



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

THE MARTIN APARTMENTS MINOR FINAL SITE PLAN

Applicant:	RBM Mapp LLC
Property Owner:	RBM Mapp LLC
Agent for the Applicant:	HJA Design Studio, LLC
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	M230-002
Record Number:	DEV2022060015
Report Number:	2023_0519_M230-002_Staff_Report_Final
Application Received:	07/12/2022
Transmitted:	07/14/2022
Date of Report:	08/12/2022
Resubmittal Received:	01/11/2023
Transmitted:	01/12/2023
Date of Report:	03/10/2023
Resubmittal Received:	04/26/2023
Transmitted:	05/01/2023
Date of Report:	05/19/2023

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B. Project description and analysis

This is a request by HJA Design Studio on behalf of RBM Mapp LLC for a minor final site plan for a three-story, 18-unit apartment building. The undeveloped parcel is within the Core subdistrict of the Old Palm City CRA. The parcel is located east of SW Mapp Road, north of SW 28th Street and south of SW 27th Street. Included is a request for a Certificate of Public Facilities Reservation.

The property is in the Primary Urban Services District with water and wastewater serviced by Martin County.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comp Planning Review	Liz Nagal	772-320-3056	Non-Comply
G	Site Design Review	Liz Nagal	772-320-3056	Non-Comply
H	Community Redevelopment Review	Jordan Pastorius	772-288-5497	Comply
H	Commercial Design Review	Liz Nagal	772-320-3056	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Lindy Cerar	772-320-3055	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Thomas Walker	772-288-5928	N/A
M	Engineering Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Emergency Mgmt Review	Sally Waite	772-219 4942	NA
P	Fire Prevention Review	Doug Killane	772-288-5633	Comply
Q	ADA Review	Stephanie Piche	772-223-4858	Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Brian Allen	772-219-1200	Comply
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Liz Nagal	772-320-3056	Pending

D. Review Board action

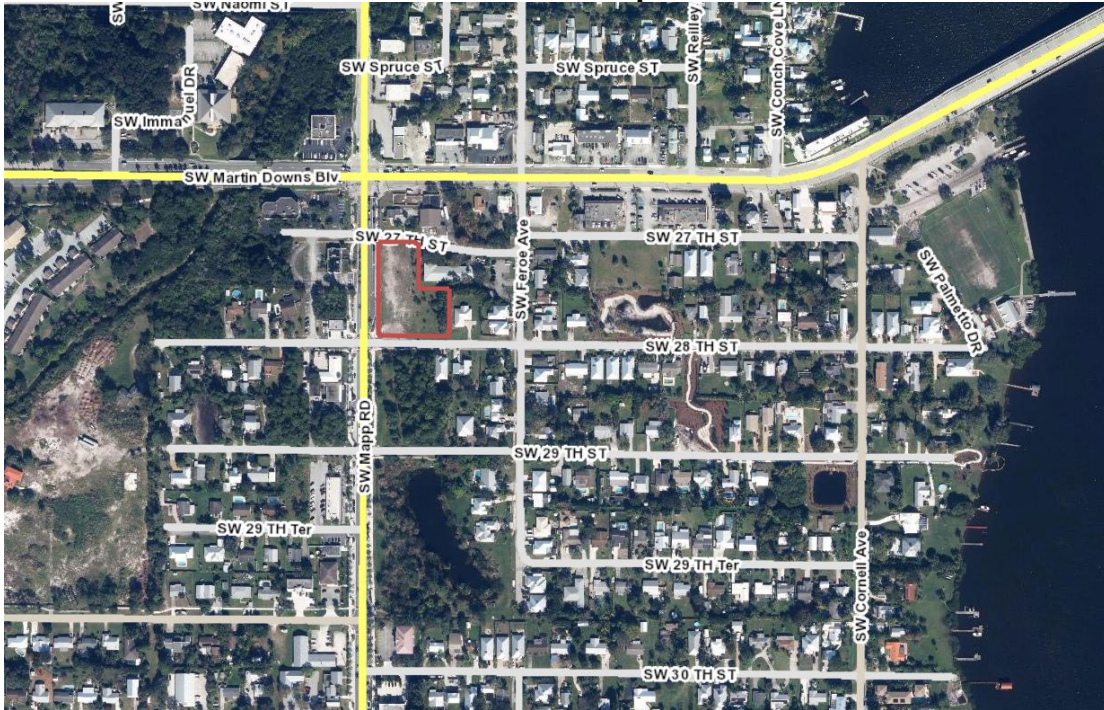
This application complies with the threshold requirement for processing as a minor development. As such, final action on this application will be taken by the Growth Management Director.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

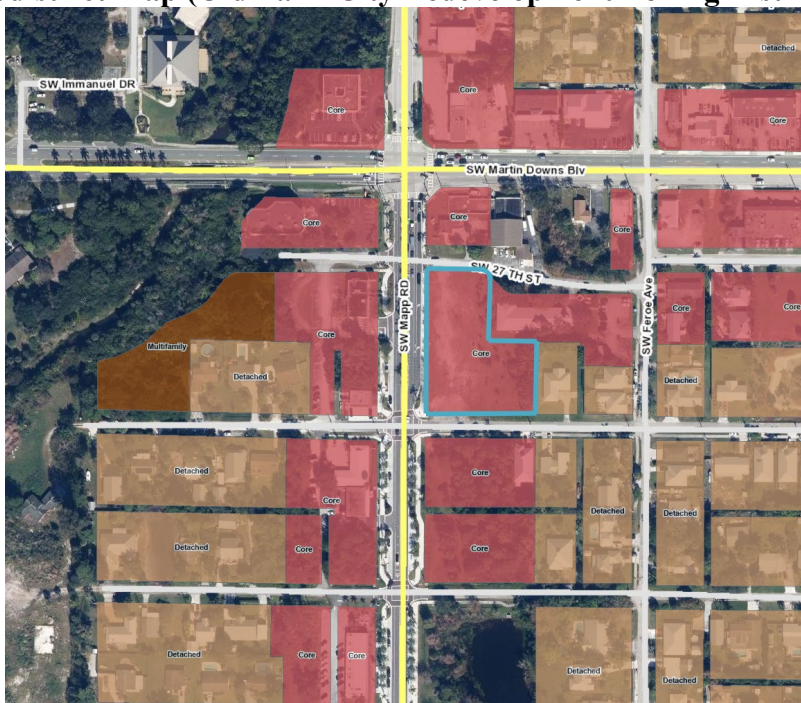
E. Location and site information

Parcel number(s) and address: 17-38-41-010-013-00060-6
 Address Unassigned
 Existing Zoning: Old Palm City Redevelopment Zoning District (Core)
 Future Land use: CRA Center
 Gross area of site: 1.25 acres

**Figure 1:
Location Map**



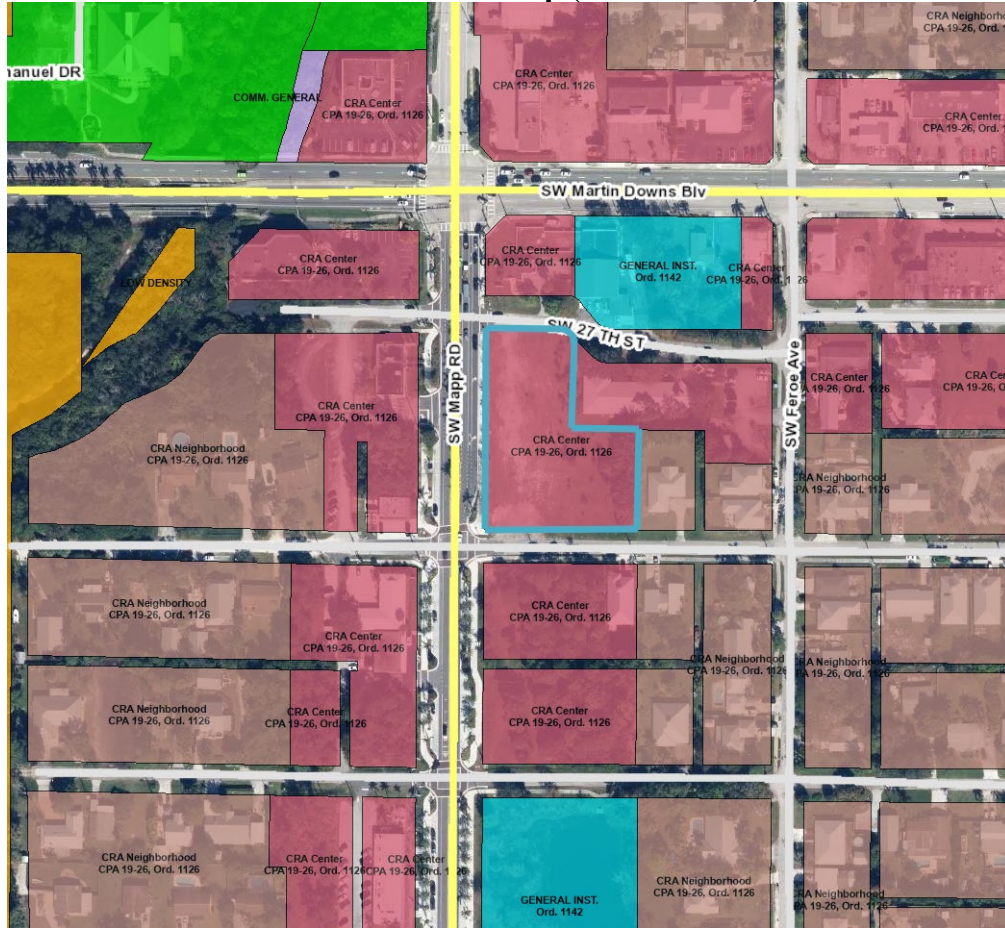
**Figure 2:
CRA Subdistrict Map (Old Palm City Redevelopment Zoning District (Core))**



Property to the East:
Property to the North:
Property to the West:
Property to the South:

Old Palm City CRA Detached, Old Palm City CRA Core
Old Palm City CRA Core
Old Palm City CRA Core
Old Palm City CRA Core

**Figure 3:
Future Land Use Map (CRA Center)**



Property to the East:	CRA Center, CRA Neighborhood
Property to the North:	CRA Center
Property to the West:	CRA Center
Property to the South:	CRA Center

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

Unresolved Issues:

**Item #1:
Generic Comp Plan Compliance**

1. This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

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

Unresolved Issues:

Item #1:

Plan Consistency

1. There are 5 on street parking spaces on SW 28th Street on the construction plans but 7 on the site plan, photometric plan and landscape plan. Please revise for consistency.

Additional Information:

Information #1:

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

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

Community Redevelopment

Finding of Compliance:

The Office of Community Development CRA staff has reviewed the application and finds it in compliance with the applicable Architectural Standards within the Hobe Sound Redevelopment Area.

Commercial Design

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Unresolved Issues:

Item #1:

It has been determined that the Applicant is required to provide a Right-of-Way Easements along 27th and 28th streets if the street design elements cannot be accommodated within the existing right of way. Please provide a copy of the Release of TIITF Reservation DB 42/210.

The following is a list of the required due diligence materials:

TITLE COMMITMENT

1. Original Title Commitment for the proposed easement site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

Note: The applicant did provide a Title Commitment. The Commitment indicates in Paragraph 4.a in the B-I Schedule, that a warranty deed is required, however, the legal description in Exhibit A of the Commitment shows ROW easements. A warranty deed would be for a ROW dedication, not for easements. If the applicant prefers to provide easements, then the Title Commitment must be updated to require ROW easements in B-I, not a warranty deed. If the applicant prefers to provide a ROW dedication, then Exhibit A must be updated to remove the word easement on the Parcel 1 and Parcel 2 from the legal descriptions.

SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the easement site(s) must be provided.

Note: The applicant has submitted revised sketch and legal descriptions. After review by the County Surveying Division, additional changes are required.

See attachment in Section Z of this report.

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

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Informational Comment:

After a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

Landscaping

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with

the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a multifamily residential development in Old Palm City. The applicant has submitted landscape plans that provide 0.41 acres of landscape area which equates to 33% of the 53,792 square feet of development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 12.4.09, Old Palm City Community Redevelopment Code, Regulations, Martin County, Fla. (2021) requires that all Core Subdistrict developments provide at least one tree per 1,500 sq. ft. of site area: a total of 36 trees for this project. To demonstrate compliance the applicant has proposed the planting of at least 44 trees for this 53,792 square-foot site.

Section 12.4.09, Old Palm City Community Redevelopment Code, Regulations, Martin County, Fla. (2021) requires that all developments fronting Mapp Road, Martin Downs Boulevard, or Martin Highway shall be landscaped with 16-foot-tall trees at 30-foot intervals. To demonstrate compliance the applicant has proposed the planting of 10 trees (6 shade trees and 4 palms) for this perimeter of 300 linear feet.

Section 12.4.09, Old Palm City Community Redevelopment Code, Regulations, Martin County, Fla. (2021) requires the side of a vehicular use area abutting a residential property be planted with 16-foot-tall trees at 25-foot intervals. A five-foot wall or hedge shall also be provided. The applicant has proposed planting 7 trees for these 150 linear feet and installing a 6-foot wall.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

K. Determination of compliance with transportation requirements - Engineering Department

Transportation

CRA's are designated Transportation Concurrency Exception Areas (TCEA). Development within the TCEAs shall be exempt from the County's transportation concurrency requirement. [Martin County Comprehensive Growth Management Plan, Policy 18.4D.1. (2018)]

L. Determination of compliance with county surveyor - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Unresolved Items:

POST DEVELOPMENT

1. As previously stated, provide a water quality calculation for the improvements within the right-of-way and demonstrate how water quality is met. Pervious parking is not calculated at 100% pervious and it is unclear how the sidewalks are being treated since they appear to be outside the perimeter berm.
2. As previously stated, clearly demonstrate where the perimeter containment berm is met for the proposed development. (An example of plan view was given to the project coordinator to share with the applicant.) Show perimeter berm in areas not contained by retaining wall or building (such as in location bisected by HH) in the section views. Compliance with perimeter berm elevations established in the report (10.50 NAVD) will be evaluated once the berm location is clearly delineated.

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

Electronic Files

Findings of Compliance:

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2022)

Addressing

Findings of Compliance

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

The applicant must submit information concerning the irrigation meter on construction plans set prior to post approval.

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

Fire Rescue

Findings of Compliance:

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Informational

18.4.5.2 Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in [Table 18.4.5.1.2](#).

Florida Fire Prevention Code

18.4.5.2 Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in [Table 18.4.5.1.2](#).

BDA requirements

Florida Statute (FS) 633.202 – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction (AHJ), officially known as MCFR Fire Prevention Division.

Reporting Requirements: 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. and submit results to the MCFR Fire Prevention Division. 2.If a Two Way Radio Communication Enhancement System is required, then apply for the appropriate permit within the required time frame and submit to MC Communications Russell Norvell 772-320-3132 rnorvell@martin.fl.us

If you have any questions regarding this notification, please contact the Martin County Fire Marshal's Office at 772-288-5633 or via email at Fire_prev@martin.fl.us.

<https://www.martin.fl.us/resources/bda-codes-and-standards>

NFPA 1: Fire Code -18.2.2.2 Access to Gated Subdivisions or Developments.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

All electric gates and barrier arms entering a Martin County Community and gated Commercial property are required to install a radio transceiver system (www.click2enter.net) and an electric key switch (www.knoxbox.com)

Martin County Fire Rescue utilizes the Knox Access system. www.knoxbox.com

Click2enter Inc. www.click2enter.net

Contact the Fire Prevention office at (772)288-5633 for information.

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

ADA

Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the

applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

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

Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Martin County School Board

**Martin County School District CIP
School Concurrency Determination**

Project: The Martin Apartments – Minor Final Site Plan
Date Received: 7/14/2022
Project #: 17-38-41-010-013-00060-6
Owner/Applicant: RBM Mapp, LLC / HJA Design Studio
Location: NE Intersection SW 28th St. & SW Mapp Rd. – 1.24 ac. Palm City CSA

Planned Project Units: 24 Townhomes

Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	0.094	2
Middle School:	0.457	1
High School:	0.636	2
SGR =	.1987	5

Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
PALM CITY ZONE	LOS CAPACITY	3 YR. PERM CAP ADD	TOTAL LOS CAPACITY (A+B)	OCT. 15TH DATE CERTAIN 2021	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE LOS CAPACITY (C - G)
Elementary								
Bessey Creek Elem	712	0	712	536	32	0	568	144
Citrus Grove Elem (Z)	863	0	863	564	13	0	577	286
Palm City Elem	827	72	750	547	3	2	552	198
Total	2401	0	2324	1647	48	2	1697	627
Middle								
Hidden Oaks Middle	1344	0	1344	941	9	1	951	393
Stuart Zone HS								
Martin County HS	2107	0	2107	2327	9	2	2338	-231
<i>Adjacent North CSA</i>	1914	0	1914	1428	170	2	1600	314

Concurrency Availability: Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

School Capacity: This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final ordinance approval by MC BOCC. This concurrency reservation shall expire **three (3)** years from the date of issuance.

Comments: This determination does not guarantee that the student from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units. **Letter of No Objection w/Conditions:**

1. High School Student Capacity transfer from Stuart CSA Zone to adjacent North CSA to accommodate LOS

School District Contact: Kimberly Everman, Capital Planner/Project Specialists

Date Issued: 7/27/2022

Telephone: 772-219-1200, Ext.30220

email: evermak@martinschools.org

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

Review Ongoing

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

The following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Positive Evaluation

Source - Growth Management Department

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Positive Evaluation

Source – Growth Management Department

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Pending

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings - Positive Evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #4:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item #5:

Original of the executed Unity of Title, consistent with the draft Unity of Title approved by staff during the review process. If there has been a property title transfer since the approval, provide an original and one (1) copy of the Unity of Title, executed by the new property owner, consistent with the County approved format.

Item #6:

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #7:

One (1) copy 24" x 36" of the approved final site plan.

Item #8:

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #9:

One (1) 24" x 36" copy of the approved architectural elevations, gate detail and floor plans signed and sealed by the Architect of record.

Item #10:

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

Item #11:

One (1) copy of the alternative compliance justification statement associated with the requests.

Item #12:

One (1) digital copy of site plan in AutoCAD drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #13:

Original of the construction schedule.

Item #14:

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$8,750.00	\$8,750.00	\$0.00
Inspection fees:	\$4,160.00	\$0.00	\$4,160.00
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

***Impact fees are required at building permit.

X. General application information

Owners: RBM Mapp LLC
55 E Main Street, Suite 102
Chattanooga, TN 37408

Applicant: RBM Mapp LLC
55 E Main Street, Suite 102
Chattanooga, TN 37408

Agent: HJA Design Studio, LLC
Michael Houston
50 SE Ocean Boulevard, Suite 101
Stuart, FL 34994
772-678-7200
mhouston@hjastudio.com

Y. Acronyms

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

Z. Attachments

See Next Page

Attachment I 27th Street Sketch and Legal Redlines

LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2011 (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF NORTH 0°06'14" WEST ALONG THE EAST RIGHT OF WAY LINE OF S.E. MAPP ROAD, MARTIN COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON APRIL 7, 2023, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "~~SKETCH TO ACCOMPANY LEGAL DESCRIPTION~~" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ERNESTO J. GARCIA, P.L.S.
FLORIDA REGISTRATION NO. 3878

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ERNESTO J. GARCIA, P.L.S. 3878 ON May 9, 2023

MARTIN COUNTY
SURVEYING DIVISION
REVIEW DATE: 05/11/2023

EXHIBIT _____

SHEET NO. 1
OF 3 SHEETS
PROJECT NO. 22-31

DATE	REVISIONS
05/29/2023	REVISED PER MARTIN COUNTY COMMENTS

A PORTION OF LOTS 6-8, BLOCK M, PLAT OF CLEVELAND ADDITION, MARTIN COUNTY, FL

SKETCH AND LEGAL DESCRIPTION

RIGHT OF WAY EASEMENT

DATE: <u>04/07/2023</u>
SCALE: <u>NOT TO SCALE</u>
FIELD BK.
DRAWING BY: <u>B.L.</u>
CHECKED BY: <u>E.J.G.</u>

B	BETSY LINDSAY, INC.
	SURVEYING AND MAPPING
	7097 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
	(772) 288-6725 (772) 288-5023 FAX LICENSED BUSINESS NO. 6862

8/30/22 PROJECT:8522-31 MAPP ROAD LOT 6-1388A_L_RINGS_LINW.dwg, 04-27 (1), 06/2023 2:04:58 PM, DWG To PDF, pcd, 11, 08-2019v6, 08-2019v6

LEGAL DESCRIPTION

RIGHT OF WAY EASEMENT

A PARCEL OF LAND BEING A PORTION OF LOTS 6, 7 AND 8, BLOCK M OF THE PLAT OF THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 8 WITH THE EAST LINE OF AN 8.00 FOOT ROAD RIGHT OF WAY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1764, PAGE 769 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT LYING AND BEING 28.00 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE NORTH LINE OF SAID LOTS 6, 7 AND 8 FOR THE FOLLOWING THREE (3) COURSES; (1) SOUTH 89°52'08" EAST, 83.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; (2) SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET THROUGH A CENTRAL ANGLE OF 45°00'00", TO A POINT OF TANGENCY; (3) SOUTH 44°52'08" EAST, 4.15 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 6; THENCE SOUTH 0°06'14" EAST ALONG SAID EAST LINE, 1.08 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE CONCAVE SOUTH, HAVING A RADIUS OF 167.39 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 16°10'42" EAST FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 38.52 FEET, THROUGH A CENTRAL ANGLE OF 13°11'01" TO A POINT OF TANGENCY; THENCE NORTH 87°00'19" WEST, 36.82 FEET TO AN INTERSECTION WITH A LINE BEING 10.50 FEET SOUTHERLY AND PARALLEL WITH SAID NORTH LINE OF LOTS 6, 7 AND 8; THENCE NORTH 89°52'08" WEST ALONG SAID PARALLEL LINE, 47.35 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EAST LINE OF AN 8.00 FOOT ROAD RIGHT OF WAY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1764, PAGE 769; THENCE NORTH 0°06'14" WEST ALONG SAID EAST LINE, 10.50 FEET TO THE POINT OF BEGINNING.

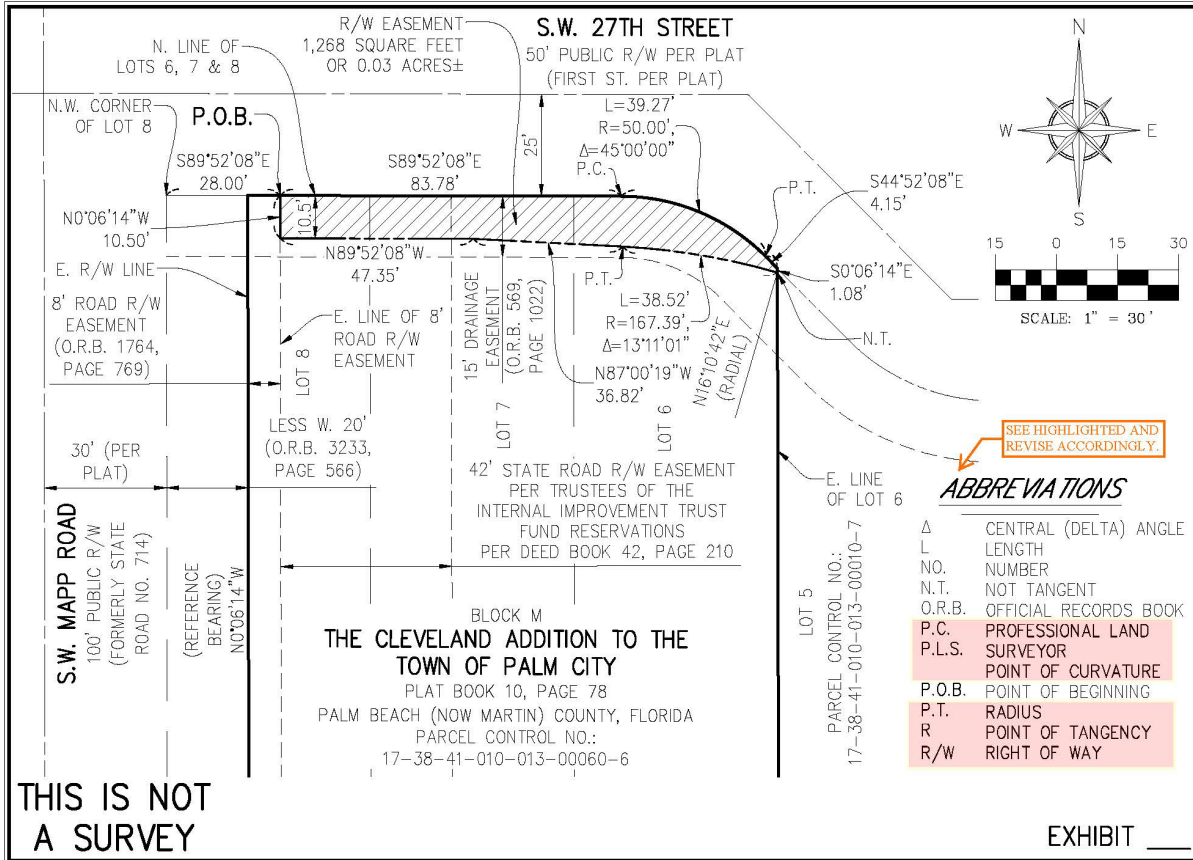
CONTAINING 1,268 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, OR DEDICATIONS.

EXHIBIT _____

SUBJECT PROJECT: 2023-31 MAPS ROAD LOT 6-185AL_RWSL_RWSL.dwg, SL-27 (2), 09/09/2023 2:55:11 PM, DWG TO PDF, I:1, 09-26-1919, 09-26-1919

SHEET NO. <u>2</u> OF <u>3</u> SHEETS	DATE <u>09/09/2023</u>	REVISIONS	A PORTION OF LOTS 6-8, BLOCK M, PLAT OF CLEVELAND ADDITION, MARTIN COUNTY, FL	DATE <u>09/06/2023</u>	 BETSY LINDSAY, INC. SURVEYING AND MAPPING 7907 S.W. JACK JAMES DRIVE STUART, FLORIDA 34907 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6652
	PROJECT NO. <u>22-31</u>	REVISE PER MARTIN COUNTY COMMENTS		SCALE <u>NOT TO SCALE</u>	
SKETCH AND LEGAL DESCRIPTION RIGHT OF WAY EASEMENT			DRAWING BY <u>LB</u>	CHECKED BY <u>EDG</u>	



S:\2022 PROJECTS\22-31 MAPP ROAD LOT 6-18\SALE_R\MSL_R\MSL_R\DWG TO PDF\JOB_11_08-2618\MSL_08-2618.DWG

SHEET NO. 3
OF 3 SHEETS
PROJECT NO. 22-31

DATE	REVISIONS
09/09/2023	REVISE PER MARTIN COUNTY COMMENTS

A PORTION OF LOTS 6-8, BLOCK M, PLAT OF CLEVELAND ADDITION, MARTIN COUNTY, FL

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY EASEMENT

DATE 09/06/2023
SCALE 1" = 30'
FIELD BK _____
DRAWING BY LB
CHECKED BY ELC

B **BETSY LINDSAY, INC.**
SURVEYING AND MAPPING

7907 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
 (772) 286-5753 (772) 286-5933 FAX
 LICENSED BUSINESS NO. 6852

Attachment II 28th Street Sketch and Legal Redlines

LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2011 (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF NORTH 0°06'14" WEST ALONG THE EAST RIGHT OF WAY LINE OF S.E. MAPP ROAD, MARTIN COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON APRIL 7, 2023, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR ~~"SKETCH TO ACCOMPANY LEGAL DESCRIPTION"~~ SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ERNESTO J. GARCIA, P.L.S.
FLORIDA REGISTRATION NO. 3878

... THE APPLICABLE PORTIONS OF
RULES 5J-17.051 AND 5J-17.052(6) AS ...

MARTIN COUNTY
SURVEYING DIVISION

REVIEW DATE: 05/11/2023

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ERNESTO J. GARCIA, P.L.S. 3878 ON May 9, 2023

EXHIBIT _____

SHEET NO. 1	DATE: <u>06/07/2023</u>	A PORTION OF LOTS 9-12, BLOCK M, PLAT OF CLEVELAND ADDITION, MARTIN COUNTY, FL	DATE: <u>06/07/2023</u>	<p>BETSY LINDSAY, INC. SURVEYING AND MAPPING 7987 S.W. JACK JAMES DRIVE STUART, FLORIDA 34987 (772) 288-5725 (772) 288-5632 FAX LICENSED BUSINESS NO. 6882</p>
OF 3 SHEETS	REVISIONS: <u>05/09/2023</u> REVISE FILE MARTIN COUNTY CORRECTIONS	SKETCH AND LEGAL DESCRIPTION	SCALE: <u>NOT TO SCALE</u>	
PROJECT NO. 22-31		RIGHT OF WAY EASEMENT	DRAWING BY: <u>J.B.</u> CHECKED BY: <u>L.S.C.</u>	

S:\2022 PROJECTS\22-31 MAPP ROAD LOT 6-1388AL.DWG\1-DWG\1-DWG1 TO PDF.dwg, 11, 05-2018V1, 05-2018V3

LEGAL DESCRIPTION

RIGHT OF WAY EASEMENT

A PARCEL OF LAND BEING A PORTION OF LOTS 9, 10, 11 AND 12, BLOCK M OF THE PLAT OF THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 9 WITH THE EAST LINE OF AN 8.00 FOOT ROAD RIGHT OF WAY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1764, PAGE 769 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT LYING AND BEING 28.00 FEET EASTERLY AND PARALLEL WITH OF THE WEST LINE OF SAID LOT 9; THENCE NORTH 00°06'14" WEST ALONG SAID EAST LINE, 10.00 FEET TO AN INTERSECTION WITH A LINE BEING 10.00 FEET NORTHERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 9, 10, 11 AND 12; THENCE SOUTH 89°52'08" EAST ALONG SAID PARALLEL LINE, 131.38 FEET TO AN INTERSECTION WITH A LINE BEING 9.38 FEET EASTERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT 12; THENCE NORTH 00°06'14" WEST ALONG SAID PARALLEL LINE, 4.00 FEET TO AN INTERSECTION WITH A LINE BEING 14.00 FEET NORTHERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 12; THENCE SOUTH 89°52'08" EAST ALONG SAID PARALLEL LINE, 9.00 FEET TO AN INTERSECTION WITH A LINE BEING 31.62 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 12; THENCE SOUTH 00°06'14" EAST ALONG SAID PARALLEL LINE, 4.00 FEET TO AN INTERSECTION WITH A LINE BEING 10.00 FEET NORTHERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 12; THENCE SOUTH 89°52'08" EAST ALONG SAID PARALLEL LINE, 29.37 FEET TO AN INTERSECTION WITH A LINE BEING 2.25 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 12; THENCE SOUTH 00°06'14" EAST ALONG SAID PARALLEL LINE, 10.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOTS 9, 10, 11 AND 12; THENCE NORTH 89°52'08" WEST ALONG SAID SOUTH LINE, 169.75 FEET TO THE POINT OF BEGINNING.

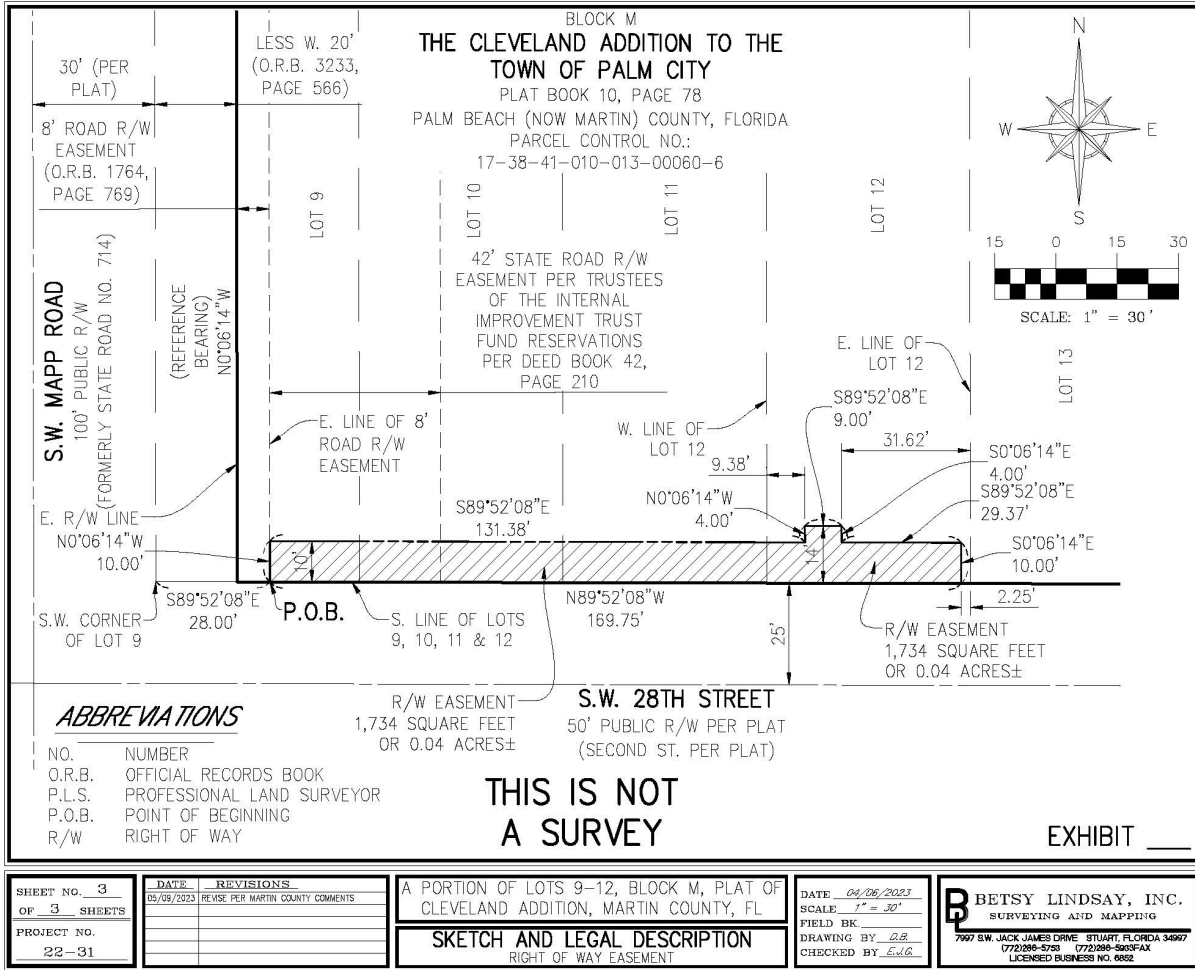
CONTAINING 1,734 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, OR DEDICATIONS.

EXHIBIT _____

S:\2022 PROJECTS\22-31 MAPS\ROAD LOT 6-18\SALE_R\NSL_R\NSL_R\NSL_R.dwg, SL-28 (2), 9/30/2023 2:41:03 PM, DWG TO PDF, PLOT, 1:1, DB-2619185, DB-2619185

SHEET NO. <u>2</u> OF <u>3</u> SHEETS	DATE <u>09/09/2023</u>	REVISIONS	A PORTION OF LOTS 9-12, BLOCK M, PLAT OF CLEVELAND ADDITION, MARTIN COUNTY, FL	DATE <u>09/06/2023</u>	 BETSY LINDSAY, INC. SURVEYING AND MAPPING 7907 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852
	PROJECT NO. <u>22-31</u>	REVISE PER MARTIN COUNTY COMMENTS		SKETCH AND LEGAL DESCRIPTION RIGHT OF WAY EASEMENT	



S:\2022 PROJECTS\22-31 MAPP ROAD LOT 6 1855A1_RMS\1_RMS\1_RW\dwg_11.dwg, 11:08:26 09/09/2023 2:41:34 PM, DWG TO PDF, 1:1, DB-2618185, DB-2618185

SHEET NO. 3
OF 3 SHEETS
PROJECT NO. 22-31

DATE	REVISIONS
09/09/2023	REVISE PER MARTIN COUNTY COMMENTS

A PORTION OF LOTS 9-12, BLOCK M, PLAT OF CLEVELAND ADDITION, MARTIN COUNTY, FL

SKETCH AND LEGAL DESCRIPTION
 RIGHT OF WAY EASEMENT

DATE <u>09/09/2023</u>
SCALE <u>1" = 30'</u>
FIELD BK. _____
DRAWING BY <u>DB</u>
CHECKED BY <u>EDG</u>

B **BETSY LINDSAY, INC.**
 SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
 (772) 286-5753 (772) 286-5933 FAX
 LICENSED BUSINESS NO. 6852