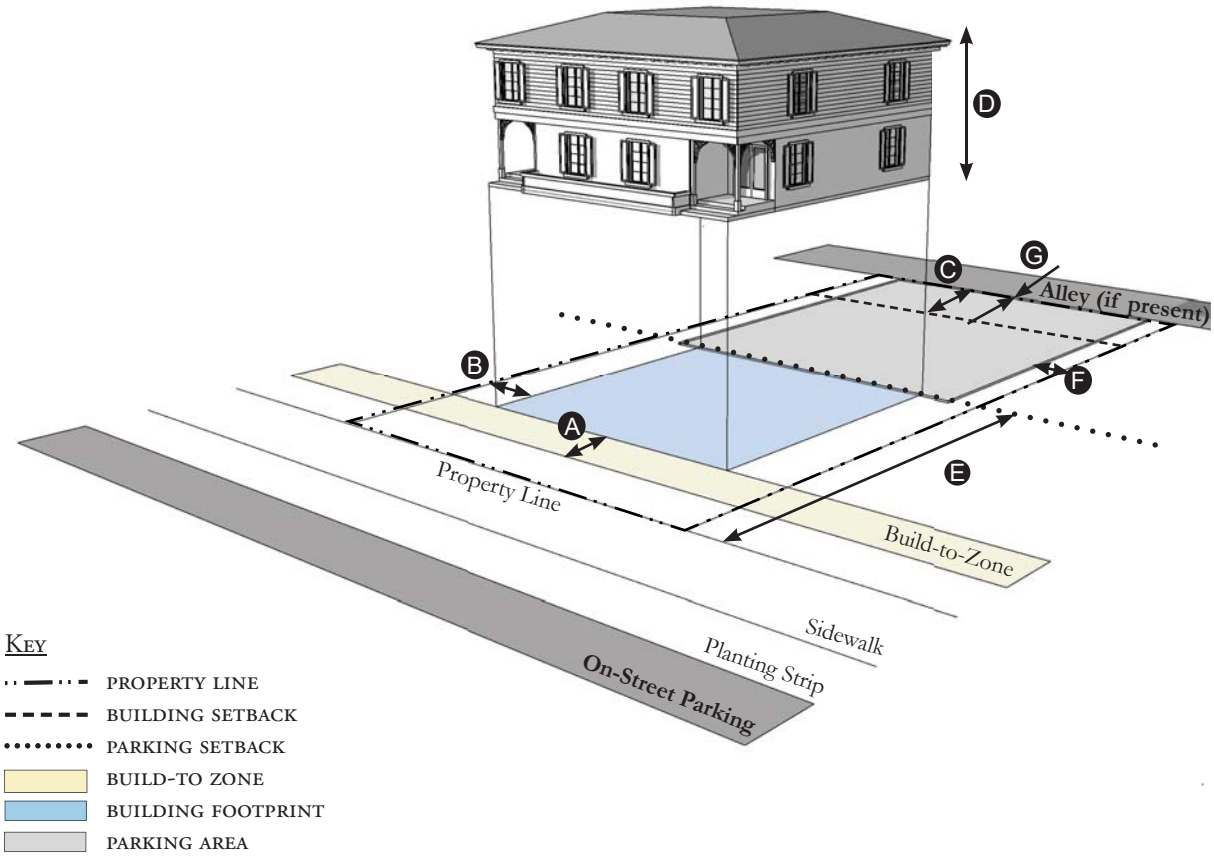
Notes

Cottage Courts may include duplexes.

[1] For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

Figure GG-5.11 - Duplex



Building Placement, see 12.1.04.6		
Frontage[1]	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min.	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table **GG-5**	D

Parking Placement, see 12.1.04.6 and 12.7.07.9		
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.

Permitted Subdistricts, see 12.7.02	
General	**Multifamily**

Description

A Duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family houses.

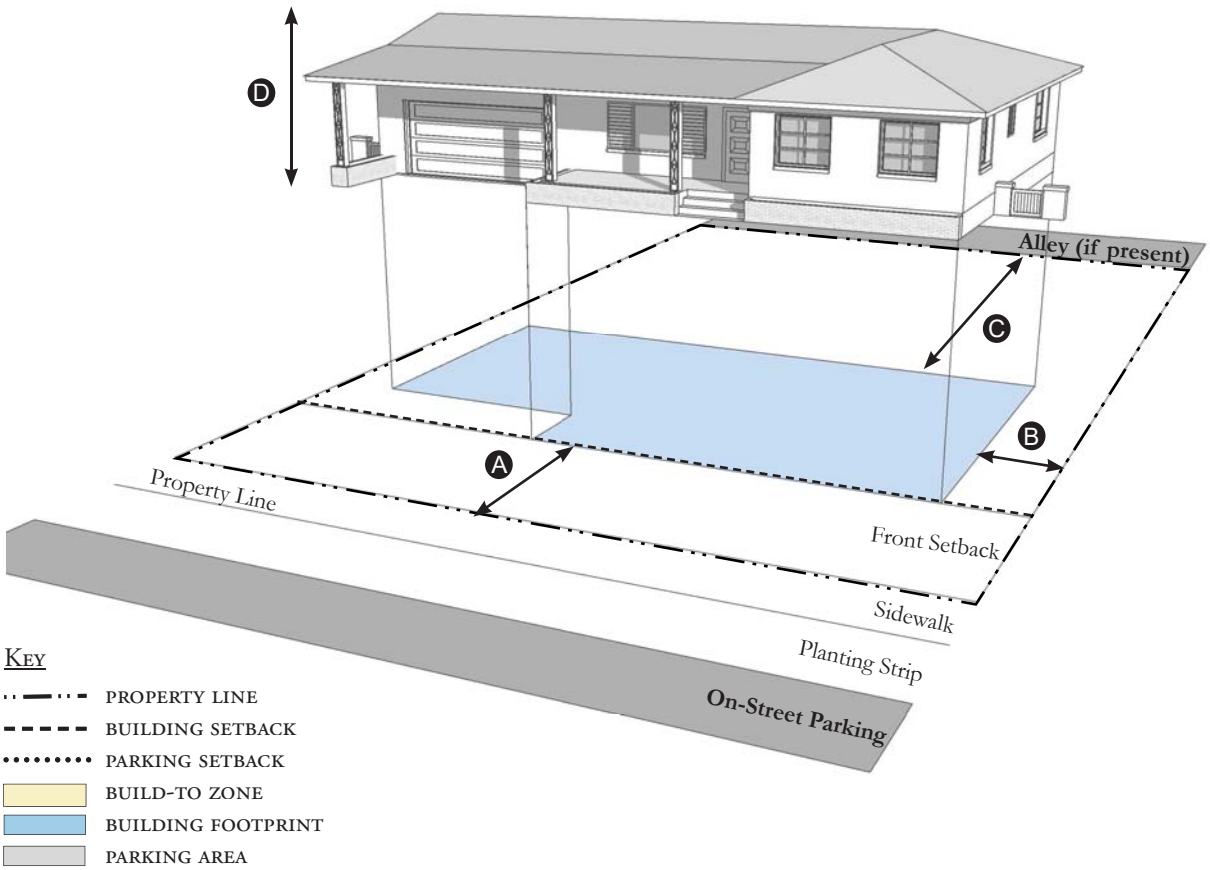
Notes

Duplexes do not permit accessory dwelling units.

[1] For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

Figure GG-5.12 - All Yard House



Building Placement, see 12.1.04.6		
Frontage	Not Required	
Front Setback	20' min.	A
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	B
Rear Yard Setback	10' min.	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table **GG-5**	D

Parking Placement, see 12.1.04.6 and 12.7.07.9		
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.

Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.

Permitted Subdistricts, see 12.7.02	
General	**Multifamily**

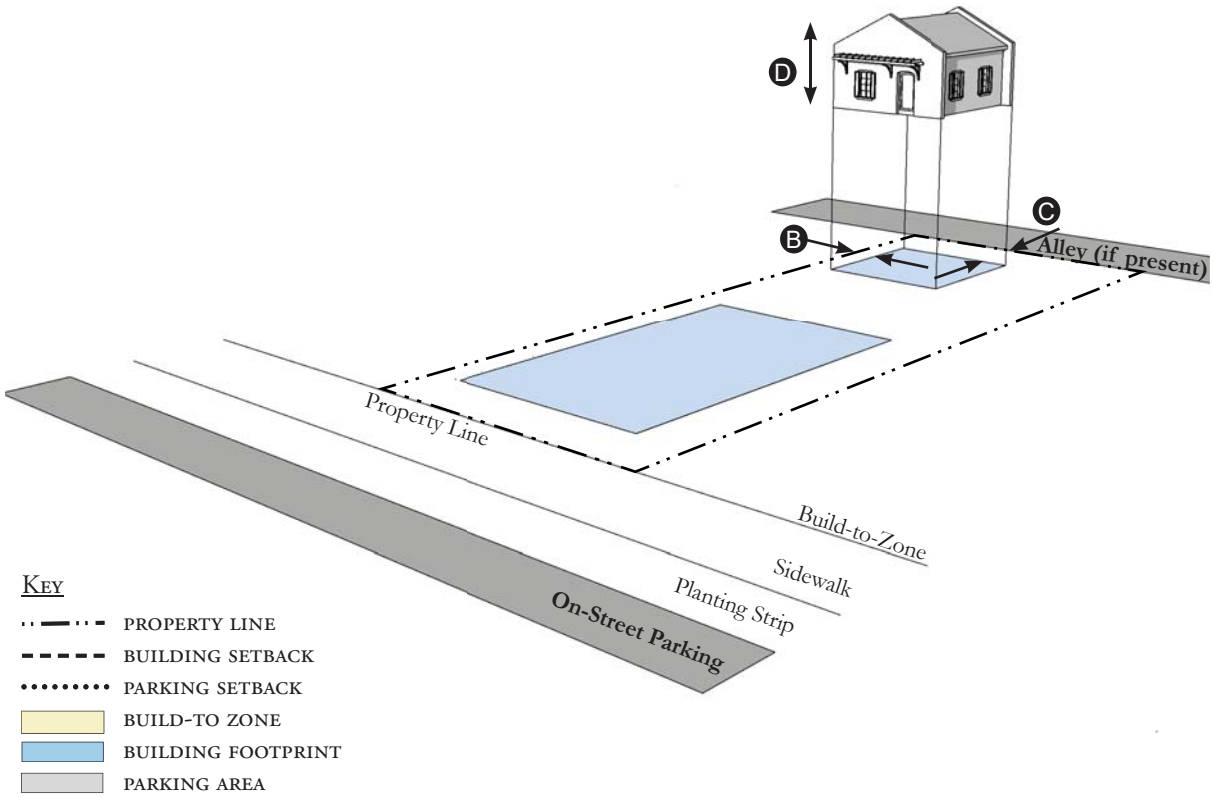
Description

An All Yard House has yards on all sides and may contain accessory structures toward the rear.

Notes

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space,* see Table **GG-5**.

Figure GG-5.13 - Outbuilding



Building Placement, see 12.1.04.6		
Frontage	Not applicable	
Front Build-to-Zone	Not applicable	
Side at Street Build-to-Zone	Not applicable	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	5' min.	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	25' / 2 stories max.	

Parking Placement, see 12.1.04.6

Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.

Permitted Subdistricts, see 12.7.02

Core	**General**	**Corridor**
Industrial	**Multifamily**	

Description

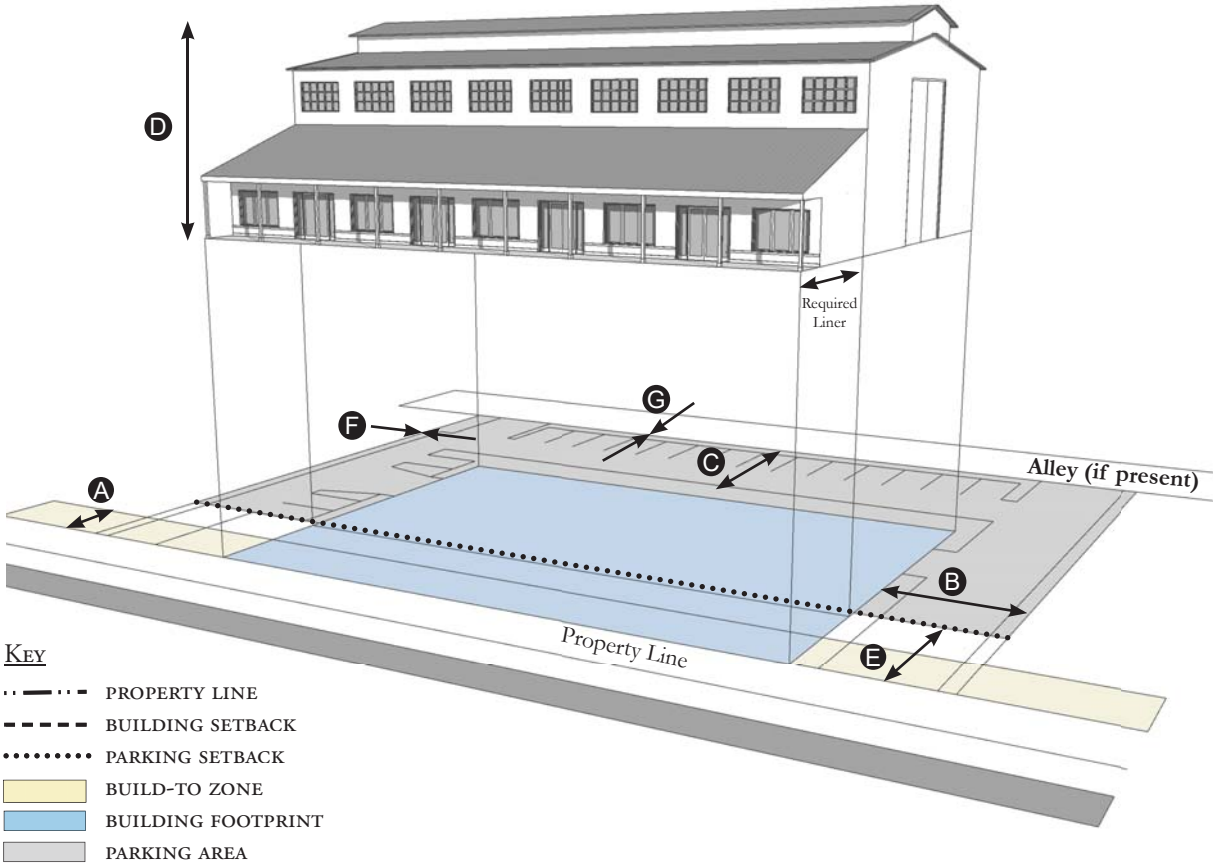
An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An Outbuilding may include a garage, shed, workshop, or accessory dwelling unit.

Notes

Outbuildings shall not exceed a footprint of 850 square feet.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space,* see Table **GG-5**.

Figure GG-5.14 - Boat Barn



Building Placement, see 12.1.04.6		
Frontage	60% min.	A
Front Build-to-Zone	5' min., 15' max.	
Side at Street Setback	10' min.	B
Side at Property Line Setback[1]	10' min.	C
Rear Yard Setback [1]	10' min./5' min. with alley	

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	D
Building Height	35' / 3 stories max.	

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	5' min.	F
Side at Property Line	5' min.	G
Rear Setback	5' min./0' min. with alley	
Parking shall not be located between the building and the street.		

Permitted Subdistricts, see 12.7.02	
Corridor	**Industrial**

Description

A Boat Barn is an indoor storage facility. A liner with habitable uses is required to avoid large blank facades visible to the public. A liner shall face all primary streets. Liners may be additional commercial space with permitted uses.

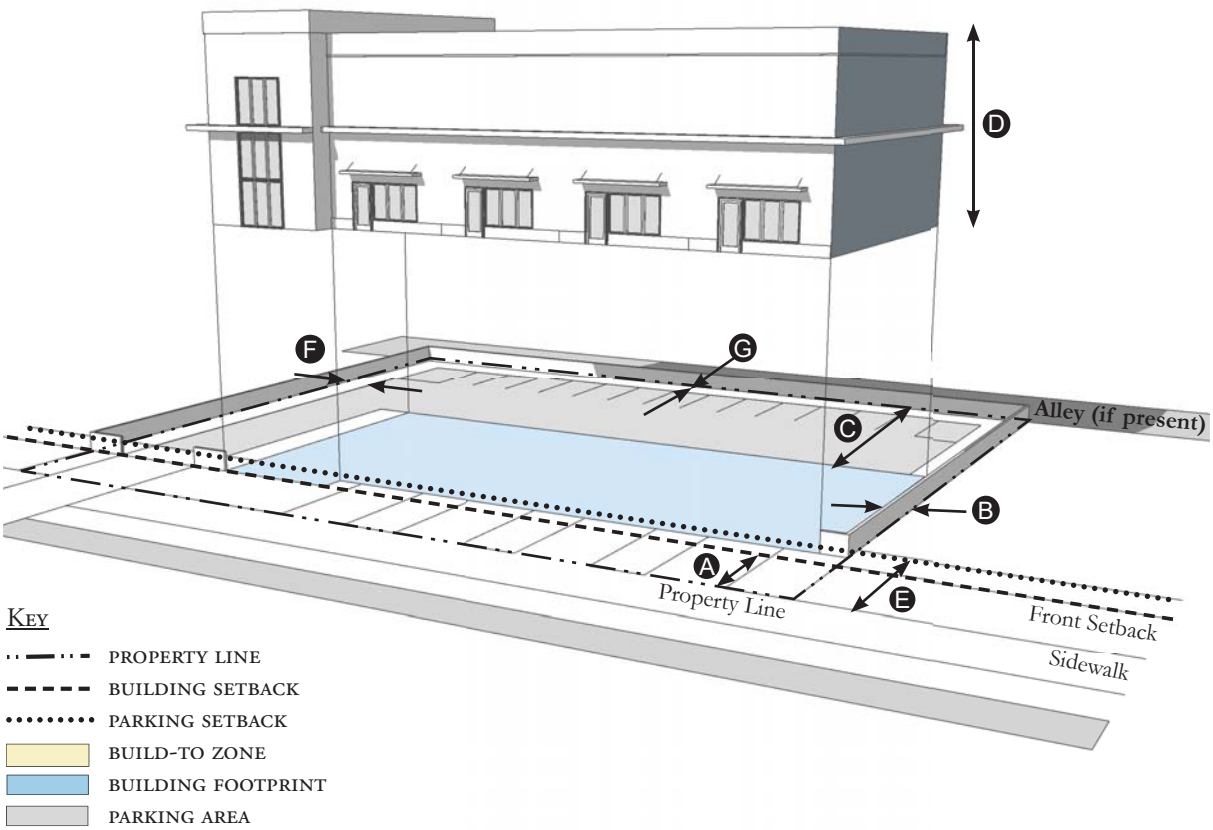
Notes

A commercial liner shall be a minimum depth of 20' feet.

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space*, see Table **GG-5**.

Figure GG-5.15 - Industrial Building



Building Placement, see 12.1.04.6		
Frontage	Not Required	
Front Setback [2]	20' min.	A
Side at Street Setback	5' min.	
Side at Property Line Setback[1]	5' min.	B
Rear Yard Setback	10' min./5' min. with alley	C

Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	40' / 3 stories max.	D

Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G

Parking shall not be located between the building and the street.

Permitted Subdistricts, see 12.7.02	
Corridor	**Industrial**

Description

An Industrial Building will vary in scale depending on its intended use. Some commercial uses may be permitted, but its primary focus is industrial. Parking shall be accommodated from alleys whenever possible. Parking and loading shall be avoided on all Primary and Secondary Streets.

Notes

[1] Section 12.1.04.15 Building Transitions applies when the rear or side of a property directly abuts a residential subdistrict or an existing single family dwelling.

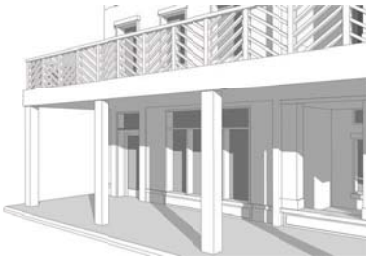
[2] Encroachment into the front setback of up to 15' is permitted when Frontage Types are utilized as described in Section 12.1.05.2.

The front setback shall be treated with Required Landscape Area & Tree Planting as described in Table GG-10 Section 12.7.09 when Frontage Types are not provided.

For permitted *Lot Size*, *Density*, *Building Coverage*, and *Open Space,* see Table **GG-5**.

Figures GG-5.16 - Frontage Types Matrix

Shopfront

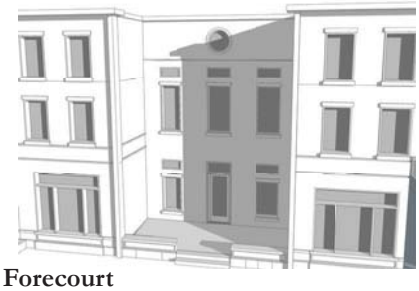


Arcade

Bracketed Balcony

Porch

Stoop



Forecourt

2. **Frontage Types**. Using one or more of the permitted frontage types indicated in Table **GG-5.17** is required within the Core, General and Corridor Subdistricts. Standards for Frontages are found in Section 12.1.05. Frontage Types are encouraged in the Industrial and Multifamily Subdistrict, but are not required.

Table GG-5.17 - Permitted Frontage Types Matrix

Subdistrict	Shopfront	Arcade	Bracketed Balcony	Porch [1]	Stoop	Forecourt
Core	P	P	P	P	P	P
General	P	P	P	P	P	P
Corridor	P	P	P	P	P	P
Industrial	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-

Primary Streets shall include the required Principal Entrance & Frontage Type.

[1] For implementation in the GG Redevelopment Zoning District, Figure 12-7.04-Porch Frontage is modified such that the minimum depth of a porch shall be 5 feet and the maximum depth shall be 8 feet.

Section 12.7.06. Street Standards.

1. **Applicability.** Street Standards that apply in all Redevelopment Zoning Districts are provided in Section 12.1.06. The additional street standards which apply in the Golden Gate Redevelopment Zoning District are specified in this section.

2. **Street Regulating Plan.** A Street Regulating Plan is provided in Figure **GG-3**, Section 12.7.02. That Regulating Plan identifies the following features:

   a. **Primary Streets** allow movement through as well as within the Golden Gate Redevelopment Zoning District.

   b. **Secondary Streets** are local streets that supplement the primary streets to provide an interconnected street network that serves users of all ages and abilities and that fully integrates residential neighborhoods with shopping, employment, and civic features. The secondary street network is priority for street improvements within the neighborhood which should include sidewalks and landscape improvements.

   c. **Recommended Future Streets** would become additional streets to complete a highly interconnected street network.

   d. **Recommended Future Alleys** are not required but are strongly encouraged within the blocks created by the construction of proposed streets. Alleys may be designed and constructed as the alley type in Section 12.1.06.

3. **Shade Trees.** Street trees may be incorporated into landscaped islands associated with on-street parking or to provide shade for pedestrian areas. Landscaped islands and other street tree planting areas shall be sized to support the mature size of the tree and may include shrubs and appropriate ground cover plants. Street trees from the following list are planted at a maximum of 30-foot intervals along the right-of-way:

   a. Canopy trees (60 percent minimum):

      i. Live or Laurel Oak

      ii. Magnolia

      iii. Mahogany

      iv. Red Maple

      v. Bald Cypress

      vi. Buttonwood

      vii. Gumbo Limbo

   b. Palm Trees:

      i. Medjool or Canary Island Date Palm

      ii. Royal Palm

      iii. Coconut Palm (2:1 ratio, unless 8 feet grey wood, then 1:1)

      iv. Sabal Palm (3:1 ratio)

4. **Future Streets.**

a. **Street Location.** The schematic location of proposed streets is shown on the Street Regulating Plan. The exact location may be adjusted during the development review process provided the new location meets these requirements:

i. The adjusted location does not reduce the level of connectivity with surrounding streets, both existing and proposed.

ii. The adjusted location does not reduce the level of street connectivity within the site or substantially increase the average block size.

iii. The adjusted location does not diminish or eliminate any proposed civic space, or civic building shown on the Regulating Plan.

iv. The adjusted location maintains or enhances pedestrian convenience and safety and does not create any traffic hazards.

b. **Street Types.** Proposed streets may be designed and constructed as any one of the following street types below defined in Section 12.1.06.

i. Local Street 2

ii. Local Street 3

iii. Neighborhood Street 1

iv. Neighborhood Street 2

v. Yield Street

5. **Improvements To Existing Streets.** The planting of new shade trees shall be required for project approval and shall be coordinated with existing or future CRA and County streetscape improvements. As provided in Section 12.1.06, the County Engineer may allow deviations from these minimum standards when necessary due to the location of existing buildings, constrained right-of-way, or to meet other goals for the particular street section.

a. **A-1-A/SE Dixie Highway.** Along Dixie Highway street trees shall be a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting. Dixie Highway in Golden Gate is also identified as a candidate for Complete Streets interventions in the *Martin MPO Complete Street Access to Transit Study* and is part of the East Coast Greenway in Florida.

b. **Indian Street.** Along Indian Street street trees shall be a minimum height of 16 feet, with a four-foot clear trunk, and four-inch caliper at the time of planting.

c. Along all other streets, street trees shall be a minimum height of 12 feet, with a four-foot clear trunk and two and one-half-inch caliper, at the time of planting.

d. **Within the Core, Corridor & Industrial Subdistricts.** The build-to-zone shall provide for a pedestrian zone, furnishing zone, and on-street parking as described in Section 12.1.06. No less than 10 feet shall be provided for the combined pedestrian zone and furnishing zone.

Section 12.7.07. Parking Standards.

1. **Applicability.** Parking Standards found in Sections 4.621 through 4.628, Div. 14, Article 4, are modified for all Redevelopment Zoning Districts in Parking Standards Section 12.1.07. Those modified Parking Standards apply in the Golden Gate Redevelopment Zoning District except as specified otherwise in this section.

2. **Parking Rates.** Refer to Section 12.1.07 for parking rates applicable to Redevelopment Zoning Districts.

3. **Off-site parking.** With the exception of parking required for residential uses in Subdistrict General, off-site parking may be used to satisfy all or part of required parking if located no further than 1,320 feet (1/4-mile) from the development site, as measured by the shortest pedestrian route of travel.

4. **Special Parking Alternatives for Redevelopment Centers (SPARC) program.** The SPARC program described in Section 12.1.07 is authorized within the Golden Gate CRA.

5. **Screening of Parking from Residential Uses.** There shall be an alley between parking areas and adjacent residential uses. Where an alley is not possible, there shall be a visual barrier between parking areas and residential uses. Refer to Landscaping Standards Section 12.7.09 Vehicular Use Areas.

6. **Parking Structures.** Whenever a parking structure or surface parking provided beneath a building is located on a Primary Street, as identified on the Street Regulating Plan, Section 12.7.02, ground level commercial space shall be provided for a depth of no less than 20 feet measured from the front of the building.

7. **Distributing Parking.** Where more than 200 parking spaces are provided on-site, such parking shall be distributed such that no more than 50 percent of the spaces are grouped in a single area of the parcel. Methods of distributing parking include locating parking adjacent to the rear or sides of a building or by physically separating parking areas with other buildings or landscaped areas.

8. **Shared Parking Lot.**

   a. Shared parking lots must be located within 500 feet of each use. These lots may be separated from the use(s) by a street, easement, or other right-of-way.

   b. In order to meet the parking requirements, parking shared by different uses must be supported by evidence that peak parking demands of each use occur at different times of the day or days of the week. Section 4.626.B.2, Div. 14, Article 4, Shared Parking provides the methodology to support shared parking. Mixed-use developments do not have to meet this standard.

9. **Approved parking surfaces.**

   a. Residential-only development shall provide parking on a paved surface.

   b. Nonresidential development shall provide the required number of parking spaces on paved surfaces; however, any overflow parking may be provided on a stabilized grassed surface. Accessible spaces and access aisles shall meet the requirements set forth in the Americans with Disabilities Act.

   c. Existing parking surfaces shall comply with the requirements of this sub-section, no

later than five years from the effective date of this Division.

10. For residential garages in the GG Redevelopment Zoning District, Section 12.1.07.8 and Figure 12-9.01-Single Family Dwelling-Front Loaded are modified as follows. The minimum Setback from the Front Façade for garages shall be 5' for garage doors measuring up to 16' in width and shall be 10' for garage doors exceeding 16' in width.

Section 12.7.08. Stormwater Standards.

1. Stormwater management standards are provided in Sections 4.381 through 4.390, Div. 9, Article 4 and apply in Redevelopment Zoning Districts except as modified in Section 12.1.08.

Section 12.7.09. Landscape Standards.

1. Table **GG-9** identifies which of the landscaping, buffering, and tree protection standards in Div. 15, Article 4 apply in the Golden Gate Redevelopment Zoning District and which standards are modified, replaced, or do not apply in this Redevelopment Zoning District.

Table GG-9 - Landscaping, Buffering, and Tree Protection Standards

Div. 15, Article 4		In Golden Gate CRA
General Requirements		
4.661.A	Purpose and intent	Applies as written
4.661.B	Applicability	Does not apply
4.661.C	Glossary	Applies as written
Application Requirement		
4.662.A	Landscape Plan	Modified by 12.7.09.2
4.662.B	Irrigation Plans	Applies as written
Landscape Design Standards		
4.663.A	General requirements	
A.1	Required landscape area	Replaced by 12.7.09.3
A.2	Landscape area credits	Applies as written
A.3	Required tree planting	Modified by 12.7.09.4
A.4-5	Vehicular use areas	Modified by 12.7.09.6
A.6	Service areas	Modified by 12.7.09.7
A.7	Commercial buildings	Does not apply
4.663.B	Buffer-yard requirements	Does not apply
4.663.B.5	Buffer-yard requirements Adjoining Conservation Land	Applies as written
4.663.C	Add't req. for landscaping	Does not apply
4.663.D	Water efficient landscaping	Applies as written
4.663.E	Preserve area interface	Applies as written
Landscape Material Standards		
4.664	(All Subsections)	Applies as written
Maintenance of Required Landscaping		
4.665	(All Subsections)	Applies as written
Tree Protection		
4.666	(All Subsections)	Applies as written
Alternative Compliance		
4.667	(All Subsections)	Replaced by 12.1.13.3
Certificate of Compliance		
4.668	(All Subsections)	Applies as written

2. **Single family dwellings or duplexes.** Single Family Dwellings and duplexes are not required to submit a Landscape Plan or comply with Vehicular Use Areas. Required tree planting and landscape area do apply to single family dwellings and duplexes.

3. **Required landscape area.**

   a. Table **GG-10** indicates the minimum percentage of the total developed area that must be landscaped.

   b. Landscaping shall be permitted in easements only with the written permission of the easement holder. A written agreement shall specify the party responsible for restoring disturbed landscape areas, shall be submitted to the county in a form acceptable to the County Attorney, and shall be recorded in the public records.

   c. Exposed dirt yards are prohibited.

4. **Required tree planting.**

   a. Table **GG-10** indicates the minimum number of trees that must be planted.

   b. Tree species and size.

      i. Palm trees shall have a minimum height of 12 feet at the time of planting.

      ii. Fruit trees shall have a minimum height of five feet at the time of planting.

      iii. Other required trees shall have a minimum height of 12 feet, with a four-foot clear trunk, and two-inch diameter at breast height (dbh), at the time of planting.

   c. Trees planted in adjacent right-of-way in accordance with Section 12.7.06 or in other nearby public space shall be credited towards meeting the number of trees required by Table **GG-11**. Any private use of the public right-of-way requires the approval of the County Engineer, a right-of-way use permit, a construction agreement, and an indemnification agreement.

   d. Trees planted in Vehicular Use Areas shall be credited towards meeting the number of trees required by Table **GG-10**.

   e. FPL's *Right Tree/Right Place Guidelines* shall be considered when trees are planted near utilities.

Table GG-10 - Required Landscape Area & Tree Planting

Subdistrict	Minimum Percentage	One Tree for this Amount of Total Site Area
Core	0%	1,500 sf
General	10%	1,500 sf
Corridor	10%	1,500 sf
Industrial	10%	1,500 sf
Multifamily	Not required	3,000 sf

Table GG-11 - Landscape Plan Application Requirements

Div. 15, Article 4		In Golden Gate CRA	
		A	B
1	Property boundaries	Yes	Yes
2	Land use features	Yes	Yes [1]
3	Structures & paving	Yes	Yes [1]
4	Utilities	Yes	Yes
5	Vehicular use areas	Yes	Yes
6	Water bodies	Yes	Yes
7	Tree survey	Yes	Yes
8	Installation methods	Yes	Yes
9	Development areas	Yes	-
10	Ditches & swales	Yes	Yes
11	Tabular data	Yes	-

[1] On-site features only

5. **Landscape plan.** Development applications shall include a landscape plan prepared by a qualified professional that provides the location and type of existing and proposed features that are identified in Table **GG-11**, which are summarized from the detailed requirements in Section 4.662.A, Div. 15, Article 4.

   a. **Column A** requirements apply to an application for a final site plan.

   b. **Column B** requirements apply to an application for a building permit for a Small Site which is defined as the construction or expansion of a principal building or accessory structure on a lawfully established lot or adjacent lots, provided the parcel being developed is less than one-half acre.

   c. **Column B** requirements also apply to an application for a substantial improvement or substantial renovation of a building exterior on any lot regulated by Article 12 as those terms are defined in Section 4.871.B, Div. 20, Article 4.

6. **Vehicular use areas.**

   a. **Perimeter landscaping.** Landscaping shall be provided along the perimeter of vehicular use areas in accordance with the following standards:

      i. The perimeter of a vehicular use area shall be planted with trees at 30-foot intervals. The trees shall be a minimum of 12 feet in height, with a four-foot clear trunk, and a three-inch dbh at the time of planting.

      ii. If a vehicular use area abuts a residential property (existing residential use or Multifamily Subdistrict) that is not a part of the subject development, a landscaped buffer, eight-feet wide shall be provided. Trees with a minimum height of 16 feet, with a four-foot clear trunk, and four-inch dbh shall be planted at a maximum of 30-foot intervals. If palms are used, each palm must have a 12-foot minimum clear trunk and be planted at a maximum of 15-foot intervals.

iii. A wall, fence, hedge or other durable landscape barrier shall be provided around all vehicular use areas. Between the vehicular use area and a road right-of-way, the wall, fence, or hedge shall not exceed four feet in height. For the remainder of the lot, it shall not exceed six feet in height. Walls and landscaping around vehicular use areas shall provide pedestrian access every 50 linear feet. No wall, fence, or hedge is required along the side of a parking area that abuts another parking area.

b. **Interior landscaping.** If a vehicular use area is larger than 15,000 square feet, landscaping shall be provided within its interior in accordance with Section 4.663.A.4, Div. 15, Article 4, except that these interior landscape areas may also be used as stormwater management and conveyance facilities. If a vehicular use area is equal to or smaller than 15,000 square feet, no interior landscaping, terminal islands, interior medians, or interior islands are required.

7. **Service areas.** Service function areas including dumpsters, shall be screened in accordance with Section 4.663.A.6, Div. 15, Article 4, except that landscaping shall not be required around the perimeter of the screen, and an enclosure shall be a finished masonry wall. All nonconforming enclosures shall be brought into compliance no later than two years from the effective date of this Division.

GG Wall & Fence Standards

12.7.10

Section 12.7.10. Wall & Fence Standards.

1. Walls and fences must comply with the Wall and Fence Standards established for all Redevelopment Zoning Districts in Section 12.1.10.

Section 12.7.11. Sign Standards.

1. Signs must comply with the Sign Standards established for all Redevelopment Zoning Districts in Section 12.1.11 except where modified below.

2. Table **GG-12** supersedes the signage-area table in Section 4.700, Div. 16, Article 4.

Table GG-12 - Sign Size Limitations

Subdistrict	Percent of Building Face Area Allowable for Wall Signs	Maximum Size Per Wall Sign	Maximum Height of Lettering and Logos for All Signs
Core	12%	50-sf	24 inches
General	6%	12-sf	18 inches
Corridor	12%	50-sf	24 inches
Industrial	12%	50-sf	24 inches
Multifamily	-	-	-

3. **Murals.** Are permitted and defined in Art. 4, Div. 16.

4. **Wall signs.** .Wall signs are permitted within Core, Corridor, Industrial

   a. Placement:

      i. Near top of the building.

      ii. Above upper floor windows.

      iii. Directly on wall surface/background must be building wall.

      iv. Must face public street.

      v. Placed on maximum of two building sides.

      vi. May be cut or carved.

   b. Letter materials: Metal, stone, wood, paint, carved, plaster. No plastic letters permitted.

   c. Lighting: Front lit, back lit, opaque lighting. No channel cut lighting permitted. (channel cut is a method of illumination that illuminates only the lettering or logo and the remaining face of the sign is not illuminated or opaque in any manner, also known as stencil-cut)

5. **Wall sign** as Sign band. Sign bands are permitted within Core, Corridor, Industrial. This type of sign is intended primarily for retail uses at street level to draw the attention of pedestrians and drivers.

   a. Placement:

      i. On building face between first and second floor window openings.

      ii. Must be integrated with composition of the facade.

      iii. Background may be building wall or "backboard."

      iv. Minimum of ten feet above sidewalk.

   b. Dimensions:

      i. Backboard and overall band width limited to 12 square feet.

ii. Backboard may have a maximum height of 30 inches.

iii. Letters may have a maximum height of 24 inches.

c. Letter or backboard materials: Metal, stone, wood, paint, carved, plaster, plastic. Cabinet signs are permitted.

d. Lighting: Front lit and back lit permitted, channel cut is not permitted

e. Consistency of the sign bands on a single building is required.

6. **Freestanding signs.** Freestanding signs are permitted within Core, Corridor, Industrial, General.

a. Configuration:

i. Double post with framed panel.

ii. Offset single post with bracketed or suspended panel.

iii. Double-sided signs are permitted.

iv. Single post with centered panel is not permitted.

v. Sign must be essentially two-dimensional. Small structures or kiosk type designs are not permitted.

b. Dimensions:

i. Sign panel is limited to a maximum of six square feet.

ii. Overall sign is limited to a maximum height of four feet above grade.

c. Materials: Metal, wood.

d. Lighting:

i. Externally projected ground lighting is permitted.

ii. Internally illuminated signs or signs incorporating lighting elements are not permitted.

7. **Swing sign, under-canopy sign & projecting signs.** Swing sign, under-canopy sign & projecting signs are permitted within Core, Corridor, Industrial, General.

a. Dimensions:

i. Maximum of six square feet.

ii. Bracketed signs may project a maximum of 48 inches from the building face.

iii. Logos or Artwork may be a maximum of 18 inches in any dimension.

b. Materials: Metal, wood.

c. Lighting: Externally projected lighting is permitted.

8. **Monument signs.** Monument signs are permitted within Core, Corridor, Industrial, General.

a. Placement:

i. Must be perpendicular to public road with identical graphics on each face.

ii. Must form a 45 percent angle to the street intersection at street corners.

iii. Must be set back at least two feet from the public right-of-way.

b. Dimensions:

i. Height of the monument sign may not exceed five feet.

ii. Graphic area of the monument must not exceed 40 square feet.

c. Materials:

i. Substantial materials such as stone, concrete, brick, stucco, wood, steel, and aluminum are required.

ii. Letter or backboard materials: metal, stone, wood, paint, carved, plaster, plastic.

d. Lighting: External lighting only permitted.

9. **Types of signs permitted**. The list of permitted signs in Section 4.703, Div. 16, Article 4 is adjusted by adding the following type of sign:

a. **Sandwich or sidewalk signs** as defined in Section 4.693, Div. 16, Article 4, are permitted in the Core, Corridor and General Subdistricts, provided the signs do not exceed 6 square feet per face, do not unreasonably obstruct pedestrian or vehicular movement, and are moved off sidewalks or other public property by 9:00 PM daily.

10. **Prohibited signs.**

a. Illuminated signs behind the glass storefront that advertise on a permanent basis.

b. Applied window signs, such as cardboard panels.

c. Pennants and Banners for commercial or private use.

d. Pole signs.

11. **Lettering and logo size.** Table **GG-12** provides the maximum height of lettering and logos. Section 4.699, Div. 16, Article 4 establishes how the height of irregularly shaped features shall be measured.

GG Architectural Standards

12.7.12

Section 12.7.12. Architectural Standards. The following Architectural Standards are applicable within Golden Gate Redevelopment Zoning District

1. **Accessory Structures.** Materials for accessory structures shall be or have the appearance of materials from the primary structure.
2. **Building Additions.** The exterior appearance of additions to an existing building should be compatible with the overall building type. For example, exterior walls should be of the same or compatible materials and finished in the same manner as the existing structure. Windows should also be of the same type or be complementary with the existing windows.
3. **Painting of Structures.**
   - **a.** All exterior surfaces of buildings shall be painted except when constructed with materials not normally painted, including, but not limited to, vinyl siding or brick.
   - **b.** Any repairs to the exterior of any building must be painted to match the balance of the structure.
4. **Board-ups.** If a structure is boarded-up for an extended period of time for any reason, the boarding material must be, at a minimum, exterior grade plywood. If exterior grade plywood is used, it must be painted to match the balance of the structure, except for temporary boarding in the event of a natural disaster.
5. **Historic Structures.** Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div.13, Article 4.
6. **Heat Island Effect.** In order to reduce urban heat islands for both roofed and non-roofed areas, the following recommendations are provided for building and site design:
   - **a.** Non-roofed: Provide shade on at least 30% of non roof impervious surface on the site, including parking lots, walkways, plazas, etc.; or use light-colored/high-albedo materials (reflectance of at least .3) for 30% of the site's non-roofed impervious surfaces; or, use open grid pavement system.
   - **b.** Roofed: Use Energy Star roof-compliant, high-reflectance and high emissivity roofing or install a "green" (vegetated) roof for at least 50% of the roof area.
   - **c.** Parking Garage Roofs: Provide shade on at least 30% of any exposed parking on the roof.

“Sketch and Legal Descriptions”

Exhibits B through E

to Ordinance

adopting Article 12, Division 7, LDR,

Golden Gate Community Redevelopment Code

and amending the Zoning Atlas

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE ZONING DISTRICTS MAP WITHIN THE GOLDEN GATE CRA.

2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
   A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 – 17, SHEETS 13 – 17 BEING A SKETCH.
   B. WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.

3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE LIMITS OF THE GOLDEN GATE REDEVELOPMENT ZONING DISTRICT AS REPRESENTED ON THE MAP OF GOLDEN GATE FLORIDA C.R.A. DISTRICT PROPOSED ZONING MAP.

4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.

6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. LEGEND: CRA=COMMUNITY REDEVELOPMENT AGENCY, C.R.A.=COMMUNITY REDEVELOPMENT AGENCY, F.E.C.=FLORIDA EAST COAST, FT.=FEET/FOOT.

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.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 2 – 17.

SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

DATE:

SKETCH AND DESCRIPTION
GOLDEN GATE CRA ZONING – REDEVELOPMENT ZONING DISTRICT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW
DRAWN BY : JMM | SCALE : N/A
DATE : 10/9/2020
DRAWING # 20-007A

DESCRIPTION

A PORTION OF GOLDEN GATE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 50, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DEFINED AS FOLLOWS:

ALL OF BLOCKS 1, 3, 5, 7, 9, 11, 13 AND 15, SAID GOLDEN GATE PARK.

AND

THE SOUTH 45 FEET OF LOTS 2, 4, 6, 8, 10, 12, 14, 16, 18 AND 20, BLOCK 45, SAID GOLDEN GATE PARK.

AND

LOTS 2, 3 AND 4, BLOCK 47, SAID GOLDEN GATE PARK.

AND

LOTS 2, 4, 6, 8, 10, 12, 14, 16, 18 AND 20, BLOCK 49, SAID GOLDEN GATE PARK.

AND

LOTS 4, 6, 8, 10, 12, 14, 16, 18 AND 20, BLOCK 51, SAID GOLDEN GATE PARK.

AND

LOTS 2, 4, 6, 8, 10, 12, 14, 18 AND 19, BLOCK 53, SAID GOLDEN GATE PARK.

AND

LOTS 14, 16, 18 AND 20, BLOCK 55, SAID GOLDEN GATE PARK.

AND

THE SOUTH 50 FEET OF LOTS 2, 4 AND 6; ALL OF LOTS 8, 10, 12 AND 14, BLOCK 57, SAID GOLDEN GATE PARK.

TOGETHER WITH

A PORTION OF GOLDEN GATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

BEING MORE PARTICULARLY DEFINED AS FOLLOWS:

(CONTINUED ON SHEET 3)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 3 - 17.

DESCRIPTION

(CONTINUED FROM SHEET 2)
ALL OF BLOCKS 1, 2, 3, 4, 6, 8, 10, 12, 14, 16, 22, 24, 26, 28, 30, 32, 34, 38, 40, 42, 46, 48, 56, 58, 60, 62, 64, 66, 70, 72, 74, 92, 94, 102, 104, 106, 110, 112, 114, 116, 138, 140, 142, 148, 150, 152, 154, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194 AND 196, SAID GOLDEN GATE.

AND

LOTS 1 – 36, 39 – 52, 98 – 133 AND 136 – 148, BLOCK 5, SAID GOLDEN GATE.

AND

LOTS 1 – 8, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 AND 43, BLOCK 52, SAID GOLDEN GATE.

AND

LOTS 1 – 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38 AND 40, BLOCK 54, SAID GOLDEN GATE.

AND

LOTS 1 – 28 AND 34 – 38, BLOCK 68, SAID GOLDEN GATE.

AND

LOTS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38 AND 40, BLOCK 76, SAID GOLDEN GATE.

AND

LOTS 1 – 6, 7, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 AND 30, BLOCK 78, SAID GOLDEN GATE.

AND

LOTS 1 – 30 AND 32, BLOCK 90, SAID GOLDEN GATE.

AND

LOTS 5, 7 AND 9 – 40, BLOCK 96, SAID GOLDEN GATE.

AND

(CONTINUED ON SHEET 4)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2 AND 4 – 17.

DESCRIPTION

(CONTINUED FROM SHEET 3)
LOTS 1 – 34, BLOCK 100, SAID GOLDEN GATE.

AND

LOTS 11 – 38, BLOCK 108, SAID GOLDEN GATE.

AND

LOTS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 AND 44, BLOCK 132, SAID GOLDEN GATE.

AND

LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 AND 39, BLOCK 134, SAID GOLDEN GATE.

AND

LOTS 1 – 25, 27, 29, 31, 33, 35, 37 AND 39, BLOCK 136, SAID GOLDEN GATE.

AND

LOTS 1 – 3, 7 – 32 AND 35 – 38, BLOCK 144, SAID GOLDEN GATE.

AND

LOTS 1 – 32 AND 35 – 38, BLOCK 146, SAID GOLDEN GATE.

TOGETHER WITH

ALL OF CARIBBEAN KEY CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1913, PAGE 1556, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

LOTS 10, 12, 14, 16 AND THE EASTERLY 100 FEET OF LOT 5, BLOCK 15, PORT SEWALL, ACCORDING TO OFFICIAL MAP SEWALL'S POINT LAND COMPANY RECORDED IN PLAT BOOK 3, PAGE 8, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS. TOGETHER WITH THAT IRREGULAR PARCEL OF LAND LYING BETWEEN LOTS 5, 14 AND 16, BLOCK 15, PORT SEWALL AND WEST LAKE CREATED BY THE NORTHWESTERLY EXTENSION OF THE LINE BETWEEN LOTS 12 AND 14, BLOCK 15, PORT SEWALL, TO THE WATERS OF THE CREEK KNOWN AS WEST LAKE, AND
(CONTINUED ON SHEET 5)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 – 3 AND 5 – 17.

DESCRIPTION

(CONTINUED FROM SHEET 4)
NORTHEASTERLY EXTENSION OF THE SOUTHERLY LOT LINES OF LOTS 10, 12, 14 AND 16, BLOCK 15, PORT SEWALL, TO THE WATERS OF THE CREEK KNOWN AS WEST LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 8, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, SAID PARCEL OF LAND BEING THAT PLATTED ROAD BETWEEN THE LOTS AND WEST LAKE AS VACATED AND ABANDONED IN COMMISSIONER'S MINUTE BOOK 4, PAGE 26, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS THERETO APPERTAINING.

ALSO KNOWN AS:

LOTS 10, 12, 14, 16 AND A PORTION OF LOT 5, BLOCK 15, PORT SEWALL, ACCORDING TO THE "OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY" AS RECORDED IN PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, TOGETHER WITH THAT PORTION OF PLATTED ROAD BETWEEN SAID LOTS 5, 16, AND WEST LAKE AS VACATED AND ABANDONED IN COMMISSIONER'S MINUTE BOOK 4, PAGE 26, MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 10, BLOCK 15; THENCE RUN NORTH 23°04'58" WEST ALONG THE WESTERLY LINE OF SAID LOT 10, AND EASTERLY LINE OF THE WESTERLY 100 FEET OF SAID LOT 5 FOR A DISTANCE OF 190 FEET MORE OR LESS TO THE APPARENT SOUTH, SOUTHWESTERLY SHORELINE OF SAID WEST LAKE: THENCE MEANDER SOUTHEASTERLY ALONG SAID SHORELINE TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A 100 FOOT RIGHT-OF-WAY (INDIAN STREET) AS SHOWN ON SAID "OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY." THENCE RUN SOUTH 67°01'23" WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 279 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH

THE FIFTEEN (15) FOOT ALLEY EXISTING IN BLOCK 66 OF GOLDEN GATE, LYING BETWEEN LOTS 1, 2, 3, 4, 5, 7, 11, 12 AND 13, AS IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

THAT CERTAIN UNNAMED ALLEYWAY ABUTTING LOTS 1 - 12 INCLUSIVE, BLOCK 102, GOLDEN GATE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1925 IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

(CONTINUED ON SHEET 6)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 4 AND 6 - 17.

DESCRIPTION

(CONTINUED FROM SHEET 5)
THAT PORTION OF 2ND STREET (NOW S.E. BIRCH AVENUE) LYING BETWEEN LOTS 7, 8, 9 AND 10, BLOCK 100, GOLDEN GATE, AND LOTS 14, 16, 18 AND 20, BLOCK 102, GOLDEN GATE, ACCORDING TO THE PLAT THEREOF FILED MARCH 25, 1925, IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

A 15 FOOT ALLEYWAY LYING BETWEEN LOTS 1 – 10 INCLUSIVE AND LOTS 11 AND 12. ALSO A 15 FOOT ALLEYWAY LYING BETWEEN LOTS 12 – 28 INCLUSIVE AND 11 – 27 INCLUSIVE. ALSO A 15 FOOT ALLEYWAY BETWEEN LOTS 29 – 38 INCLUSIVE AND LOTS 27 AND 28. ALL OF THE ABOVE IN BLOCK 100, GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

THE EAST HALF OF A 15 FOOT ALLEYWAY BETWEEN LOTS 35 – 38 AND 28, BLOCK 100, GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

SOUTHEAST BIRCH AVENUE BETWEEN PARCEL 1 – LOTS 1 THROUGH 10, BLOCK 104, AND PARCEL 2 – LOTS 1 THROUGH 10, BLOCK 106, GOLDEN GATE.

TOGETHER WITH

THAT PART OF SECOND STREET AS LIES WEST OF BLOCK 142, A CERTAIN DEDICATED STREET IN GOLDEN GATE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11 AT PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THE FOLLOWING DESCRIBED ALLEYWAY LYING BETWEEN LOTS 1 THRU 10 AND LOTS 11 AND 12 OF BLOCK 142, OF GOLDEN GATE SUBDIVISION, PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

THOSE ALLEYWAYS OR ROAD RIGHT OF WAYS WITHIN THE BOUNDARIES OF BLOCK 106, GOLDEN GATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

(CONTINUED ON SHEET 7)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 – 5 AND 7 – 17.

DESCRIPTION

(CONTINUED FROM SHEET 6)
TOGETHER WITH

THE FOLLOWING PORTIONS OF THOSE CERTAIN RIGHTS-OF-WAY LYING WITHIN GOLDEN GATE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THE WEST HALF OF THAT PORTION OF 3RD ST. (NOW S.E. CAMINO AVE.) 75' WIDE, LYING BETWEEN BLOCK 106 AND 108, AND ALSO LYING BETWEEN FAIRMONT AVE. (NOW S.E. FAIRMONT ST.) AND GARDEN AVE. (NOW S.E. GARDEN ST.).

AND

THAT PORTION OF 6TH ST. (NOW S.E. FERNDALE AVE.) 50' WIDE, LYING BETWEEN BLOCKS 112 AND 114, AND ALSO LYING BETWEEN FAIRMONT AVE. (NOW S.E. FAIRMONT ST.) AND GARDEN AVE. (NOW S.E. GARDEN ST.);

LESS

THAT PORTION LYING BETWEEN THE EXTENSIONS OF THE NORTHERLY AND SOUTHERLY LINES OF THE 15' ALLEYWAYS IN BLOCKS 112 AND 114.

AND

THAT PORTION OF 4TH ST. (NOW S.E. DURANT AVE.) 50' WIDE, LYING BETWEEN BLOCKS 188 AND 190, AND ALSO LYING BETWEEN JEFFERSON AVE. (NOW S.E. JEFFERSON ST.) AND KENSINGTON AVE. (NOW S.E. KENSINGTON ST.)

AND

THAT PORTION OF 4TH ST. (NOW S.E. DURANT AVE.) 50' WIDE, LYING BETWEEN LOTS 29 - 32, BLOCK 146 AND LOT 1, BLOCK 148, AND SOUTH OF HAWTHORNE AVE. (NOW S.E. HAWTHORNE ST).

AND

THAT PORTION OF 4TH ST. (NOW S.E. DURANT AVE.) 50' WIDE, LYING BETWEEN LOTS 35 - 38, BLOCK 146 AND LOT 2, BLOCK 148, AND NORTH OF IRIS AVE. (NOW S.E. IRIS ST.).

TOGETHER WITH

(CONTINUED ON SHEET 8)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 6 AND 8 - 17.

DESCRIPTION

(CONTINUED FROM SHEET 7)
FIFTEEN FOOT (15) ALLEY 117.5 FT. LONG, LYING WEST OF LOT 12, RUNNING NORTH AND SOUTH IN BLOCK 144, GOLDEN GATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

A PART OF THIRD STREET, A CERTAIN DEDICATED STREET IN GOLDEN GATE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

WHEREAS, ON THE 24TH OF JUNE 1953 A PETITION, SIGNED BY ALLAN N. DECKER AND EDNA DECKER, OWNERS OF PROPERTY ABUTTING UPON THAT CERTAIN ALLEY RUNNING EAST AND WEST, APPROXIMATELY, THROUGH THE CENTER OF BLOCK 138 OF GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILE MARCH 5TH, 1925, AND RECORDED IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS, REQUESTING IT TO CLOSE, VACATE AND ABANDON SAID ALLEY, AND, THAT PURSUANT TO SECTION 343.43, FLORIDA STATUTES OF 1951, THE ALLEY THAT RUNS APPROXIMATELY EAST AND WEST THROUGH THE CENTER OF BLOCK 138 OF GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED 5 MARCH 1925, AND RECORDED IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, BE, AND THE SAME IS HEREBY CLOSED, VACATED AND ABANDONED.

TOGETHER WITH

THAT PIECE OF THE RIGHT-OF-WAY KNOWN AS 7TH STREET, AS RECORDED ON PLAT OF GOLDEN GATE, AS RECORDED IN PLAT BOOK 11, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN COUNTY), FLORIDA, LYING SOUTH OF JEFFERSON STREET AND NORTH OF KENSINGTON STREET.

TOGETHER WITH

THAT CERTAIN ALLEY, RUNNING FROM EAST TO WEST, BETWEEN 5TH AND 6TH STREETS IN BLOCK 74 OF GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

FIFTEEN FOOT (15') ALLEY RUNNING EAST TO WEST THROUGH THE CENTER OF BLOCK 78, GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED MARCH 5, 1925 IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.
(CONTINUED ON SHEET 9)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 7 AND 9 - 17.

DESCRIPTION

(CONTINUED FROM SHEET 8)
LESS

THE NORTH 7.5 FEET LYING SOUTH OF LOTS 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27 AND 29, BLOCK 78, SAID GOLDEN GATE SUBDIVISION.

AND LESS

THAT PORTION LYING BETWEEN LOTS 31, 33, 35, 37, 39, 41, 43, 32, 34, 36, 38, 40, 42 AND 44, BLOCK 78, SAID GOLDEN GATE SUBDIVISION.

TOGETHER WITH

ALL OF THAT CERTAIN ALLEYWAY AS SHOWN ON THE PLAT OF GOLDEN GATE, FILED MARCH 5, 1925, AND RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, WHICH IS BOUNDED ON THE NORTH BY THE SOUTH OR REAR LINES OF ALL THE ODD-NUMBERED LOTS IN BLOCK 52, GOLDEN GATE; BOUNDED ON THE SOUTH BY THE NORTH OR REAR LINES OF ALL THE EVEN-NUMBERED LOTS IN BLOCK 52, GOLDEN GATE; BOUNDED ON THE WEST BY 7TH STREET AND BOUNDED ON THE EAST BY 8TH STREET, AS SHOWN ON SAID PLAT.

LESS

THE SOUTHERLY 7.5 FEET LYING NORTHERLY OF LOTS 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 AND 44, BLOCK 52, SAID GOLDEN GATE.

TOGETHER WITH

ALL OF THAT PART OF 8TH STREET THAT LIES BETWEEN BLOCKS 43 AND 45 AS SHOWN ON THE PLAT OF PORT SEWALL AS RECORDED IN PLAT BOOK 3, PAGE 8, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA RECORDS, AND THAT LIES SOUTH OR SOUTHERLY OF A COUNTY DRAINAGE CANAL. SAID STREET BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF THE ABOVE DESCRIBED BLOCK 45, THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF BLOCK 45 FOR 65 FEET MORE OR LESS TO A COUNTY DRAINAGE DITCH, THENCE EASTERLY ALONG SAID DRAINAGE DITCH FOR 50 FEET MORE OR LESS TO A POINT ON THE WESTERLY BOUNDARY OF BLOCK 43, THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF BLOCK 43 FOR 65 FEET MORE OR LESS TO S.W. CORNER OF BLOCK 43, THENCE WESTERLY FOR 50 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH

(CONTINUED ON SHEET 10)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 8 AND 10 - 17.

DESCRIPTION

(CONTINUED FROM SHEET 9)
THAT CERTAIN ALLEY WHICH BISECTS BLOCK 24, GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED MARCH 5, 1925 AND RECORDED IN PLAT BOOK 11 AT PAGE 41, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

FROM THE NORTHEASTERLY CORNER OF LOT 17, BLOCK 11, GOLDEN GATE PARK, ACCORDING TO THE PLAT THEREOF FILED APRIL 29, 1926, RECORDED IN PLAT BOOK 1, PAGE 50, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 17 TO THE NORTHERLY LINE OF LOT 20; THENCE RUN EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 20 FOR A DISTANCE OF 25 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 29; THENCE RUN NORTHWESTERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF LOT 17 FOR A DISTANCE OF 125 FEET TO A POINT; THENCE RUN WESTERLY FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PORTION OF S.E. EVERGREEN AVENUE (FORMERLY 5TH STREET) LYING BETWEEN LOT 2, BLOCK 47, AND LOT 20, BLOCK 49, GOLDEN GATE PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 50, SHEET 3 OF 4, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. (SAID ROAD BEING 50 FEET BY 125 FEET, MORE OR LESS.)

TOGETHER WITH

PETITION OF ROSE R. WALTON, LEGAL DESCRIPTION OF ROAD RIGHT-OF-WAY SOUGH TO BE ABANDONED:

THAT PART OF 3RD STREET, NOW KNOWN AS S.E. CAMINO AVENUE, LYING BETWEEN LOT 4, BLOCK 51, AND THE EAST ONE-HALF OF LOT 18 AND 19, BLOCK 53, AS SHOWN ON THE PLAT OF GOLDEN GATE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 50, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: START AT THE SOUTHEAST CORNER OF LOT 19, BLOCK 53, FOR A POINT OF BEGINNING; THENCE RUN EASTERLY TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 51; THENCE RUN NORTHERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE RUN WESTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4 TO THE CENTERLINE OF 3RD STREET; THENCE RUN SOUTHERLY ALONG THE CENTERLINE OF 3RD STREET TO A POINT WHERE THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 18, BLOCK 53, INTERSECTS THE CENTERLINE OF 3RD STREET; THENCE RUN WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE RUN SOUTHERLY ALONG THE EASTERLY BOUNDARY LINES OF SAID LOTS 18 AND 19, BLOCK 53, TO THE SOUTHEAST CORNER OF SAID LOT 19, THE POINT OF BEGINNING.
(CONTINUED ON SHEET 11)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 9 AND 11 - 17.

DESCRIPTION

(CONTINUED FROM SHEET 10)
TOGETHER WITH

THAT PORTION OF THIRD STREET (NOW KNOWN AS SOUTHEAST CAMINO AVENUE) IN GOLDEN GATE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 50, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, LYING EASTERLY OF SOUTH ONE HALF OF LOT 17, BLOCK 53, OF SAID PLAT.

TOGETHER WITH

ALL ALLEYWAYS APPEARING IN BLOCK 64, GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED IN OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 11, PAGE 41. (TRANSCRIPT OF SAID PLAT NOW FILED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA).

TOGETHER WITH

ALL ALLEYWAYS LOCATED WITHIN BLOCK 36, GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED ON MARCH 5, 1925 AND RECORDED IN PLAT BOOK 11, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

A PART OF FIRST STREET, A CERTAIN DEDICATED STREET IN GOLDEN GATE SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, AT PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

A FIVE FOOT (5') EASEMENT NOTED ON THE PLAT OF GOLDEN GATE PARK, RECORDED IN PLAT BOOK 1, PAGE 50, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND WHICH IS LOCATED AT THE FOLLOWING DESCRIBED PLACE: THE FIVE FOOT EASEMENT LYING AT THE REAR OF LOTS 1, 3, 5, 7, 9 AND 11, BLOCK 1, GOLDEN GATE PARK.

TOGETHER WITH

THAT PART OF 2ND STREET, NOW KNOWN AS S.E. BIRCH AVENUE, LYING WEST OF LOT 2, BLOCK 53, AND EAST OF LOT 20, BLOCK 55, AS SHOWN ON THE PLAT OF GOLDEN GATE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 50, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: START AT THE SOUTHEAST CORNER OF LOT 20, BLOCK 55, FOR A POINT OF BEGINNING;

(CONTINUED ON SHEET 12)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 10 AND 12 - 17.

DESCRIPTION

(CONTINUED FROM SHEET 11)
THENCE RUN EASTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 20 TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 53; THENCE RUN NORTHERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE RUN WESTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE RUN SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 20, BLOCK 55, TO THE SOUTHEAST CORNER OF SAID LOT 20, THE POINT OF BEGINNING. PARCEL IS 50 FEET WIDE BY 125 FEET DEEP.

LESS

ANY ROAD RIGHT-OF-WAY.

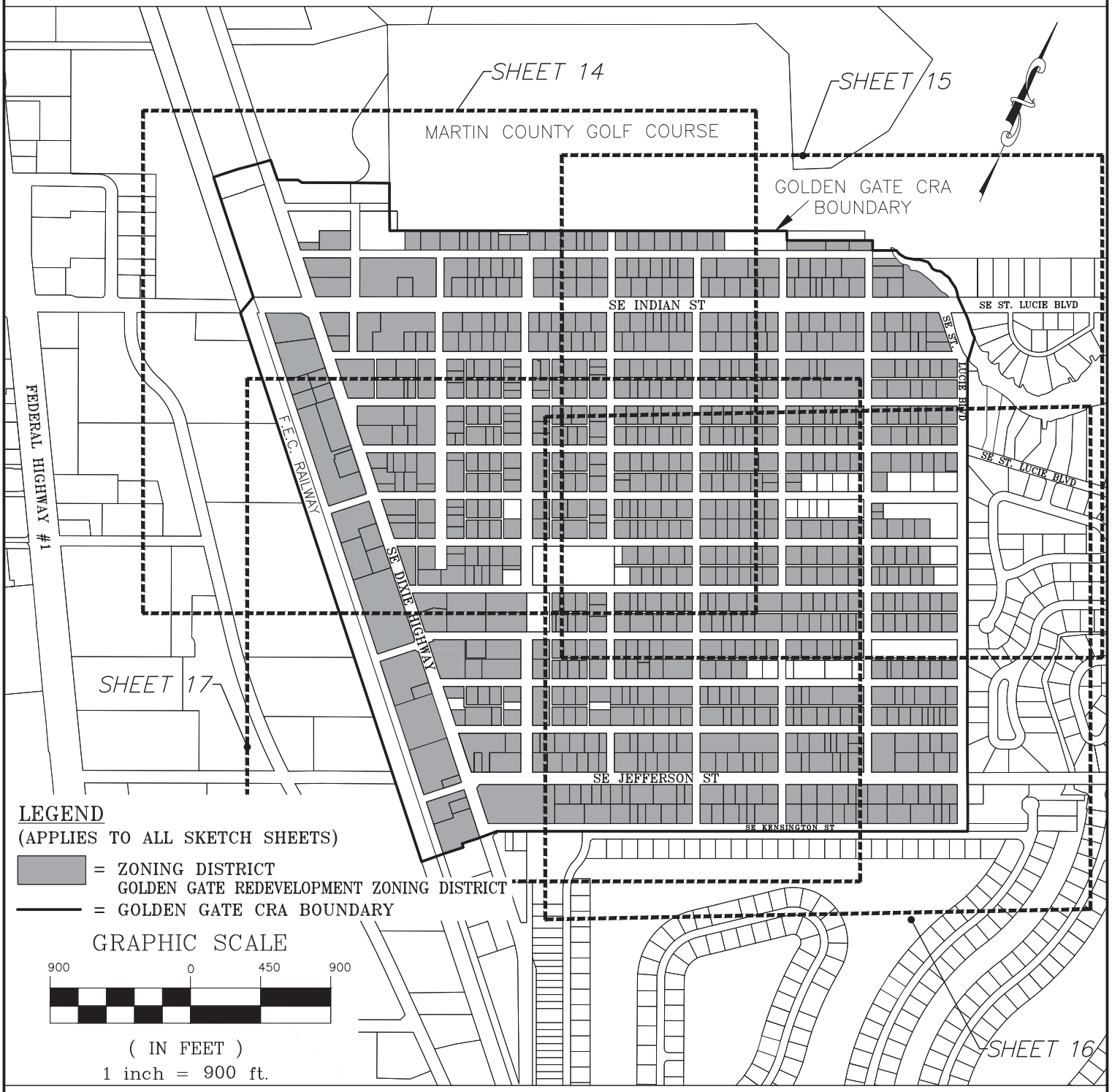
NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 11 AND 13 - 17.

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 13 OF 17

REDEVELOPMENT ZONING DISTRICT



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 12 AND 14 - 17.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=900' OR SMALLER.

SKETCH AND DESCRIPTION

GOLDEN GATE CRA ZONING - REDEVELOPMENT ZONING DISTRICT

MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=900'
DATE : 10/9/2020	
DRAWING # 20-007A	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 14 OF 17

REDEVELOPMENT ZONING DISTRICT

LEGEND
(APPLIES TO ALL SKETCH SHEETS)

= ZONING DISTRICT
GOLDEN GATE REDEVELOPMENT ZONING DISTRICT

= GOLDEN GATE CRA BOUNDARY

GRAPHIC SCALE

500 0 250 500

(IN FEET)
1 inch = 500 ft.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 13 AND 15 - 17.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=500' OR SMALLER.

SKETCH AND DESCRIPTION	SUPERVISED BY : TMW
GOLDEN GATE CRA ZONING - REDEVELOPMENT ZONING DISTRICT	DRAWN BY : JMM / SCALE : 1"=500'
MARTIN COUNTY, FLORIDA	DATE : 10/9/2020
	DRAWING # 20-007A

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 15 OF 17

REDEVELOPMENT ZONING DISTRICT

LEGEND

(APPLIES TO ALL SKETCH SHEETS)

= ZONING DISTRICT
GOLDEN GATE REDEVELOPMENT ZONING DISTRICT

= GOLDEN GATE CRA BOUNDARY

GRAPHIC SCALE

500 0 250 500

(IN FEET)

1 inch = 500 ft.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 14, 16 AND 17.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=500' OR SMALLER.

SKETCH AND DESCRIPTION

GOLDEN GATE CRA ZONING - REDEVELOPMENT ZONING DISTRICT

MARTIN COUNTY, FLORIDA

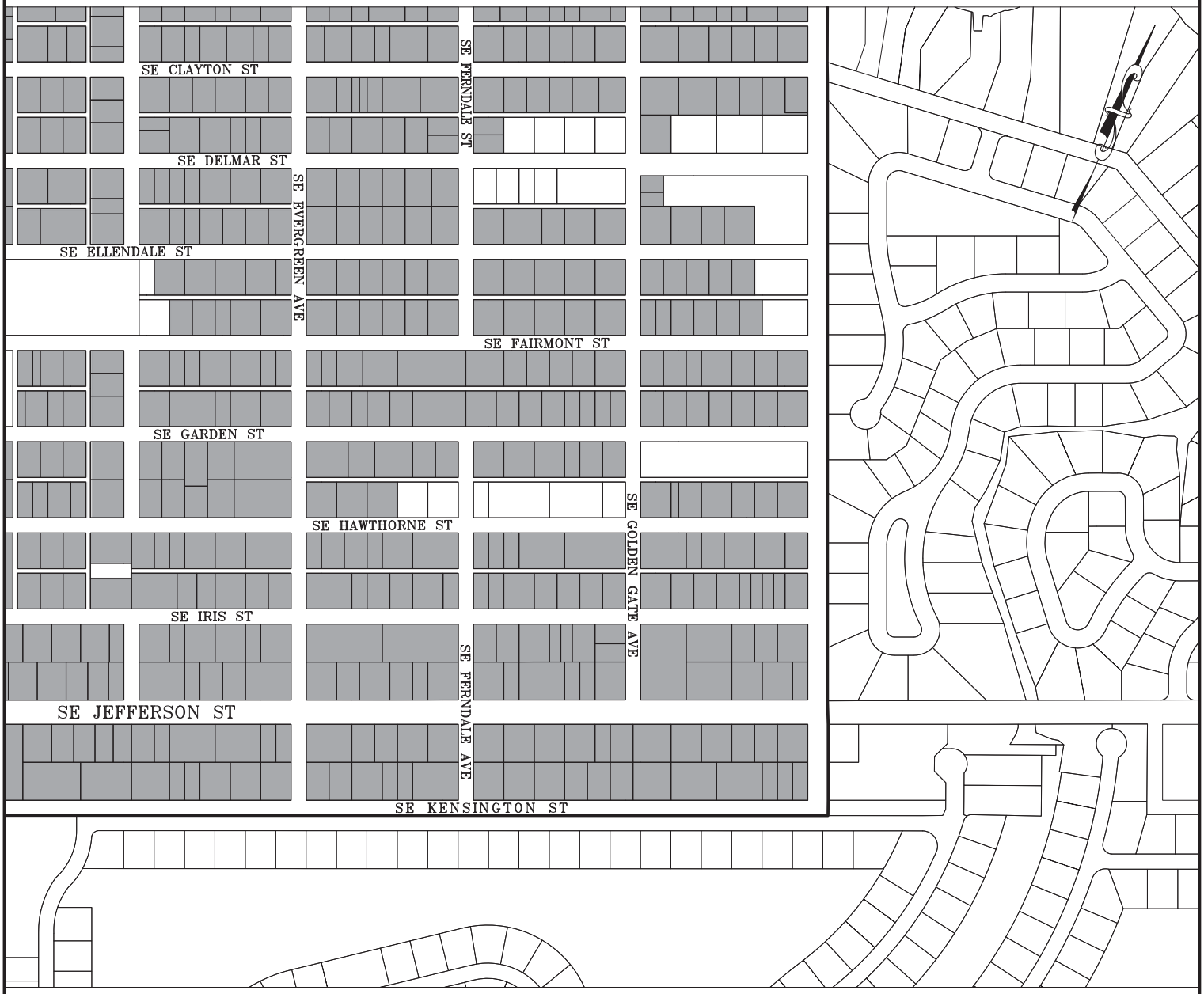
SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=500'
DATE : 10/9/2020	
DRAWING # 20-007A	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 16 OF 17

REDEVELOPMENT ZONING DISTRICT



LEGEND

(APPLIES TO ALL SKETCH SHEETS)

= ZONING DISTRICT
GOLDEN GATE REDEVELOPMENT ZONING DISTRICT

= GOLDEN GATE CRA BOUNDARY

GRAPHIC SCALE

500 0 250 500

(IN FEET)

1 inch = 500 ft.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 15 AND 17.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=500' OR SMALLER.

SKETCH AND DESCRIPTION

GOLDEN GATE CRA ZONING - REDEVELOPMENT ZONING DISTRICT

MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=500'
DATE : 10/9/2020	
DRAWING # 20-007A	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 17 OF 17

REDEVELOPMENT ZONING DISTRICT

LEGEND

(APPLIES TO ALL SKETCH SHEETS)

= ZONING DISTRICT
GOLDEN GATE REDEVELOPMENT ZONING DISTRICT

= GOLDEN GATE CRA BOUNDARY

GRAPHIC SCALE

500 0 250 500

(IN FEET)

1 inch = 500 ft.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 16.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=500' OR SMALLER.

SKETCH AND DESCRIPTION

GOLDEN GATE CRA ZONING - REDEVELOPMENT ZONING DISTRICT

MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=500'
DATE : 10/9/2020	
DRAWING # 20-007A	

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE ZONING DISTRICTS MAP WITHIN THE GOLDEN GATE CRA.

2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
   A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3 AND 4, SHEETS 3 AND 4 BEING A SKETCH.
   B. WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.

3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE LIMITS OF THE GOLDEN GATE CRA ZONING DISTRICTS DESIGNATION OF PUBLIC RECREATION DISTRICT.

4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.

6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. LEGEND: CRA=COMMUNITY REDEVELOPMENT AGENCY, F.E.C.=FLORIDA EAST COAST.

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.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 2, 3 AND 4.

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

DATE: 10/15/2020

SKETCH AND DESCRIPTION	SUPERVISED BY : TMW
GOLDEN GATE CRA ZONING – PUBLIC RECREATION DISTRICT	DRAWN BY : JMM / SCALE : N/A
	DATE : 10/9/2020
MARTIN COUNTY, FLORIDA	DRAWING # 20-007A

DESCRIPTION

A PORTION OF GOLDEN GATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

BEING MORE PARTICULARLY DEFINED AS FOLLOWS:

LOTS 29 – 33, BLOCK 68, SAID GOLDEN GATE.

AND

LOTS 1 – 4, 6 AND 8, BLOCK 96, SAID GOLDEN GATE.

AND

ALL OF BLOCK 98, SAID GOLDEN GATE.

AND

LOTS 4 – 6, 33 AND 34, BLOCK 144, SAID GOLDEN GATE.

TOGETHER WITH

THAT PORTION OF THE 4TH STREET LYING BETWEEN FAIRMONT AVENUE (NOW KNOWN AS SOUTHEAST FAIRMONT STREET) AND ELLENDALE AVENUE (NOW KNOWN AS SOUTHEAST ELLENDALE STREET) AND ALSO LYING BETWEEN BLOCKS 96 AND 98, ALL IN GOLDEN GATE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

AND

ALL ALLEYWAYS IN BLOCK 98, SAID GOLDEN GATE SUBDIVISION.

LESS

ANY ROAD RIGHT-OF-WAY.

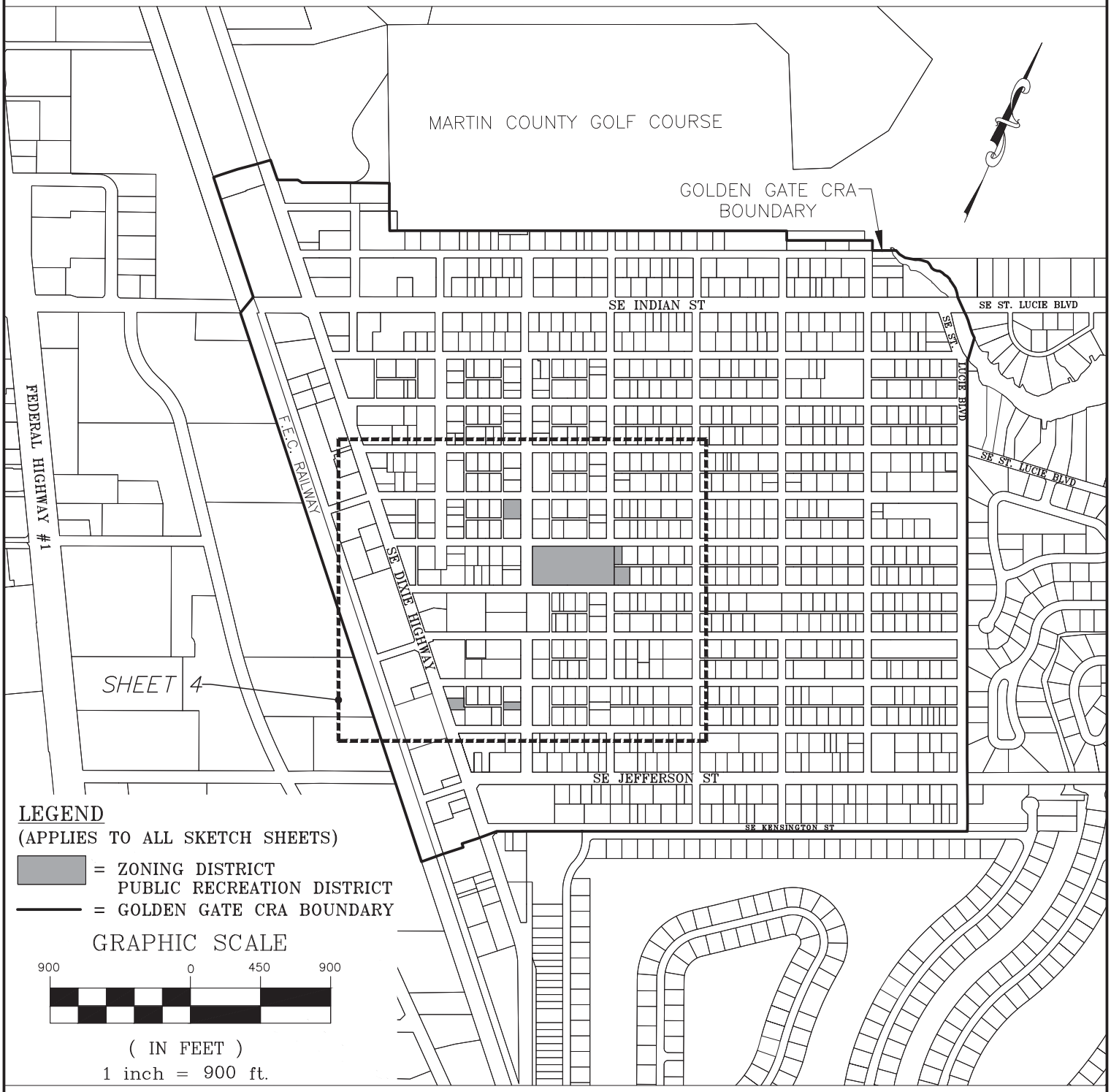
NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 3 AND 4.

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 3 OF 4

PUBLIC RECREATION DISTRICT



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2 AND 4.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=900' OR SMALLER.

SKETCH AND DESCRIPTION

GOLDEN GATE CRA ZONING – PUBLIC RECREATION DISTRICT

MARTIN COUNTY, FLORIDA

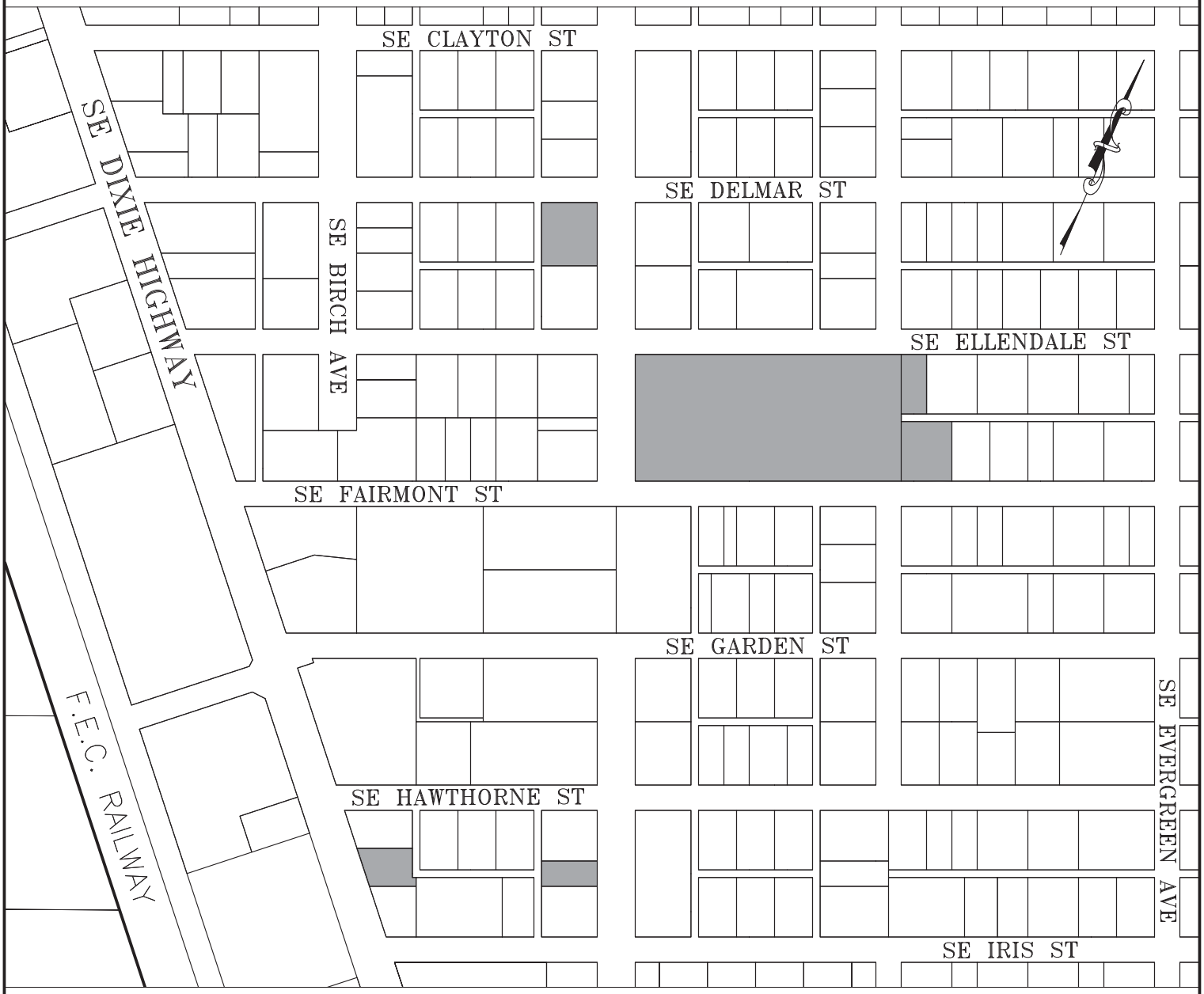
SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=900'
DATE : 10/9/2020	
DRAWING # 20-007A	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 4 OF 4

PUBLIC RECREATION DISTRICT



LEGEND
(APPLIES TO ALL SKETCH SHEETS)

= ZONING DISTRICT PUBLIC RECREATION DISTRICT

= GOLDEN GATE CRA BOUNDARY

GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2 AND 3.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=300' OR SMALLER.

SKETCH AND DESCRIPTION
GOLDEN GATE CRA ZONING – PUBLIC RECREATION DISTRICT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=300'
DATE : 10/9/2020	
DRAWING # 20-007A	

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE ZONING DISTRICTS MAP WITHIN THE GOLDEN GATE CRA.

2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
   A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 – 7, SHEETS 5 – 7 BEING A SKETCH.
   B. WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.

3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE LIMITS OF THE GOLDEN GATE CRA ZONING DISTRICTS DESIGNATION OF PUBLIC SERVICE DISTRICT-1.

4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.

6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. LEGEND: CRA=COMMUNITY REDEVELOPMENT AGENCY, F.E.C.=FLORIDA EAST COAST,

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.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 2, 3, 4, 5, 6 AND 7.

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

DATE: 10/15/2020

SKETCH AND DESCRIPTION

GOLDEN GATE CRA ZONING – PUBLIC SERVICE DISTRICT-1

MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : N/A
DATE : 10/14/2020	
DRAWING # 20-007A	

DESCRIPTION

A PORTION OF GOLDEN GATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

BEING MORE PARTICULARLY DEFINED AS FOLLOWS:

LOTS 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 AND 44, BLOCK 52, SAID GOLDEN GATE.

AND

LOTS 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 AND 39, BLOCK 54, SAID GOLDEN GATE.

AND

LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 AND 39, BLOCK 76, SAID GOLDEN GATE.

AND

LOTS 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31 AND 33 - 44, BLOCK 78, SAID GOLDEN GATE.

AND

LOTS 31 AND 33 - 34, BLOCK 90, SAID GOLDEN GATE.

AND

LOTS 35 - 38, BLOCK 100, SAID GOLDEN GATE.

TOGETHER WITH

LOTS 1 - 10, BLOCK 108, SAID GOLDEN GATE.

AND

LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 AND 39, BLOCK 132, SAID GOLDEN GATE.

AND

LOTS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38 AND 40, BLOCK 134, SAID GOLDEN GATE.
(CONTINUED ON SHEET 3)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 3 - 7.

DESCRIPTION

(CONTINUED FROM SHEET 2)
AND

LOTS 26, 28, 30, 32, 34, 36, 38 AND 40, BLOCK 136, SAID GOLDEN GATE.

AND

LOTS 33 AND 34, BLOCK 146, SAID GOLDEN GATE.

TOGETHER WITH

THE FOLLOWING PORTIONS OF THOSE CERTAIN RIGHTS-OF-WAY LYING WITHIN GOLDEN GATE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THE EAST HALF OF THAT PORTION OF 3RD ST. (NOW S.E. CAMINO AVE.) 75' WIDE, LYING BETWEEN BLOCK 106 AND 108, AND ALSO LYING BETWEEN FAIRMONT AVE. (NOW S.E. FAIRMONT ST.) AND GARDEN AVE. (NOW S.E. GARDEN ST.).

AND

THE WESTERLY ONE HALF OF THAT PORTION OF 4TH ST. (NOW S.E. DURANT AVE.) 50' WIDE, LYING EASTERLY OF LOTS 33 AND 34, BLOCK 146, AND ALSO LYING BETWEEN HAWTHORNE AVE. (NOW S.E. HAWTHORNE ST.) AND IRIS AVE. (NOW S.E. IRIS ST.).

TOGETHER WITH

FIFTEEN FOOT (15') ALLEY RUNNING EAST TO WEST THROUGH THE CENTER OF BLOCK 78, GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED MARCH 5, 1925 IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

LESS

THE SOUTH 7.5 FEET LYING NORTH OF LOTS 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 AND 30, BLOCK 78, SAID GOLDEN GATE SUBDIVISION.

AND

THAT PORTION LYING IN-BETWEEN LOTS 1, 3, 5 AND 2, 4, 6, BLOCK 78, SAID GOLDEN GATE SUBDIVISION.

TOGETHER WITH

(CONTINUED ON SHEET 4)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2 AND 4 - 7.

DESCRIPTION

(CONTINUED FROM SHEET 3)
ALL OF THAT CERTAIN ALLEYWAY AS SHOWN ON THE PLAT OF GOLDEN GATE, FILED MARCH 5, 1925, AND RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, WHICH IS BOUNDED ON THE NORTH BY THE SOUTH OR REAR LINES OF ALL THE ODD-NUMBERED LOTS IN BLOCK 52, GOLDEN GATE; BOUNDED ON THE SOUTH BY THE NORTH OR REAR LINES OF ALL THE EVEN-NUMBERED LOTS IN BLOCK 52, GOLDEN GATE; BOUNDED ON THE WEST BY 7TH STREET AND BOUNDED ON THE EAST BY 8TH STREET, AS SHOWN ON SAID PLAT.

LESS

THAT PORTION IN-BETWEEN LOTS 1, 3, 5, 7 AND 2, 4, 6, 8, BLOCK 52, SAID GOLDEN GATE.

AND LESS

THE NORTH 7.5 FEET LYING SOUTHERLY OF LOTS 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 AND 43, BLOCK 52, SAID GOLDEN GATE.

TOGETHER WITH

THE EAST HALF OF A 15 FOOT ALLEYWAY BETWEEN LOTS 35 - 38 AND 28, BLOCK 100, GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

ANY ROAD RIGHT-OF-WAY.

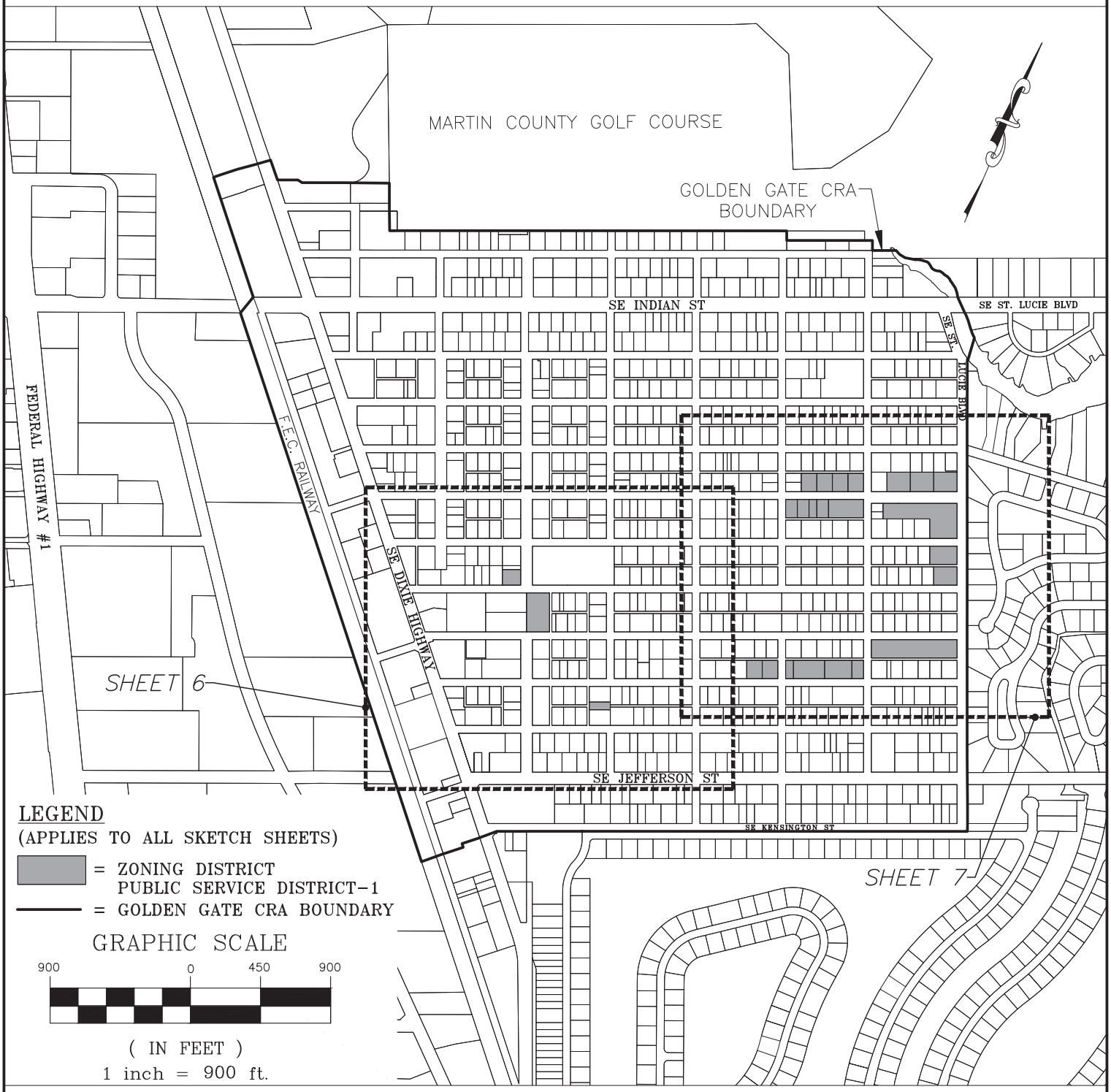
NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 3 AND 5 - 7.

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 5 OF 7

PUBLIC SERVICE DISTRICT-1



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 4, 6 AND 7.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=900' OR SMALLER.

SKETCH AND DESCRIPTION

GOLDEN GATE CRA ZONING - PUBLIC SERVICE DISTRICT-1

MARTIN COUNTY, FLORIDA

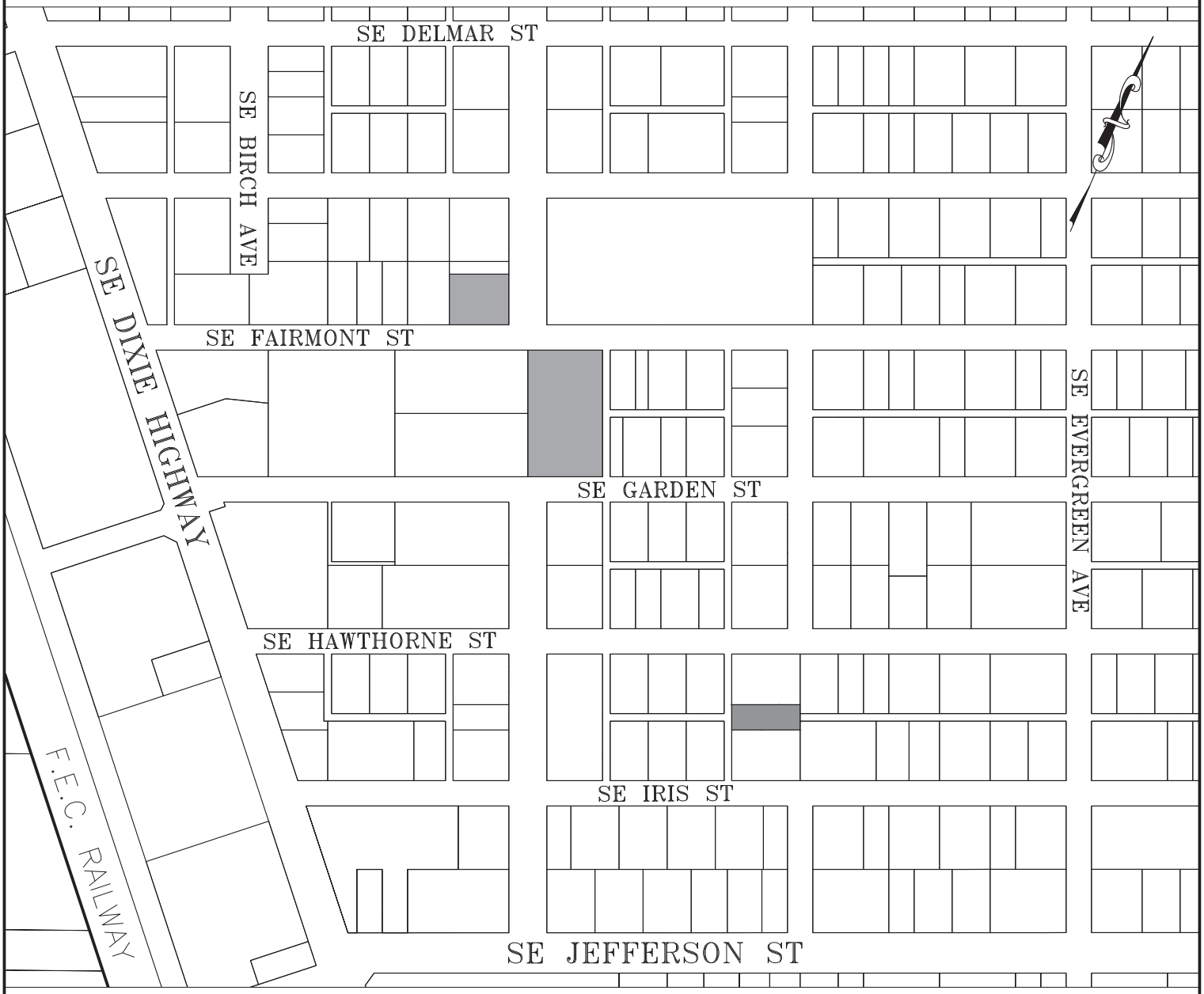
SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=900'
DATE : 10/14/2020	
DRAWING # 20-007A	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 6 OF 7

PUBLIC SERVICE DISTRICT-1



LEGEND
(APPLIES TO ALL SKETCH SHEETS)

= ZONING DISTRICT PUBLIC SERVICE DISTRICT-1

= GOLDEN GATE CRA BOUNDARY

GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 5 AND 7.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=300' OR SMALLER.

SKETCH AND DESCRIPTION
GOLDEN GATE CRA ZONING - PUBLIC SERVICE DISTRICT-1
MARTIN COUNTY, FLORIDA

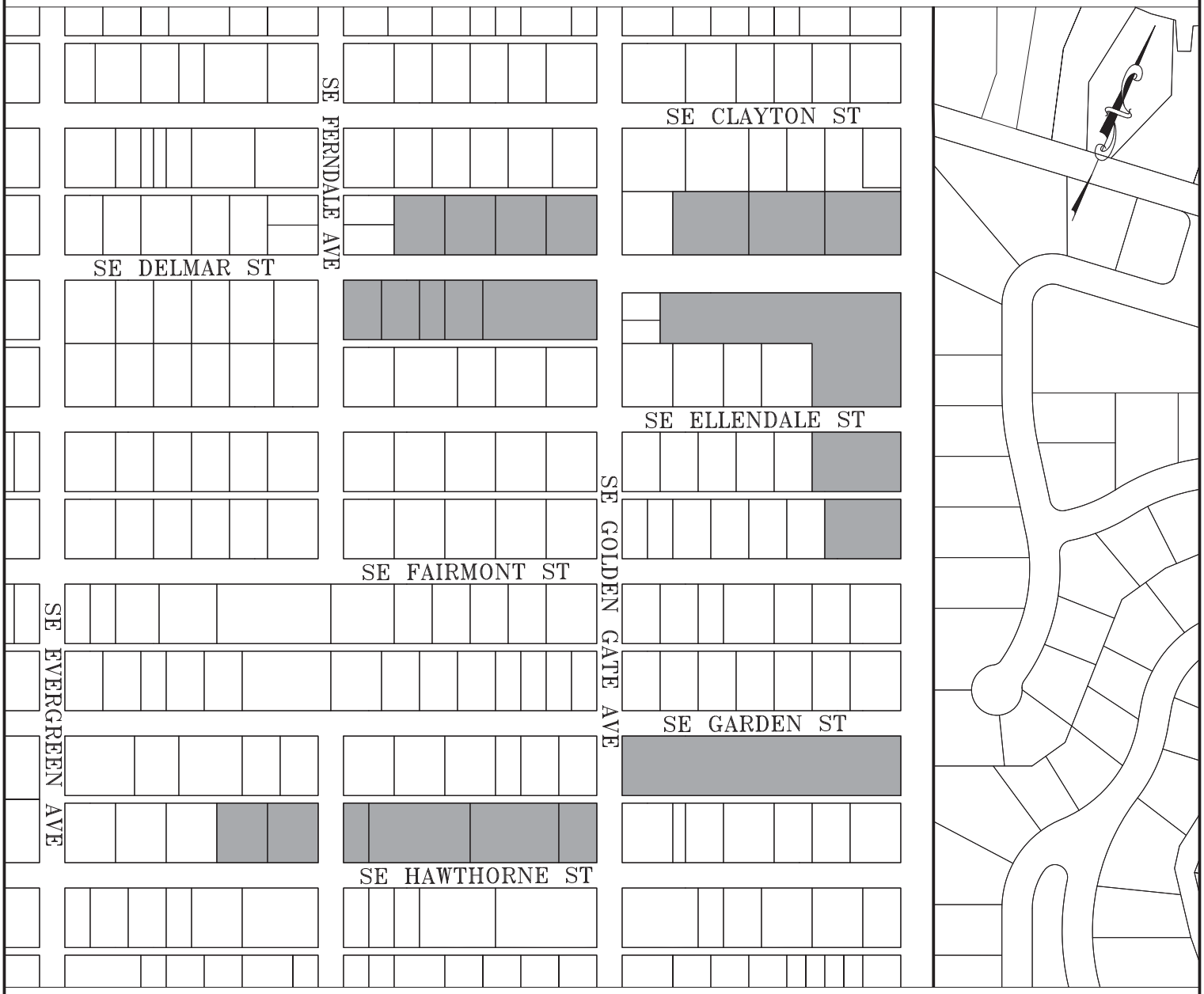
SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=300'
DATE : 10/14/2020	
DRAWING # 20-007A	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 7 OF 7

PUBLIC SERVICE DISTRICT-1



LEGEND
(APPLIES TO ALL SKETCH SHEETS)

= ZONING DISTRICT PUBLIC SERVICE DISTRICT-1

= GOLDEN GATE CRA BOUNDARY

GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 6.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=300' OR SMALLER.

SKETCH AND DESCRIPTION
GOLDEN GATE CRA ZONING - PUBLIC SERVICE DISTRICT-1
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=300'
DATE : 10/14/2020	
DRAWING # 20-007A	

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE ZONING DISTRICTS MAP WITHIN THE GOLDEN GATE CRA.

2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
   A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 – 6, SHEETS 4 – 6 BEING A SKETCH.
   B. WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.

3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE LIMITS OF THE GOLDEN GATE CRA ZONING DISTRICTS DESIGNATION OF PUBLIC SERVICING DISTRICT.

4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.

6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. LEGEND: CRA=COMMUNITY REDEVELOPMENT AGENCY, F.E.C.=FLORIDA EAST COAST.

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.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 2, 3, 4, 5 AND 6.

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

DATE: 10/15/2020

SKETCH AND DESCRIPTION	SUPERVISED BY : TMW
GOLDEN GATE CRA ZONING – PUBLIC SERVICING DISTRICT	DRAWN BY : JMM / SCALE : N/A
MARTIN COUNTY, FLORIDA	DATE : 10/9/2020
	DRAWING # 20-007A

DESCRIPTION

A PORTION OF GOLDEN GATE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 50, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DEFINED AS FOLLOWS:

THE SOUTH 125 FEET OF BLOCK 47, LESS LOTS 2, 3 AND 4 THEREOF, SAID GOLDEN GATE PARK.

AND

ALL OF BLOCK 47A, LESS THE NORTH 125 FEET THEREOF, SAID GOLDEN GATE PARK.

AND

THE SOUTH HALF OF LOT 17, BLOCK 53, SAID GOLDEN GATE PARK.

AND

LOTS 1 – 8, 10 AND 12, BLOCK 55, SAID GOLDEN GATE PARK.

AND

LOTS 1 – 7, 9, 11, 13 AND 15, BLOCK 57, THE SOUTH 50 FEET OF LOTS 2, 4 AND 6 THEREOF, SAID GOLDEN GATE PARK.

AND

LOTS 5 – 10 AND 25 – 35, BLOCK 59, SAID GOLDEN GATE PARK.

AND

LOTS 2 – 8, BLOCK 61, SAID GOLDEN GATE PARK.

AND

ALL OF BLOCK 225, SAID GOLDEN GATE PARK.

TOGETHER WITH

THE FOLLOWING ROADS AS SHOWN ON THE PLAT OF GOLDEN GATE PARK FILED IN PLAT BOOK 1, PAGE 50, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS:

(CONTINUED ON SHEET 3)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 3 – 6.

DESCRIPTION

(CONTINUED FROM SHEET 2)
THE PORTION OF FIRST (1ST) STREET LYING NORTH OF TAYLOR AVENUE, LYING IN-BETWEEN LOT 25, BLOCK 59, AND LOT 2, BLOCK 61, SAID GOLDEN GATE PARK.

AND

THE SOUTHERLY 125 FEET OF A PORTION OF SIXTH STREET LYING NORTH OF NORMAND AVENUE.

AND

THE SOUTHERLY 125 FEET OF PICKFORD AVENUE LYING IN-BETWEEN LOTS 2 AND 6, BLOCK 47, SAID GOLDEN GATE PARK.

AND

ALLEYWAY IN BLOCK 59, BOUNDED BY LOTS 11 - 24 AND LOTS 25 - 35, SAID GOLDEN GATE PARK.

TOGETHER WITH

THAT PORTION OF THIRD STREET (NOW KNOWN AS SOUTHEAST CAMINO AVENUE) IN GOLDEN GATE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 50, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, LYING EASTERLY OF SOUTH ONE HALF OF LOT 17, BLOCK 53, OF SAID PLAT.

TOGETHER WITH

THAT PORTION OF A 50' RIGHT-OF-WAY LYING BETWEEN LOTS 1, 3, 5 & 7, BLOCK 55, AND LOTS 2, 4, 6 & 8, BLOCK 61, GOLDEN GATE PARK, AS RECORDED IN PLAT BOOK 11, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

ANY ROAD RIGHT-OF-WAY.

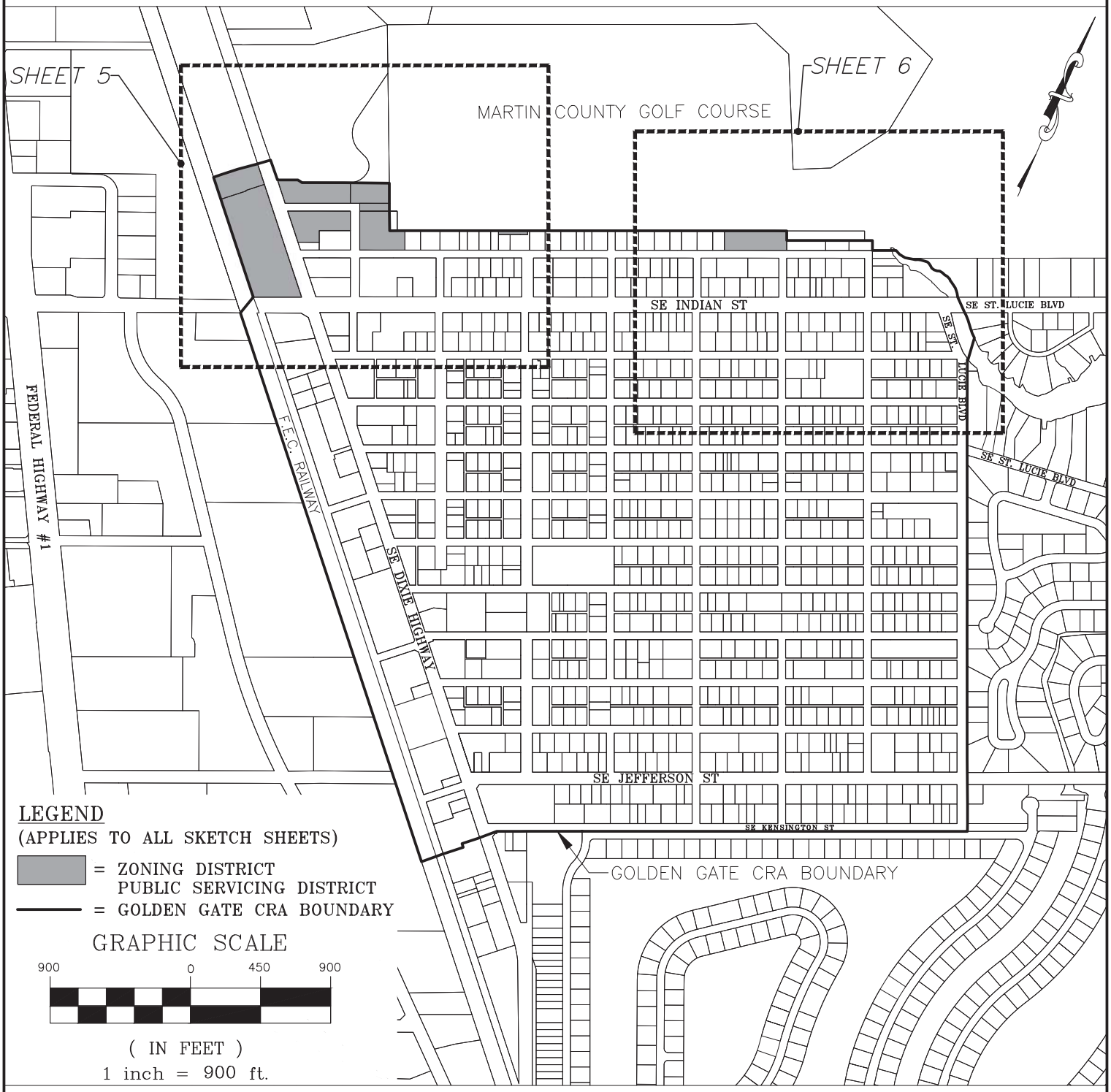
NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2 AND 4 - 6.

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 4 OF 6

PUBLIC SERVICING DISTRICT



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 3, 5 AND 6.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=900' OR SMALLER.

SKETCH AND DESCRIPTION

GOLDEN GATE CRA ZONING – PUBLIC SERVICING DISTRICT

MARTIN COUNTY, FLORIDA

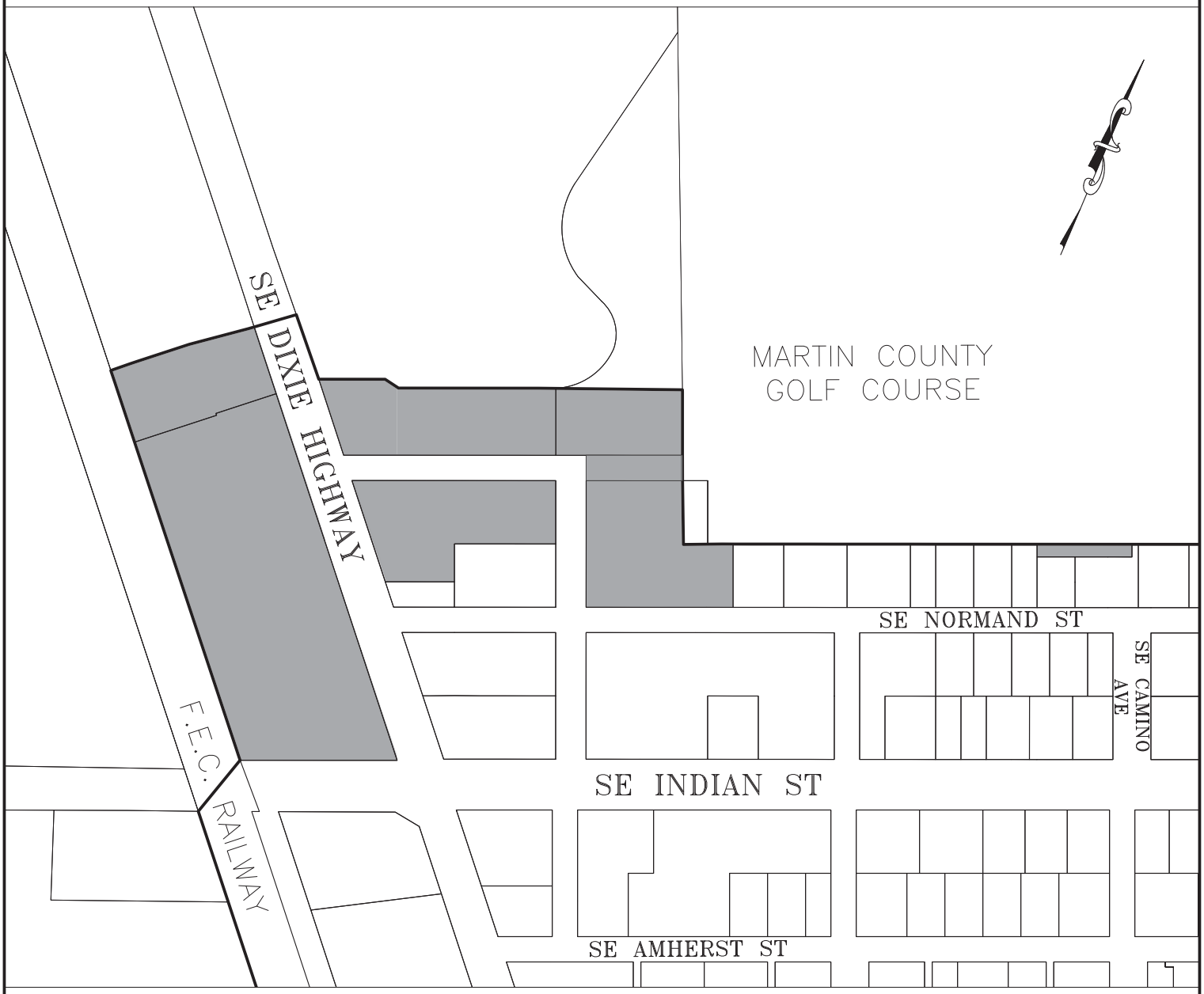
SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=900'
DATE : 10/9/2020	
DRAWING # 20-007A	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 5 OF 6

PUBLIC SERVICING DISTRICT



LEGEND
(APPLIES TO ALL SKETCH SHEETS)

= ZONING DISTRICT
PUBLIC SERVICING DISTRICT

= GOLDEN GATE CRA BOUNDARY

GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 4 AND 6.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=300' OR SMALLER.

SKETCH AND DESCRIPTION
GOLDEN GATE CRA ZONING - PUBLIC SERVICING DISTRICT
MARTIN COUNTY, FLORIDA

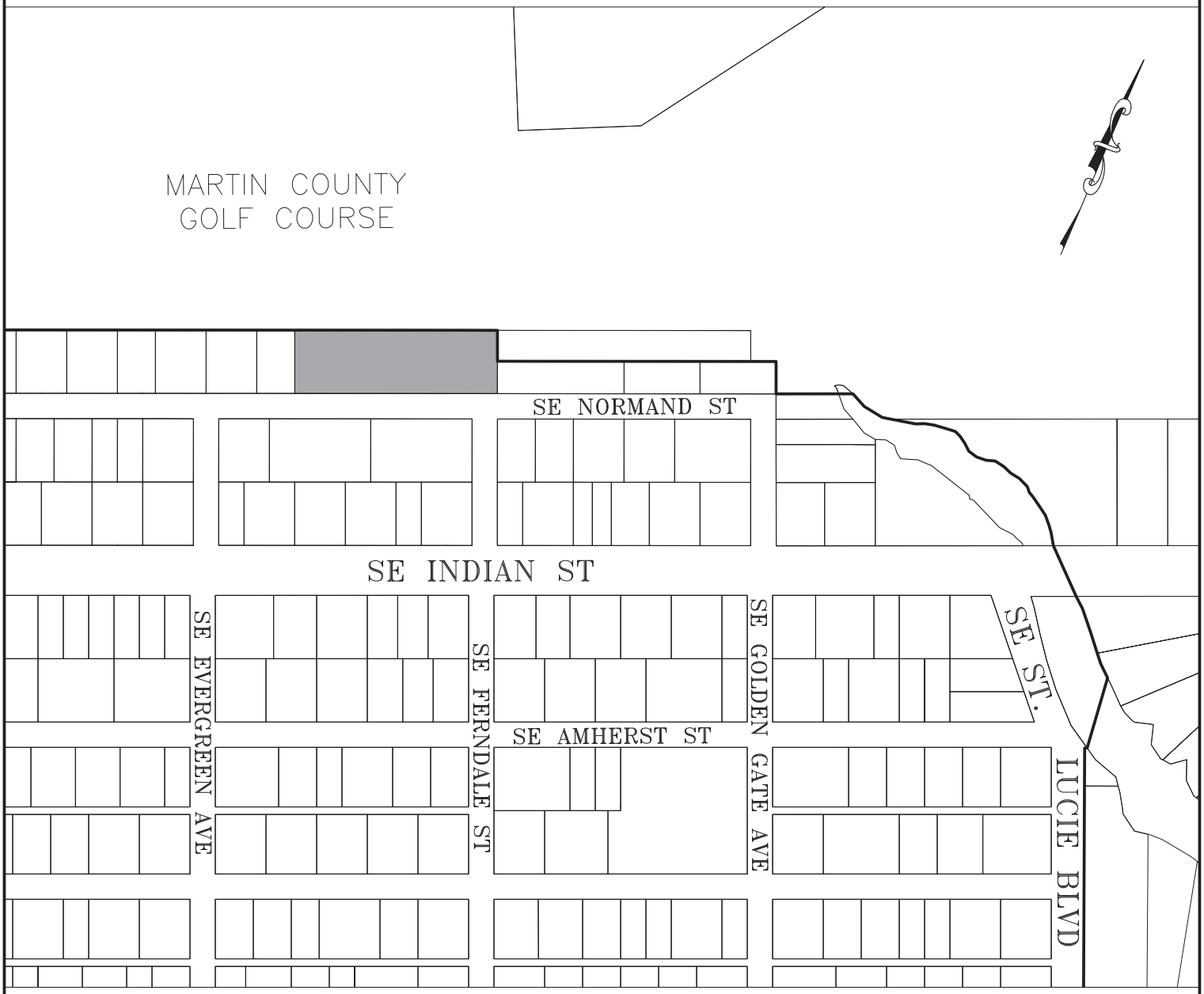
SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=300'
DATE : 10/9/2020	
DRAWING # 20-007A	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 20-007A.DWG	M.C. PROJ. NO. 20-007A	SHEET NO. 6 OF 6

PUBLIC SERVICING DISTRICT



LEGEND
(APPLIES TO ALL SKETCH SHEETS)

= ZONING DISTRICT PUBLIC SERVICING DISTRICT

= GOLDEN GATE CRA BOUNDARY

GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 5.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=300' OR SMALLER.

SKETCH AND DESCRIPTION
GOLDEN GATE CRA ZONING – PUBLIC SERVICING DISTRICT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=300'
DATE : 10/9/2020	
DRAWING # 20-007A	