



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

95 RIVERSIDE PUD PHASE IV PLAT

Applicant:	Pulte Home Company, LLC
Property Owner:	I-95 GROUP LLC
Agent for the Applicant:	HJA Design Studio, LLC
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	N027-014
Record Number:	DEV2023110004
Report Number:	2024_0723_N027-014_Staff_Report_Final
Application Received:	11/16/2023
Transmitted:	11/21/2023
Date of Report:	01/05/2024
Application Received:	04/10/2024
Transmitted:	04/11/2024
Date of Report:	05/31/2024
Application Received:	06/07/2024
Transmitted:	06/10/2024
Date of Report:	07/23/2024

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B. Project description and analysis

This is a request by HJA Design Studio, LLC, on behalf of Pulte Home Company, LLC, for approval of the 95 Riverside PUD Phase IV Plat. The Plat is to be consistent with the Phase IV Final Site Plan which contains 98 single-family townhomes on an approximately 12.40-acre site. The 95 Riverside PUD is located on the north side of SW Kanner Hwy / SR 76, on SW Lost River Road, approximately 0.17 miles east of the I-95 interchange in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

The 95 Riverside PUD Phase IV Final Site Plan was approved on November 7, 2023. The Plat must be consistent with the approved final site plan.

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	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	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	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Services Review	Michael Grzelka	772-223-7945	Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	N/A
O	Wellfield Review	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
P	Emergency Mgmt Review	Sally Waite	772-285-2298	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Michael Grzelka	772-223-7945	N/A
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Exemption

D. Review Board action

This application is for a plat. As such, final action on this request is required to be heard at a public meeting. The public meeting shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2021), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

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

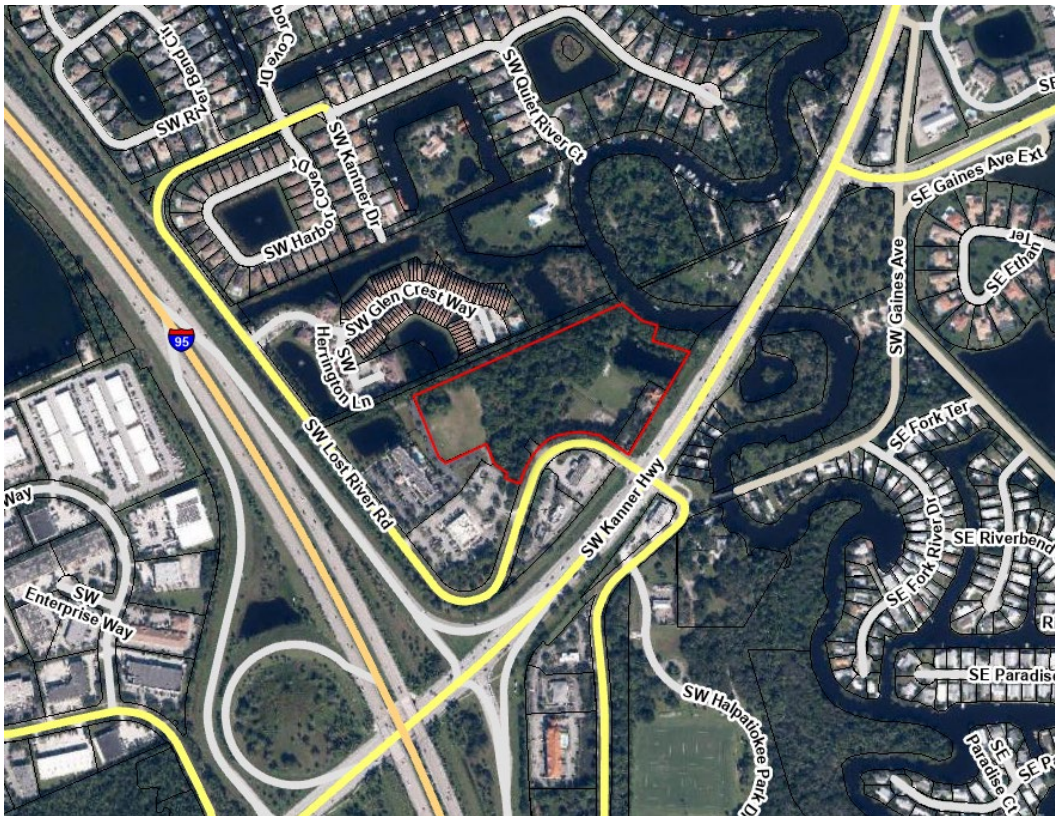
Parcel number(s) and address: 05-39-41-003-000-00020-4
05-39-41-000-000-00130-4
05-39-41-003-000-00001-7

Existing Zoning: I-95 Riverside PUD

Future Land use: Commercial Office/Residential (COR)

Gross area of site: 12.40 acres

**Figure I:
Location Map**



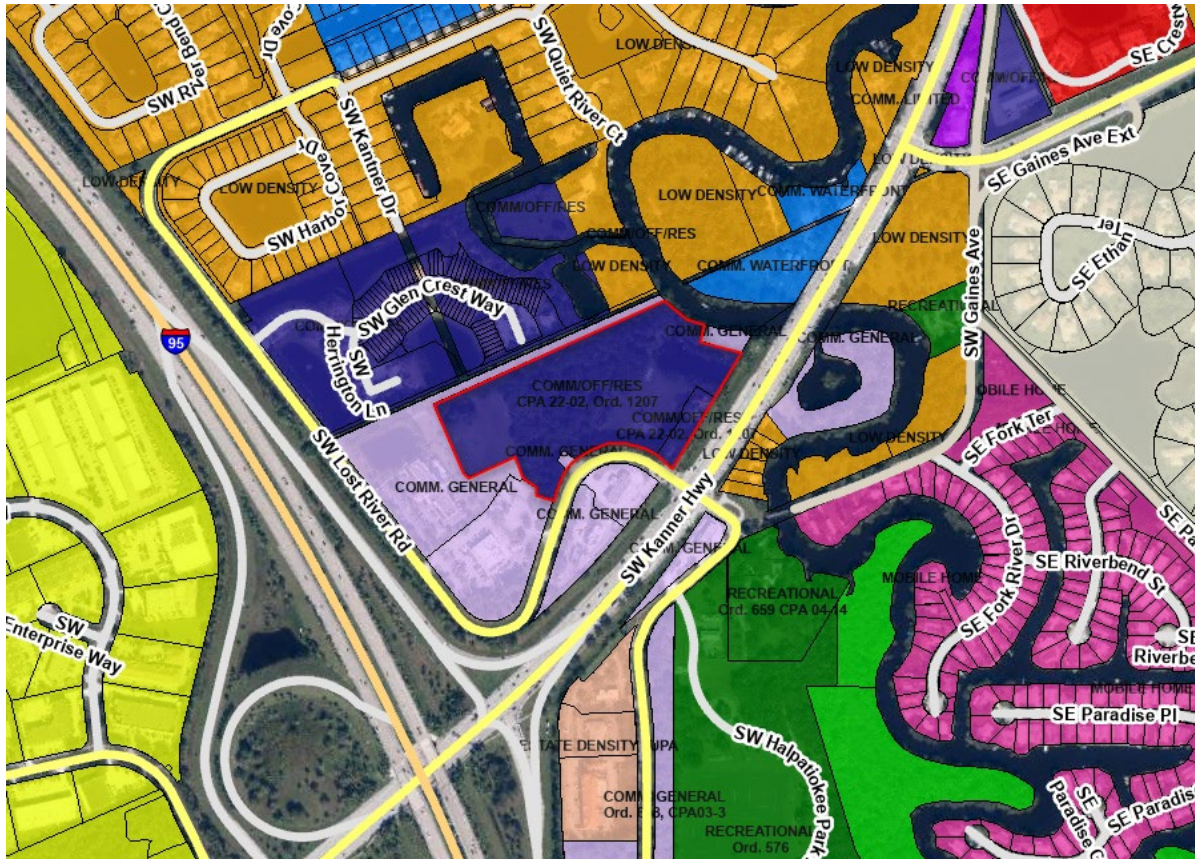
**Figure II:
Zoning Map**



Zoning districts of abutting properties:

- To the north: COR-2, RM-3
- To the south: R-3A, GC, PUD-C
- To the east: B-1
- To the west: PUD-C

**Figure III:
Future Land Use Map**



Future land use designation of abutting properties:

- To the north: Commercial General, COR, Low Density
- To the south: Commercial General, Low Density
- To the east: Commercial General, Commercial Waterfront
- To the west: Commercial General

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

Unresolved Issues:

Item #1:

Generic Comp Plan Compliance:

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:

General

1. Draft Contract for Construction of Required Improvements and Infrastructure:
 - a. As previously noted, on page 4/5, please update legal sufficiency approval to Elysse Elder, Deputy County Attorney.

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

Community Redevelopment

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

Commercial Design

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

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

Findings of Compliance:

Prior to the recording of the Plat, the Release and Termination of Access Easement and the Release and Termination of Pedestrian Access Easement must be approved by the Board of County Commissioners and recorded by the MC Clerk of Court.

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.

Landscaping

Finding of Compliance:

This Plat complies with the approved Landscaping Plan.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

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

L. Determination of compliance with county surveyor - Engineering Department

Unresolved Issues:

Item # 1:

The dedication language must be executed by the owner and all persons, corporations or entities having a record interest in the property.

[Ch 171.081.(2), Part I, F. S.]

Remedy/Suggestion/Clarification:

Correct spelling error in the dedication language and provide explanation for removing flow-through easement.

Item # 2:

Closure reports

Remedy/Suggestion/Clarification:

Please provide a closure report for the Upland Preserve Tract.

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

Engineering

Findings of Compliance:

The Engineering Services Division of the Public Works Department staff has reviewed the application and finds it in compliance with Article 4, Division 21 of the Land Development Regulations.

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

Electronic Files

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

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 the Plat in compliance with Martin County's requirements for water and wastewater level of service.

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)

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

Fire Rescue

Finding 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

Emergency Management

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

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

ADA

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

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

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

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

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

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

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

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	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
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.
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	Description	Requirement
4.	Warranty Deed	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.
5.	Approved Plat	One (1) paper 24" x 36" copy of the approved plat.
6.	Approved Revised Final Site Plan	One (1) paper 24" X 36" copy of the approved revised final site plan.
7.	Declarations of Covenants and Restrictions	Original executed Declarations of Covenants and Restrictions for the homeowner's association.
8.	Executed Mylar	Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.
9.	Executed Contract of Construction of Required Improvements	Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.
10.	Paid Taxes	One (1) copy of Tax Collector's paid property tax receipt.
11.	Digital Copy of Plat	One (1) digital copy of the plat in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the plat must match the hardcopy version as submitted.
12.	Approved Engineers Opinion of Probable Cost	One (1) copy of the approved Engineers Opinion of Probable Cost (EOPC) and, if changed, a revised EOPC with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.
13.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits required in conjunction with this plat application.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public meeting. 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:	\$16,600.00	\$16,600.00	\$0.00
Inspection fees:	N/A		N/A
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 after the post approval package has been submitted.

***Impact fees are required at building permit.

X. General application information

Applicant/Owner: Pulte Home Company, LLC
Aimee Carlson
1475 Centrepark Boulevard, Suite 140
West Palm Beach, FL 33401

Agent: HJA Design Studio, LLC
Todd Troxell
50 SE Ocean Blvd.
Stuart, FL 34997
772-678-7200
ttroxell@hjastudio.com

Engineer of Record: Engineering Design & Construction, Inc.
David Baggett
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL, 34987
772-462-2455 x 113
davidbaggett@edc.inc.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

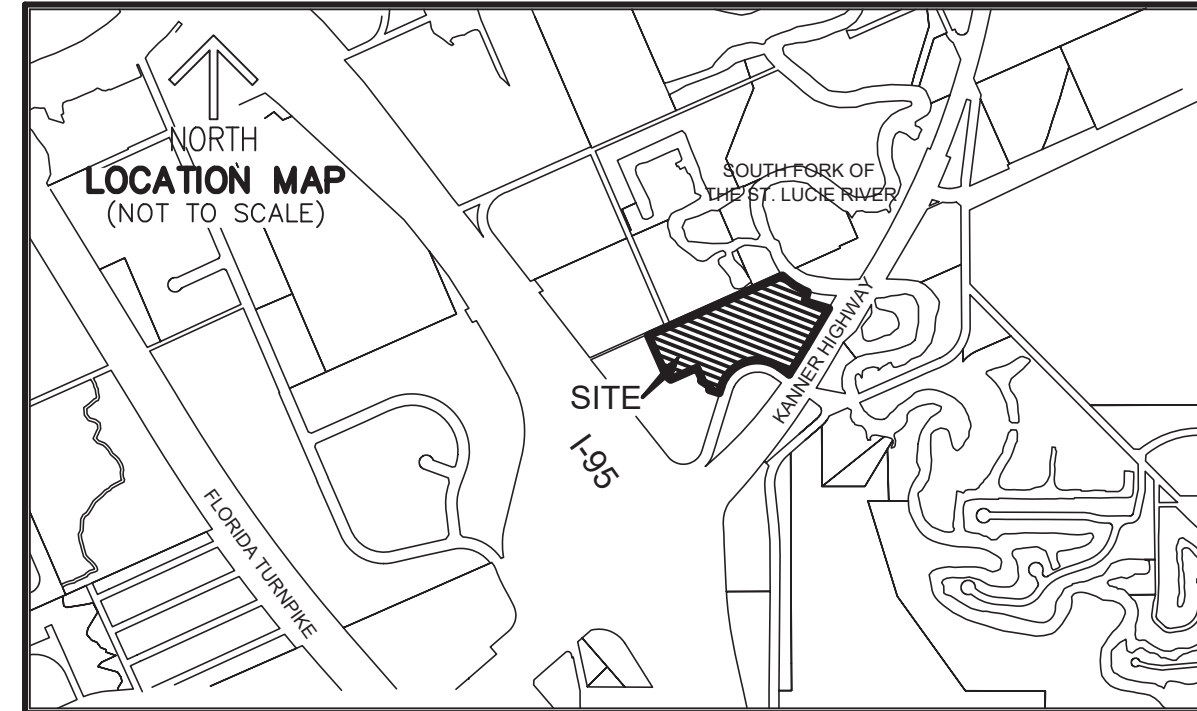
Z. Attachments

ATTACHMENT I
Redlines

95 RIVERSIDE PUD PHASE IV PLAT

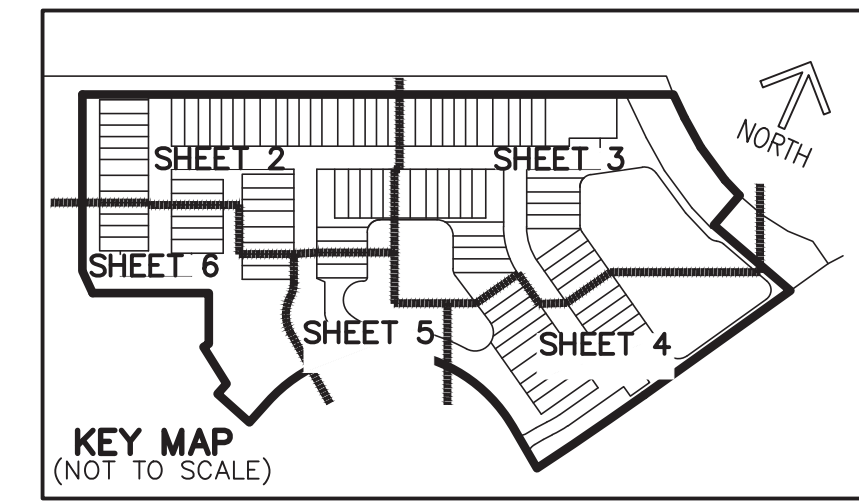
BEING A REPLAT OF ALL OF TRACT A AND LOT 2 OF PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD & WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



MARTIN COUNTY
SURVEYING DIVISION
ROUND 3 REVIEW

SUBDIVISION PARCEL CONTROL NUMBER



CLERK'S RECORDING CERTIFICATE:
I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS _____ DAY OF _____, 2024.
CAROLYN TIMMANN
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: _____
DEPUTY CLERK
(CIRCUIT COURT SEAL)
FILE NO. _____

LEGAL DESCRIPTION

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF "95 RIVERSIDE PUD PHASE IV PLAT", AND HEREBY DEDICATES AS FOLLOWS:

TRACT "A" ~~TOGETHER~~ WITH LOT 2 OF PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT LOT 6, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE, NORTH 54 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF 83.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 108 DEGREES 01 MINUTES 09 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST LOST RIVER ROAD, AS RECORDED ON SAID PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., A DISTANCE OF 499.60 FEET; THENCE SOUTH 17 DEGREES 50 MINUTES 01 SECONDS WEST, A DISTANCE OF 48.10 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PLAT III OF NINETY FIVE RIVERSIDE, P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT THREE (3) COURSES, NORTH 72 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.50 FEET; THENCE NORTH 17 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.43 FEET; THENCE NORTH 55 DEGREES 58 MINUTES 59 SECONDS WEST, A DISTANCE OF 75.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST LINE OF PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 16, PAGE 61, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SIX (6) COURSES, NORTH 34 DEGREES 01 MINUTES 02 SECONDS EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 88.35 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 202.01 FEET; THENCE NORTH 48 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 42.31 FEET; THENCE NORTH 23 DEGREES 59 MINUTES 14 SECONDS WEST, A DISTANCE OF 307.13 FEET TO THE NORTHERNMOST SOUTHEASTERLY LINE, PLAT III-B OF NINETY FIVE RIVERSIDE P.U.D.; THENCE ALONG SAID NORTHERNMOST SOUTHEASTERLY LINE, NORTH 66 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 1028.79 FEET TO THE SOUTHWESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER AS DETERMINED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER SURVEY CONDUCTED NOVEMBER 17, 2022, WITH A FILE NUMBER: 8723, HAVING AN ELEVATION OF -0.32', NORTH AMERICAN VERTICAL DATUM OF 1988; THENCE MEANDERING SOUTHEASTERLY ALONG THE SAID MEAN HIGH WATER LINE THE NEXT FOUR (4) COURSES; THENCE SOUTH 49 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 45.22 FEET; THENCE SOUTH 52 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 58.28 FEET; THENCE SOUTH 60 DEGREES 26 MINUTES 51 SECONDS EAST, A DISTANCE OF 70.79 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF 36.87 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE, SOUTH 16 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 68.16 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 175.06 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76; THENCE SOUTH 30 DEGREES 29 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 312.52 FEET TO A POINT OF CURVATURE OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 37 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 226.20 FEET TO THE POINT OF BEGINNING. CONTAINING 12.402 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

THE ACCESS EASEMENT SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT AND DESIGNATED AS ACCESS EASEMENT ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.

2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. THE PRIVATE DRAINAGE AND DRY DETENTION EASEMENTS AND TRACTS SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4. THE LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE MAINTENANCE PURPOSES, AND ALL FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

5. THE RECREATION AREA SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT IS HEREBY DECLARED TO BE THE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE RECREATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.

6. COMMON AREAS "1 THRU 6", AS SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE ASSOCIATION, AND ARE FURTHER DECLARED TO BE OPEN SPACE AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE, DRAINAGE, UTILITY AND LANDSCAPING PURPOSES, INCLUDING CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A BUFFER WALL AND RELATED IMPROVEMENTS AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY OPEN SPACE AREAS DESIGNATED AS SUCH ON THIS PLAT.

7. THE UPLAND BUFFER PRESERVE TRACT SHOWN ON THIS PLAT OF 95 RIVERSIDE PUD PHASE IV PLAT IS HEREBY DECLARED TO BE PROPERTY OF THE CAMELLIA HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY, NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PRESERVATION TRACTS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION TRACTS DESIGNATED AS SUCH ON THIS PLAT.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

PROVIDE EXPLANATION FOR
REMOVING FLOW-THROUGH
EASEMENT

NAME: _____
TITLE: _____
ATTEST _____

NAME: _____
TITLE: _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF _____, A FLORIDA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATE OF OWNERSHIP AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE [] PERSONALLY KNOWN TO ME OR [] HAVE PRODUCED _____ AS IDENTIFICATION.

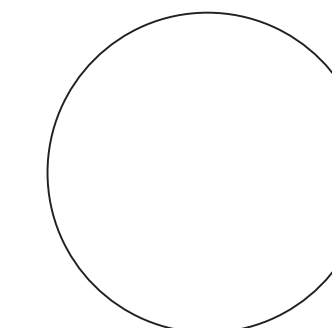
DATED THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES _____

_____, ATTORNEY

FLORIDA BAR NO.: _____
ADDRESS: _____

SURVEYOR

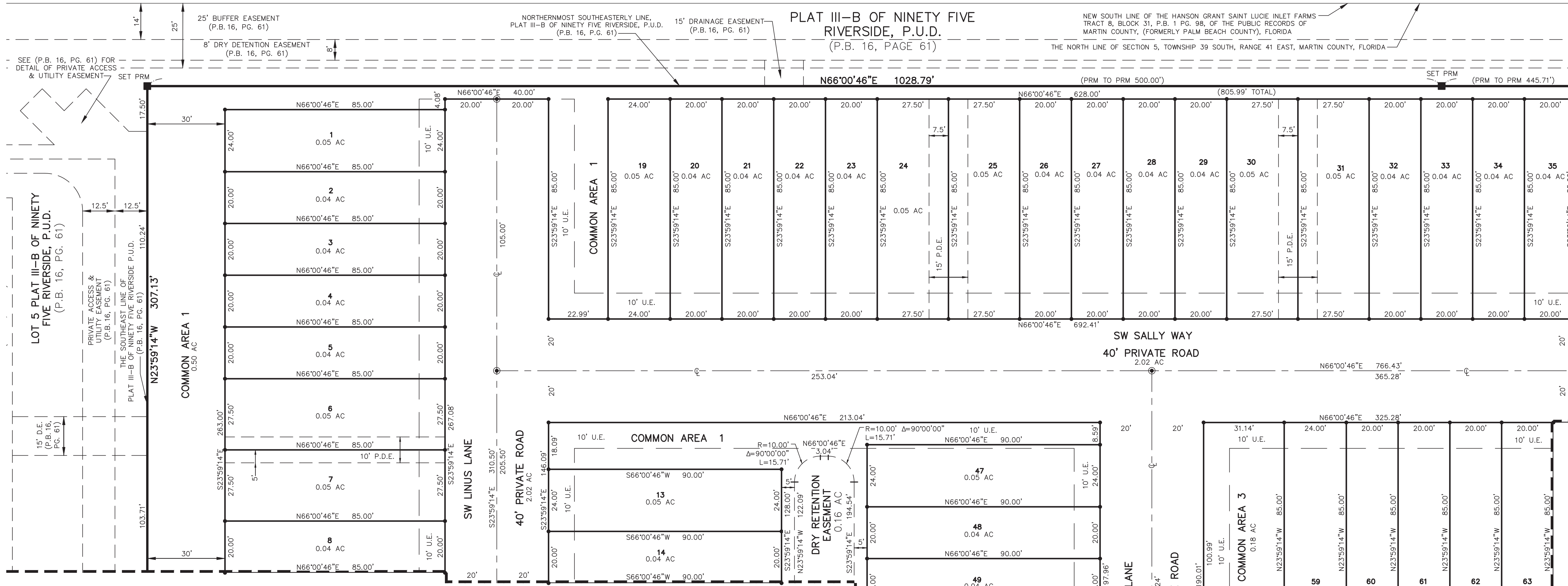
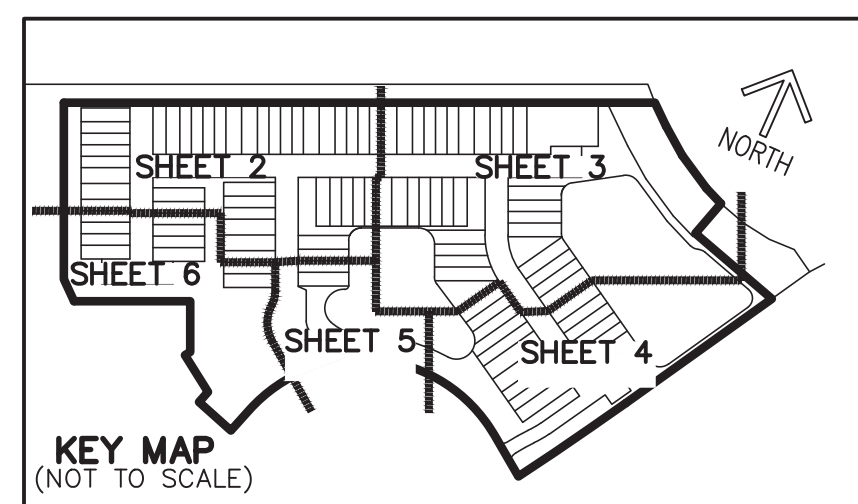
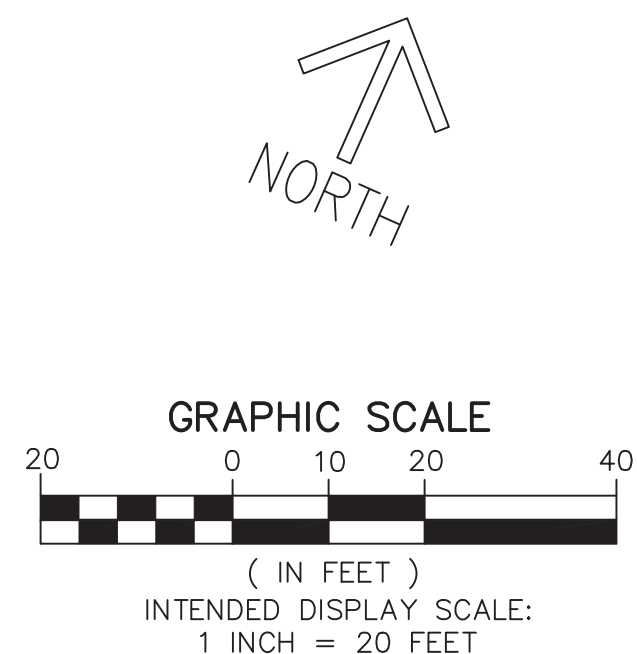


95 RIVERSIDE PUD PHASE IV PLAT

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THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF

CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



SURVEY NOTES

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MATCHLINE SHEET 6

- ### LEGEND/ABBREVIATIONS
- CL - CENTERLINE
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 - CD - CHORD DISTANCE
 - D.E. - DRAINAGE EASEMENT
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 - L - ARC LENGTH
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 - SIRC - DENOTES SET IRON ROD AND CAP
 - - FOUND GEODETIC CONTROL POINT

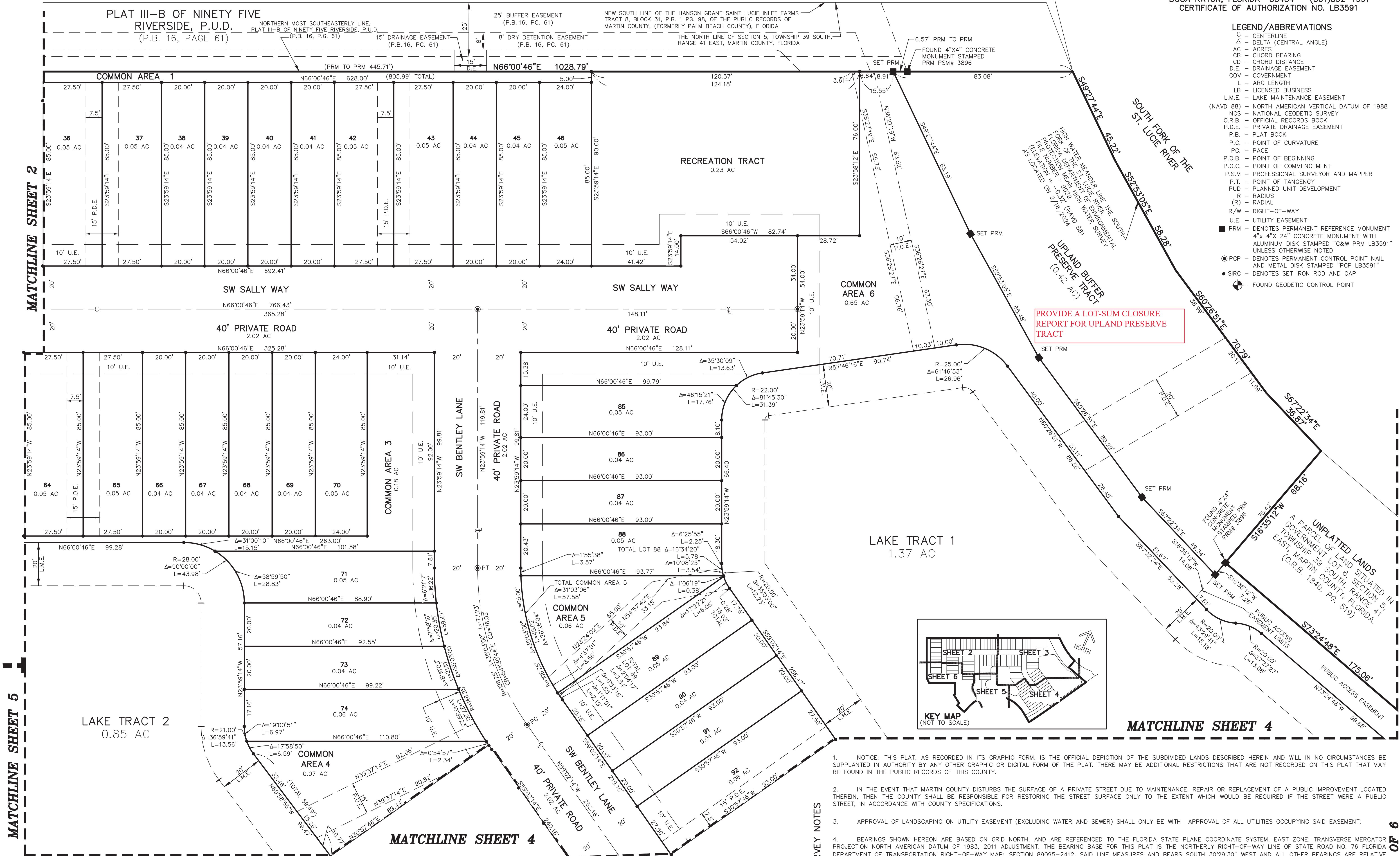
MATCHLINE SHEET 6

MATCHLINE SHEET 5

95 RIVERSIDE PUD PHASE IV PLAT

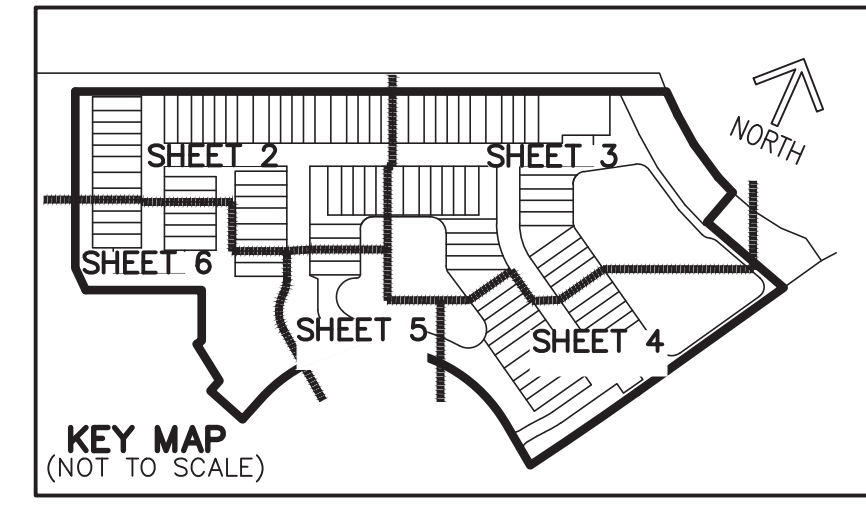
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THIS INSTRUMENT PREPARED BY
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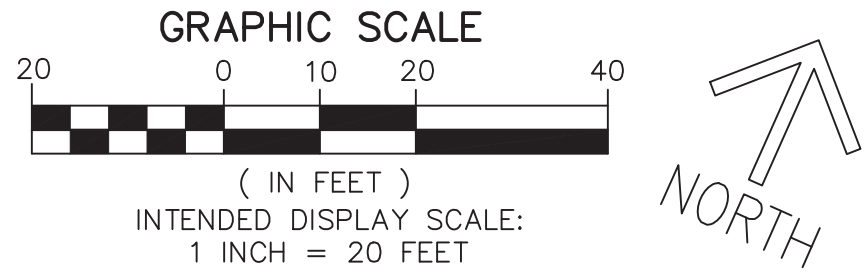


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PROVIDE A LOT-SUM CLOSURE REPORT FOR UPLAND PRESERVE TRACT



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MATCHLINE SHEET 5

MATCHLINE SHEET 5

MATCHLINE SHEET 4

MATCHLINE SHEET 4

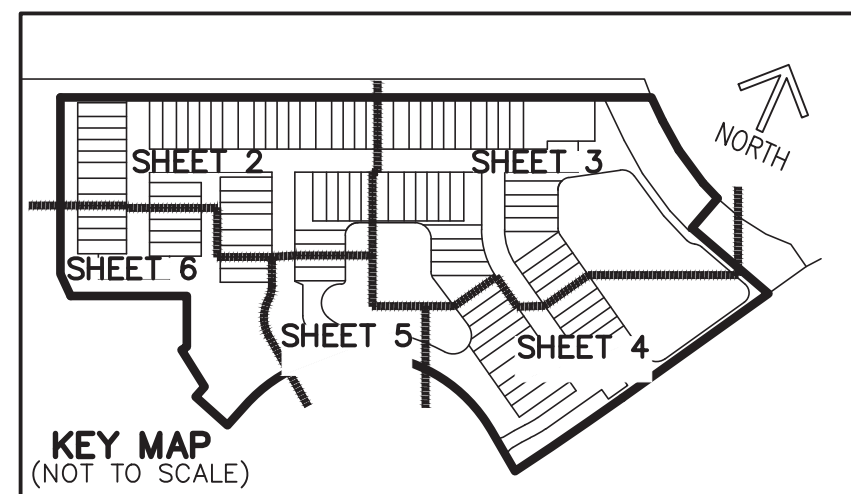
SHEET 3 OF 6

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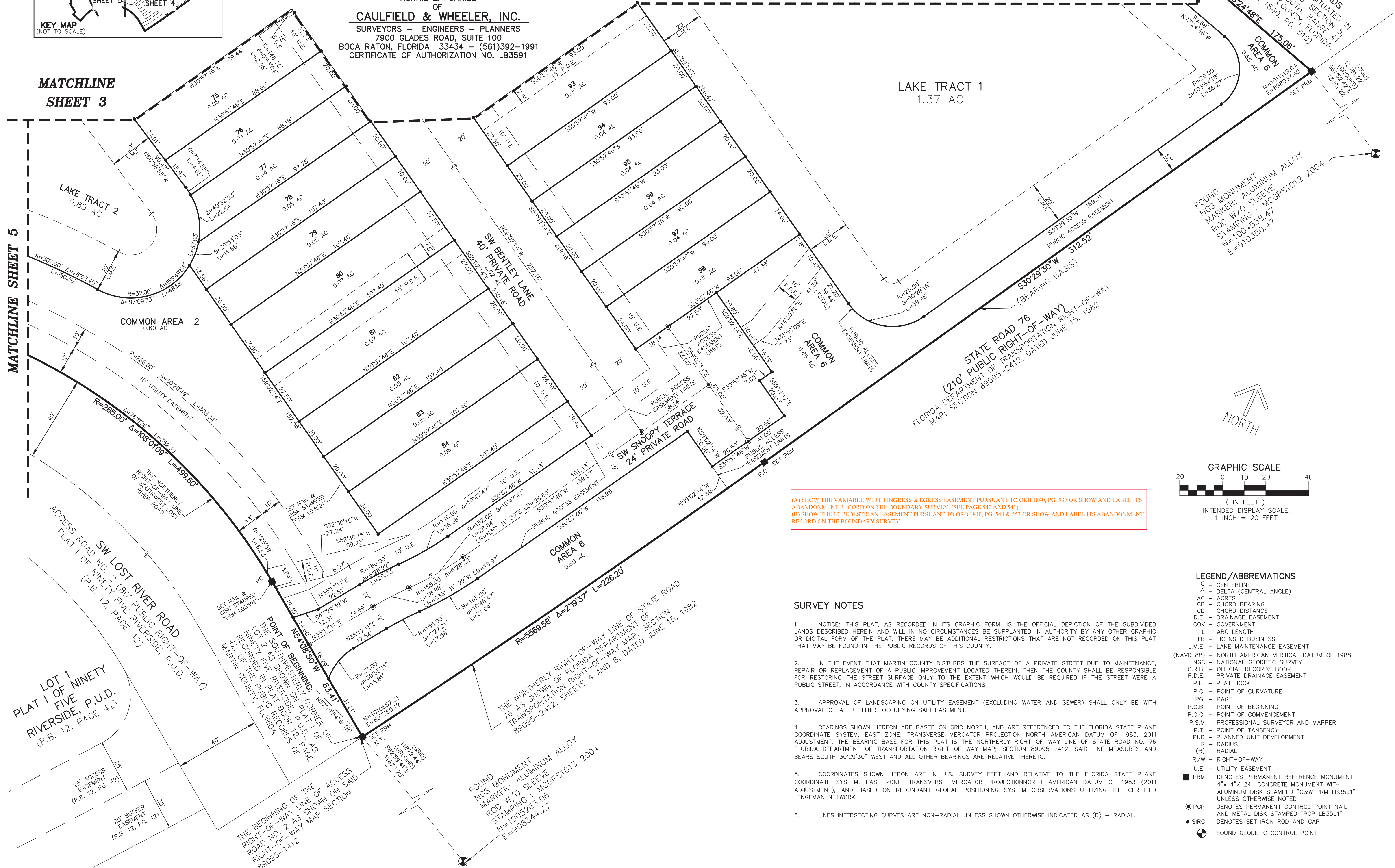
THIS INSTRUMENT PREPARED BY
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BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

MATCHLINE SHEET 3



MATCHLINE SHEET 3

MATCHLINE SHEET 5



UNPLATTED LANDS
A PARCEL OF LAND SITUATED IN
TOWNSHIP 39 SOUTH, SECTION 5,
EAST, MARTIN COUNTY, FLORIDA.
(O.R.B. 1840, PG. 519)

FOUND
NGS MONUMENT
MARKER: ALUMINUM ALLOY
ROD W/O SLEEVE
STAMPING: MCGP51012 2004
N=1004538.47
E=910350.47



(A) SHOW THE VARIABLE WIDTH INGRESS & EGRESS EASEMENT PURSUANT TO ORB 1840, PG. 537 OR SHOW AND LABEL ITS ABANDONMENT RECORD ON THE BOUNDARY SURVEY. (SEE PAGE 540 AND 541)
(B) SHOW THE 10' PEDESTRIAN EASEMENT PURSUANT TO ORB 1840, PG. 540 & 553 OR SHOW AND LABEL ITS ABANDONMENT RECORD ON THE BOUNDARY SURVEY.

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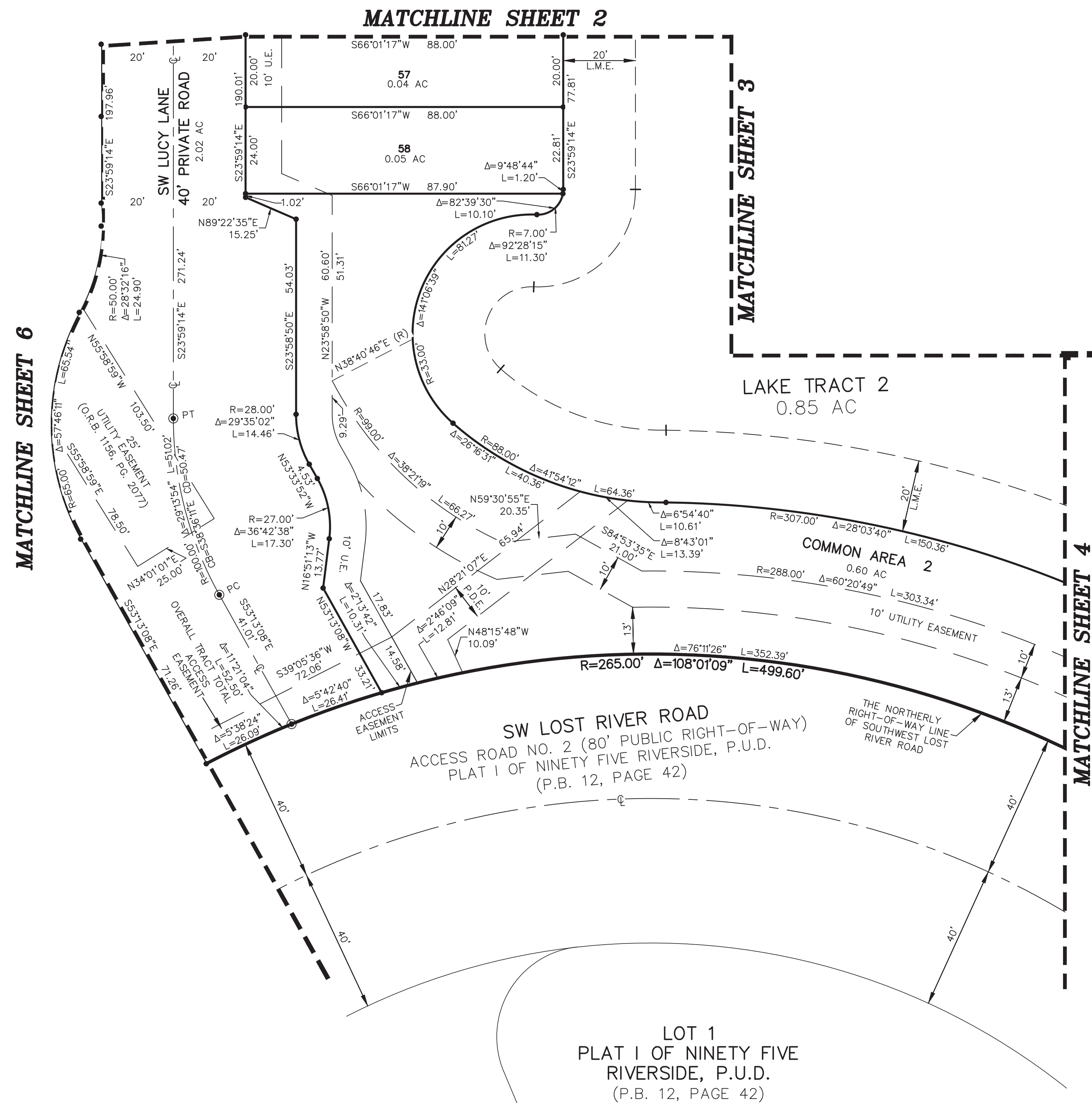
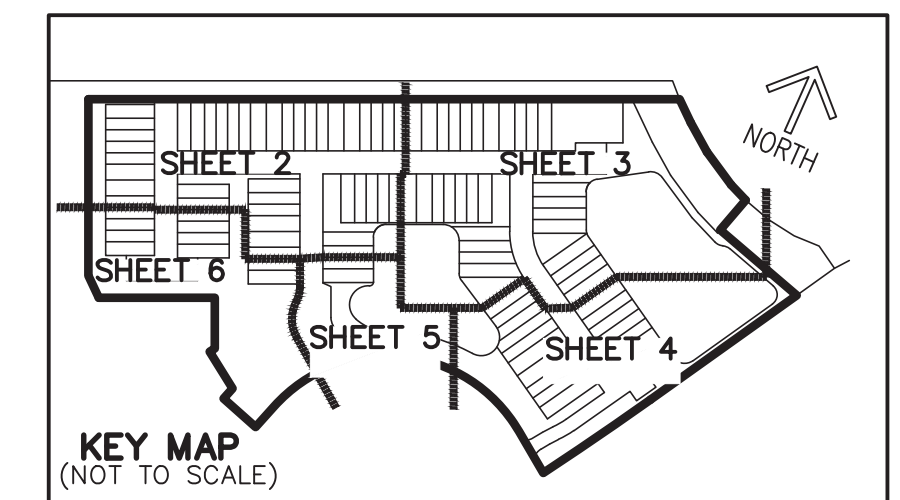
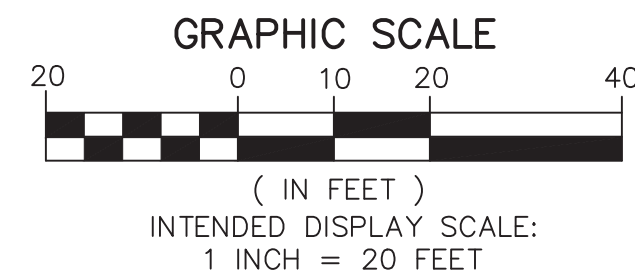
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THIS INSTRUMENT PREPARED BY
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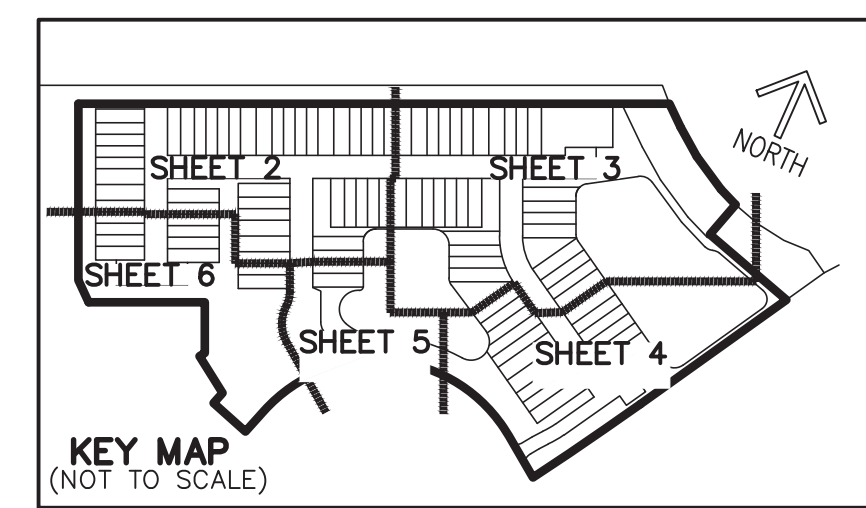
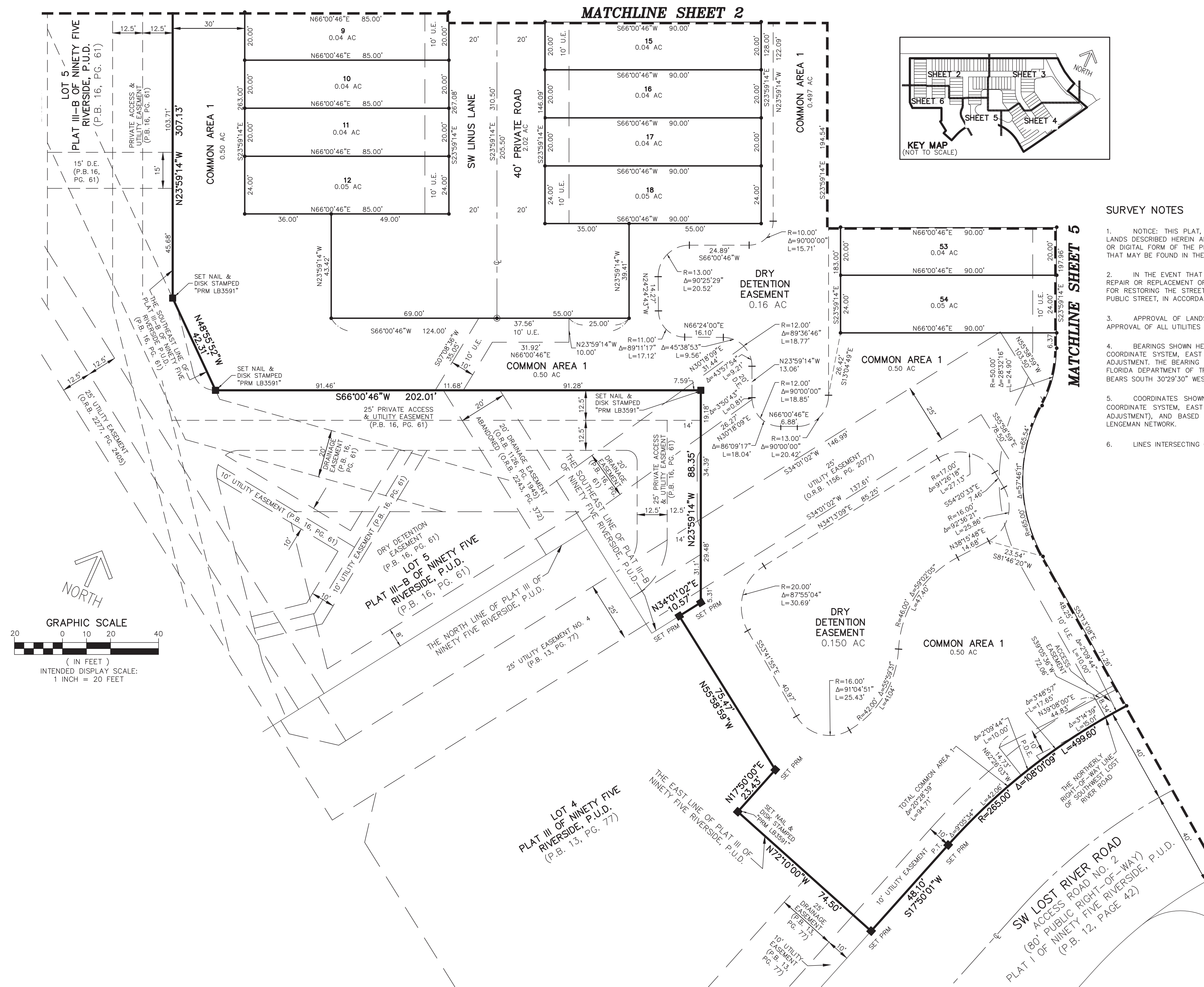
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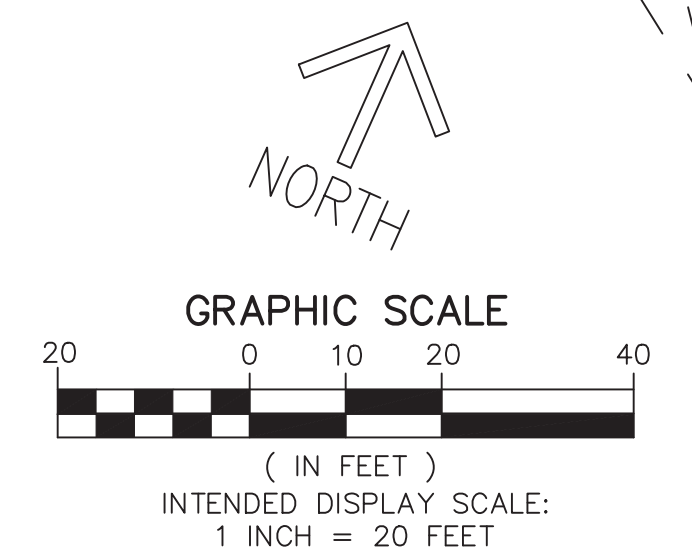
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 OF
CAULFIELD & WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591



SURVEY NOTES

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS PLAT IS THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412. SAID LINE MEASURES AND BEARS SOUTH 30°29'30" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES SHOWN HEREON ARE IN U.S. SURVEY FEET AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AND BASED ON REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE INDICATED AS (R) - RADIAL.



LEGEND/ABBREVIATIONS

- ⊙ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- D.E. - DRAINAGE EASEMENT
- GOV - GOVERNMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- L.M.E. - LAKE MAINTENANCE EASEMENT
- (NAVD 88) - NORTH AMERICAN VERTICAL DATUM OF 1988
- NGS - NATIONAL GEODETIC SURVEY
- O.R.B. - OFFICIAL RECORDS BOOK
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- P.T. - POINT OF TANGENCY
- PUD - PLANNED UNIT DEVELOPMENT
- R - RADIUS
- (R) - RADIAL
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
 4"x 4"x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
- ⊙ PCP - DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
- SIRC - DENOTES SET IRON ROD AND CAP
- ⊕ - FOUND GEODETIC CONTROL POINT