



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

HINCKLEY YACHTS REVISED MINOR MASTER/FINAL SITE PLAN

Applicant/Property Owner:	Hinck Landlord (DE) Limited Partnership
Agent for the Applicant:	Brian Nolan, Lucido & Associates
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	T084-013
Record Number:	DEV2024020006
Report Number:	2024_0614_T084-013_Staff_Report_Final
Application Received:	03/04/2024
Transmitted:	03/05/2024
Date of Report:	04/05/2024
Application Received:	05/23/2024
Transmitted:	05/23/2024
Date of Report:	06/14/2024

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B. Project description and analysis

This is a request by Lucido & Associates on behalf of Hinck Landlord (DE) Limited Partnership for approval of a revised minor master/final site plan to construct an approximately 43,500 square-foot boat storage building on existing outdoor boat storage, east of an existing boat storage/maintenance building. The subject property is an approximately 15-acre commercial marina located at 4730 SE Boatyard Drive, generally at the northwest corner of the intersection of SE Robertson Road/SE Boatyard Drive and SE Matousek Street, approximately 0.2 miles north of SE Horseshoe Point Road, in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

The project is located inside the Primary Urban Services District with water and wastewater services provided by Martin County Utilities.

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	Non-Comply
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Services Review	Kaitlyn Sullivan	772-288-5920	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Comply
O	Wellfield Review	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
P	Emergency Mgmt Review	Amy Heimberger Lopez	772-285-7220	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Kaitlyn Sullivan	772-288-5920	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	Pending

D. Review Board action

This application complies with the threshold for processing as a minor development, pursuant to Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2023). As such, final action will be taken by the Growth Management Director.

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019), 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: 48-38-41-000-047-00010-2

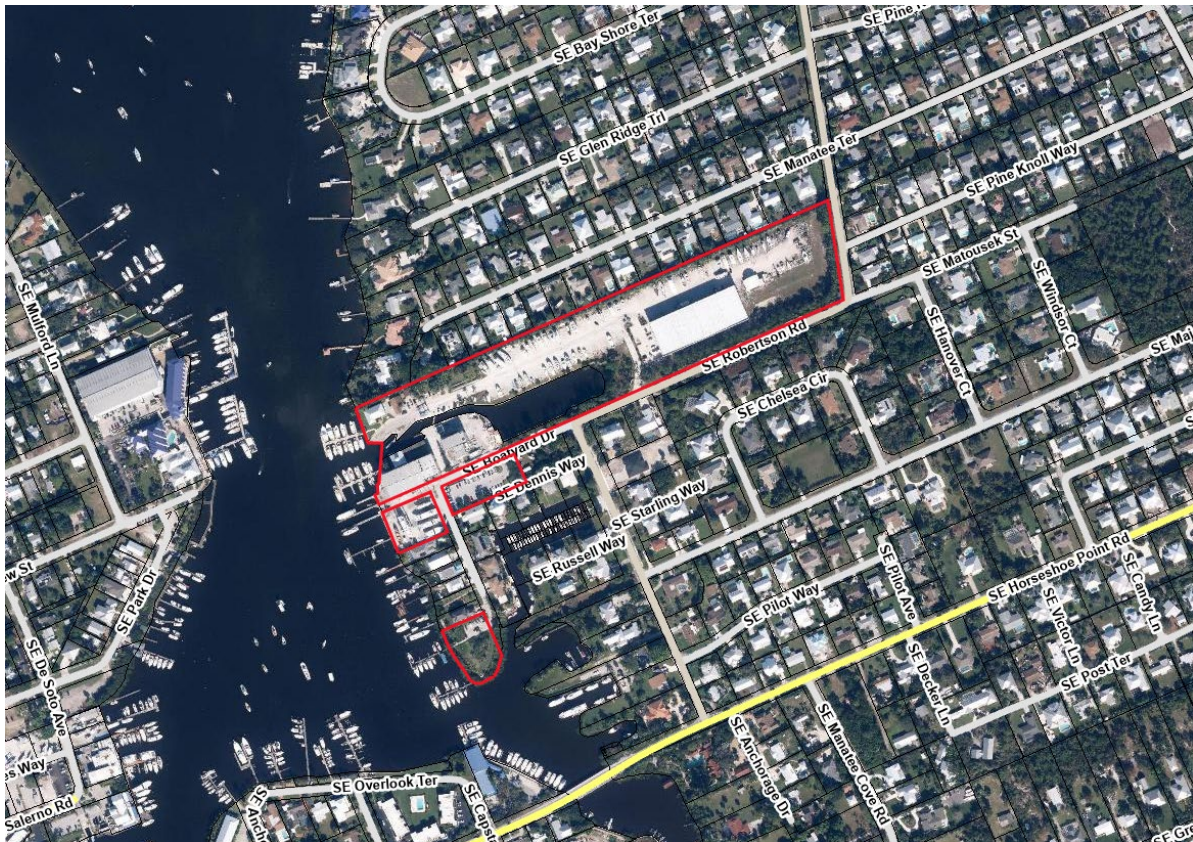
Address: 4730 SE Boatyard Drive, Stuart

Existing Zoning: WGC (Waterfront General Commercial), WRC (Waterfront Resort Commercial), R-1B

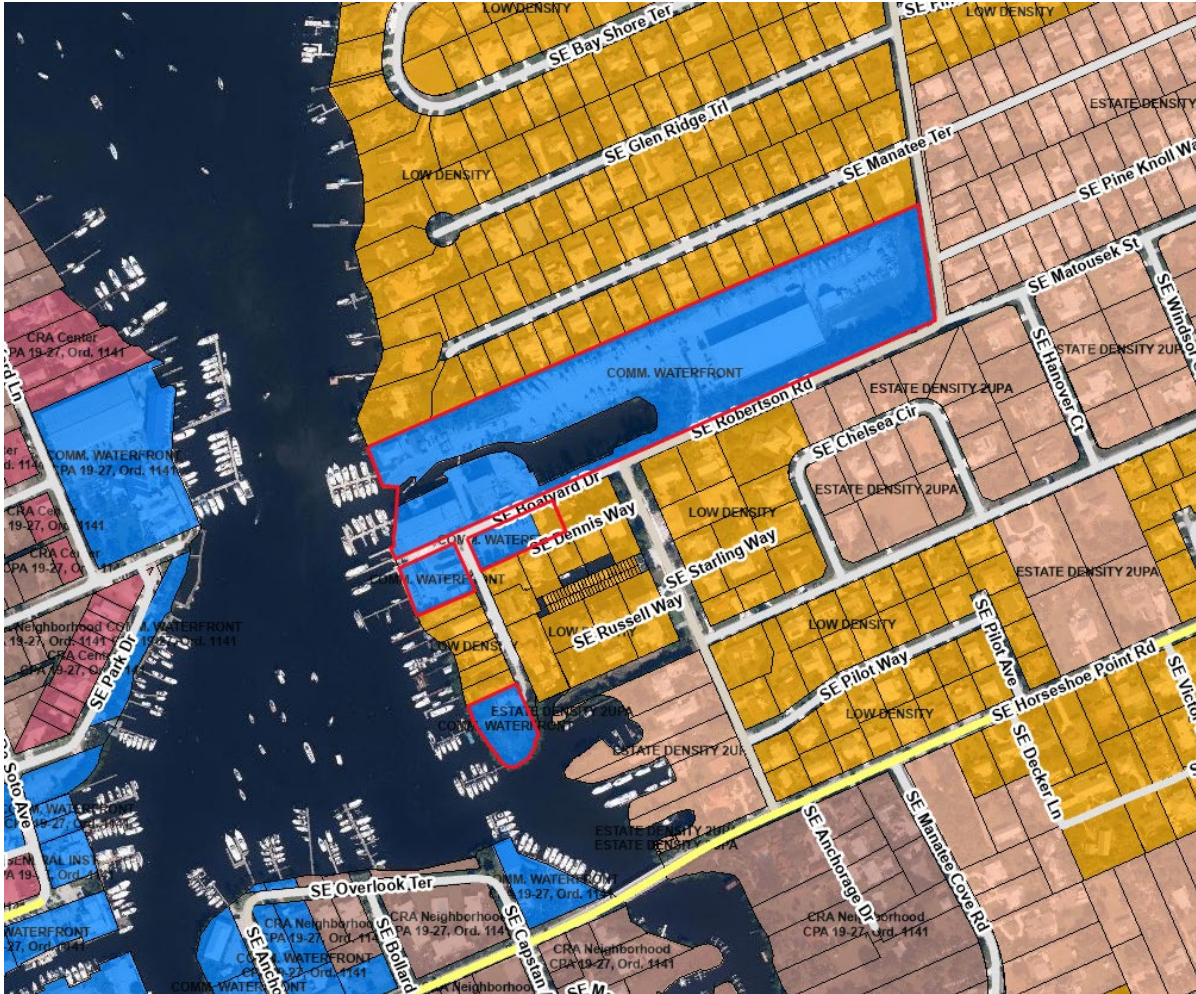
Future Land use: Commercial Waterfront

Gross area of site: 15.05 acres

**Figure I:
Location Map**



**Figure III:
Future Land Use Map**



Property to the East: Estate Density 2UPA, Low Density
Property to the North: Low Density
Property to the West: Manatee Pocket
Property to the South: Estate Density 2UPA, Low Density

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:

Site Plan

1. Please remove the clouds around the landscape buffer supplemental planting areas.
2. Please provide a detail for the bike rack and bench. Additional sheets can be added to the site plan if necessary. Required bike rack shall be the inverted "U" type or similar design and shall be designed to store a minimum of six bicycles.
3. The land use designations for the adjacent properties along SE Manatee Terrace and SE Robertson Road need to be updated. Refer to the redlines in Section Z of this report.
3. On the graphic, update dry retention top of bank area to 0.72 acres.
4. Include the revision date on subsequent submittals.

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

Community Redevelopment

N/A – The site is not located within a Community Redevelopment Area; therefore, staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Commercial Design

Item #1

General

Please remove revision clouds for next submittal.

Item #2

Alternative Compliance

- On sheet A-201:
 1. Please update the code reference for the materials and color alternative compliance request to “Section 4.872.I” and note that the alternative compliance request is regarding the metal panels.
 2. Alternative compliance request for Section 4.872.B.4 – Limitations on Blank Walls can be removed. With the addition of the pilasters and accent walls, the north and east façades meet the code requirement because the 20-foot horizontal distance is not exceeded.
 3. Include Section 4.872.B.5(a) – Transparency/Fenestration in the alternative compliance request.
- On sheet A-202:
 1. Include a note stating that alternative compliance is requested for the south façade given the screening provided by the existing landscape buffer.

Item #3

Control of Building Mass

The primary façades do not appear to meet the requirements of MARTIN COUNTY, FLA., LDR §4.872.D.2(a) (2023). Please ensure that adequate wall plane off-sets are present or include this provision in the alternative compliance request, with appropriate justification, and note on the architectural plan sheet.

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

Unresolved Issues:

It has been determined that the Applicant is required to dedicate a corner clip at the southeast corner of SE Robertson Road Avenue pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010). A Condition of Approval requiring the conveyance of the dedicated property to Martin County during the post approval process will be included in the Development Order.

Please refer to Section M (Engineering) for additional details regarding the dimensions for the corner clip dedication. The following is a list of the required due diligence materials:

TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication site.
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 not provide a Title Commitment.

SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication site.
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

Note: The applicant did not provide a boundary survey with the benefit of a Title Commitment. The applicant did provide a sketch and legal description of the dedication site. After review by the County Surveying Division, revisions are required. The required revisions have been attached to the staff 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.

Landscaping

Findings of Compliance:

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. There are existing buffers that were established with the previous development plan. The new proposed building is located in a currently developed storage area and will not impact existing

landscaping.

However, to supplement screening of the of new building, staggered Sabal palm are to be installed within the north buffer to provide additional screening for the residential development adjacent.

In the east buffer, installation of additional Sabal palms and understory plantings are to established to supplement the existing vegetation.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

This application satisfies the Adequate Public Facilities Standard; it is exempt as it is a development, a development alteration, or an expansion that does not create additional impact on the roadway network. [Martin County, Fla., LDR Article 5, Division 2, Section 5.32 (2009)]

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 Services Division

Engineering

Unresolved Issues:

Division 9: Stormwater Management

1. Although a 25-year, 3-day post-development model was included, it does not accurately model post-development conditions. It is unclear why a pump is being utilized as an outfall structure. The 25-year, 3-day pre-development model was not included. Provide revised modeling and demonstrate that the post-development runoff rate is less than pre-development for the 25-year, 3-day storm event.

2. It is unclear how the 100-year, 3-day zero discharge minimum finished floor elevation was determined. Calculations/modeling were not provided meeting this criteria.
3. As previously stated, provide a recovery analysis demonstrating that half treatment volume recovers between 24 hours and five days and 90% of 25-year 72-hour day runoff volume recovers in 12 days. Although two additional 25-year, 3-day models were provided, no notations indicate that recovery was met.
4. As previously stated, it is unclear where the perimeter berm is being proposed. Clearly show the location and elevation of the perimeter berm on the construction plans. If the existing perimeter berm elevation is above the max stage for the post development model, the location and elevation shall still be shown on the plans.
5. As previously stated, provide documentation for how the stormwater runoff from the roof is being directed into the stormwater management system.

Division 10: Flood Protection

1. As previously stated, demonstrate that the proposed lift station elevation is above the 100-year, 3-day zero discharge storm event. A duplex grinder must still meet this requirement.

Division 19: Roadway Design

1. Revise the Construction Plans to show and label the right-of-way dedication.

Signed and Sealed Construction Plans

1. As previously stated, provide additional lot grading details on Construction Plans. Pay particular attention to the lot grading between the proposed building and the adjacent parcels to the north.

Development Order Conditions:

1. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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

Electronic Files

Findings of Compliance:

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

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. (2024).

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)

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

Fire Rescue

Findings of Compliance:

The resubmittal addressed the non-comply determination.

Emergency Management

Findings of Compliance:

Staff has reviewed this application and finds it in compliance with the applicable land development regulations.

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 following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – In Place

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – In Place

Source - Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Services Department

Reference - see Section L of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

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.
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.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format 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 so that no transfer has occurred.

Item	Description	Requirement
6.	Construction Plans	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. Rolled.
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Approved Elevations	One (1) copy 24" x 36" of the approved elevations.
10.	Digital Copy of Site Plan	One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Engineer's Design Certification	One (1) 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
12.	Property Management Documents	One (1) copy of documents verifying that the right-of-way, property, or easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
13.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

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 after the post approval package has been submitted.

***Impact fees are required at building permit.

X. General application information

Applicant/Owner: Hinck Landlord (DE) Limited Partnership
4550 SE Boatyard Drive
Stuart, FL 34997
Matt Berbig, General Manager
772-403-8075
mberbig@hinckleyyachts.com

Agent: Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994
Brian Nolan
772-220-2100
bnolan@lucidodesign.com

Engineer
of Record: EA3 Civil Engineering, Inc.
9050 Pines Boulevard, Suite 415-415
Pembroke Pines, FL 33025
Eric Arencibia, P.E.
305-335-1779
ericarencibia@ea3civil.com

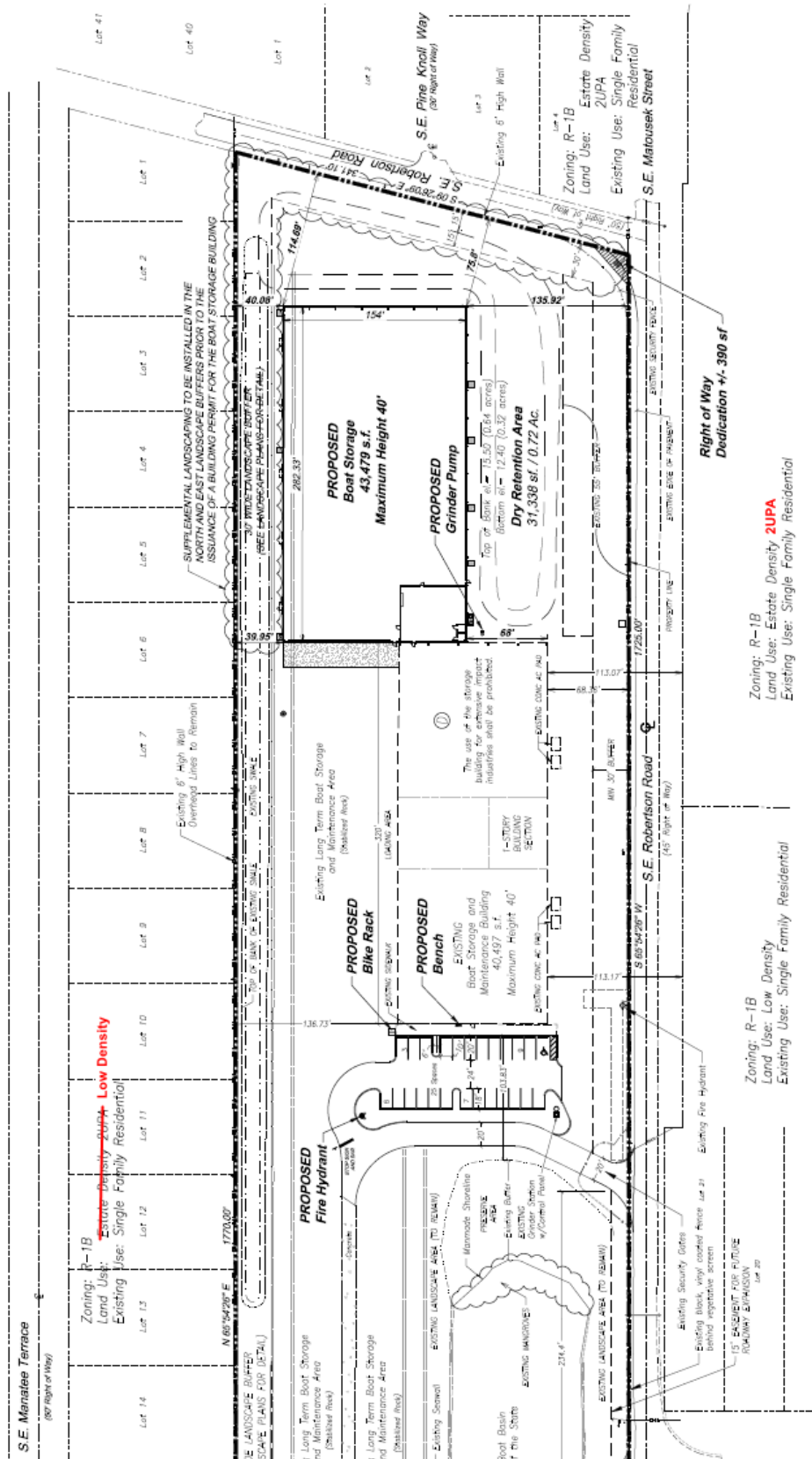
Y. Acronyms

ADA.....Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference

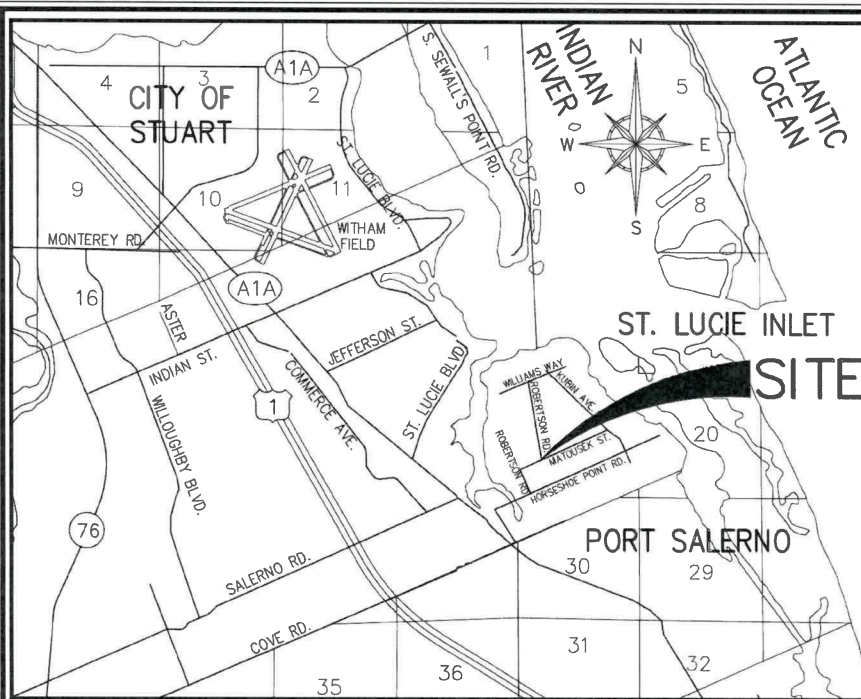
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... 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 – Site Plan Redlines



Attachment II – 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 SOUTH 65°54'26" WEST ALONG THE SOUTHEASTERLY LINE OF LOT 47.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3 AND WITH THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED AND SEALED.

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

PROVIDE A SUPPORTING BOUNDARY SURVEY WITH THE BENEFIT OF A TITLE COMMITMENT, OPINION, OR REPORT. ADDITIONALLY, ADD REFERENCE OF THE SURVEY IN THE SURVEYOR'S NOTES OF THE SKETCH AND DESCRIPTION.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MAY 17, 2024, 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 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
A DIVISION OF HALEY WARD, INC.

Elizabeth A. Lindsay

[Signature]
ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON May 21, 2024

**MARTIN COUNTY
SURVEYING DIVISION**

ROUND 1 REVIEW

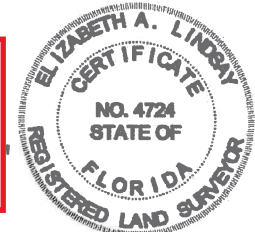


EXHIBIT _____

SHEET NO. <u>1</u> OF <u>3</u> SHEETS PROJECT NO. <u>2012072.001</u> (18-82A)	DATE <u>05/21/2024</u>	REVISIONS ADD PARCEL CONTROL NUMBER	A PORTION OF LOT 47, SUBDIVISION OF LOTS 13 & 14 HANSON GRANT - MARTIN COUNTY, FL	DATE <u>05/17/2024</u>	B BETSY LINDSAY A DIVISION OF HALEY WARD, INC. 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5783 (772)286-5933 FAX LICENSED BUSINESS NO. 6852
	UPDATE			SCALE <u>NOT TO SCALE</u> FIELD BK. DRAWING BY <u>D.B.</u> CHECKED BY <u>E.A.L.</u>	
SKETCH AND LEGAL DESCRIPTION ADDITIONAL RIGHT OF WAY - S.E. ROBERTSON ROAD					

LEGAL DESCRIPTION

ADDITIONAL RIGHT OF WAY – S.E. ROBERTSON ROAD

A PARCEL OF LAND BEING A PORTION OF LOT 47, OF THE PLAT OF SUBDIVISION OF LOTS 13 & 14 OF THE HANSON GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 47; THENCE SOUTH 65°54'26" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 47, 26.00 FEET; THENCE, DEPARTING SAID SOUTHEASTERLY LINE, NORTH 24°21'40" EAST, 45.22 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT 47; THENCE SOUTH 09°26'09" EAST ALONG SAID NORTHEASTERLY LINE, 31.00 FEET TO THE POINT OF BEGINNING.

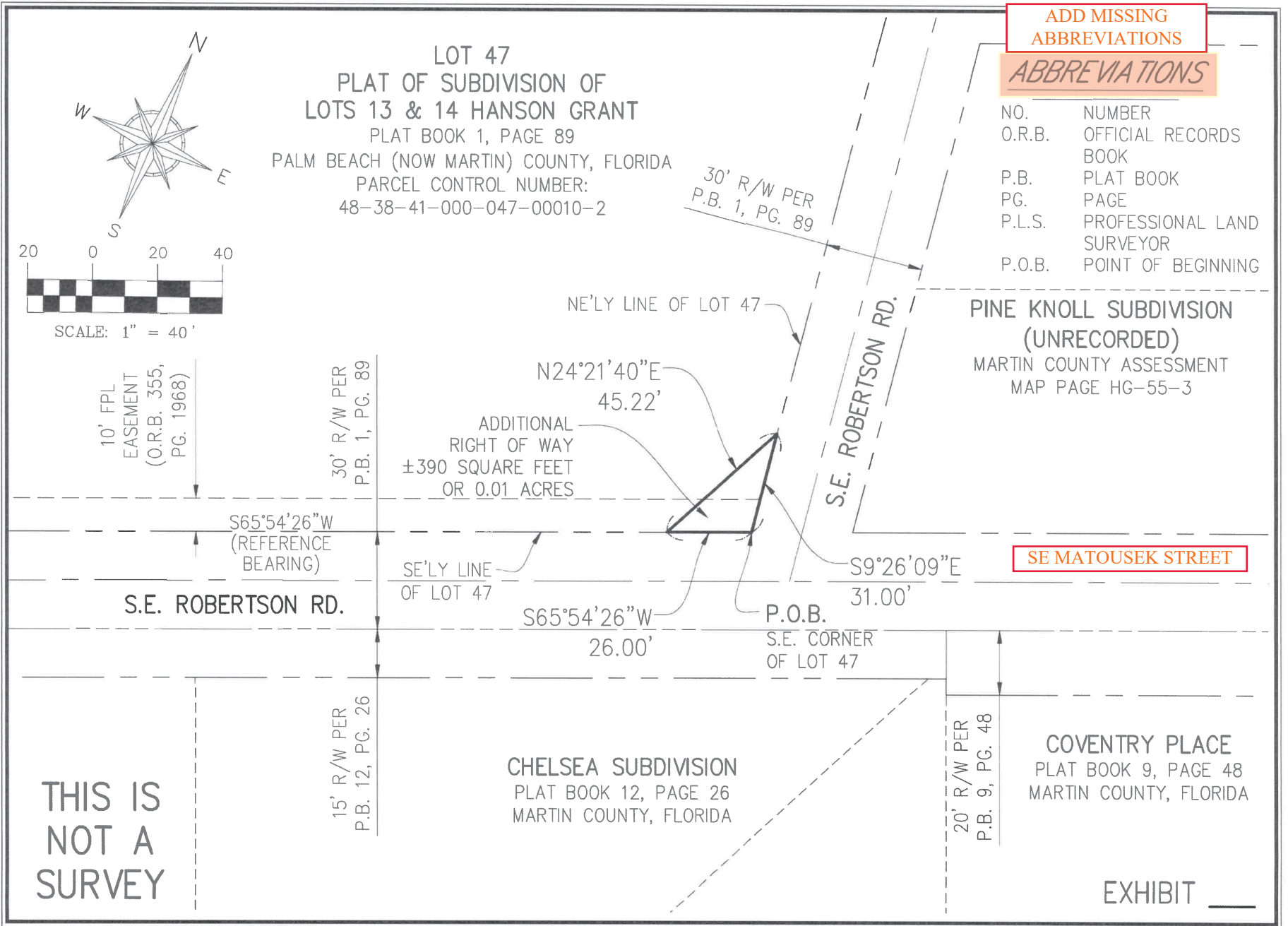
CONTANING 390 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

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

EXHIBIT _____

<div>SHEET NO. <u>2</u> OF <u>3</u> SHEETS PROJECT NO. <u>2012072.001</u> (18-82A)</div>	<table><tr><th>DATE</th><th>REVISIONS</th></tr><tr><td>05/21/2024</td><td>ADD PARCEL CONTROL NUMBER</td></tr><tr><td colspan="2">UPDATE</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	DATE	REVISIONS	05/21/2024	ADD PARCEL CONTROL NUMBER	UPDATE								<div>A PORTION OF LOT 47, SUBDIVISION OF LOTS 13 & 14 HANSON GRANT – MARTIN COUNTY, FL SKETCH AND LEGAL DESCRIPTION ADDITIONAL RIGHT OF WAY – S.E. ROBERTSON ROAD</div>	<div>DATE <u>05/17/2024</u> SCALE <u>NOT TO SCALE</u> FIELD BK. _____ DRAWING BY <u>D.B.</u> CHECKED BY <u>E.A.L.</u></div>	<div><div>B</div>BETSY LINDSAY A DIVISION OF HALEY WARD, INC. 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933FAX LICENSED BUSINESS NO. 6852</div>
DATE	REVISIONS															
05/21/2024	ADD PARCEL CONTROL NUMBER															
UPDATE																

P:\FL\2012072 Aherns Companies\18-82amh contractors hinkley yatch\Sketch & Legal\SL-18-82A BOATYARD DRIVE.dwg, Layout3, 5/21/2024 8:49:31 AM, D.B.



SHEET NO. <u>3</u> OF <u>3</u> SHEETS PROJECT NO. 2012072.001 (18-82A)	DATE 05/21/2024	REVISIONS ADD PARCEL CONTROL NUMBER	A PORTION OF LOT 47, SUBDIVISION OF LOTS 13 & 14 HANSON GRANT - MARTIN COUNTY, FL SKETCH AND LEGAL DESCRIPTION ADDITIONAL RIGHT OF WAY - S.E. ROBERTSON ROAD	DATE <u>05/17/2024</u> SCALE <u>1" = 40'</u> FIELD BK. DRAWING BY <u>D.B.</u> CHECKED BY <u>E.A.L.</u>	B BETSY LINDSAY A DIVISION OF HALEY WARD, INC. 7997 SW JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5783 (772)286-5933 FAX LICENSED BUSINESS NO. 6852
		UPDATE			