

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 21-

**REGARDING CHANGE IN ZONING CLASSIFICATION FROM RE-1/2A,
RESIDENTIAL ESTATE DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT
DISTRICT FOR THE PRESERVE AT PARK TRACE PUD WITH A CERTIFICATE OF
PUBLIC FACILITIES EXEMPTION**

WHEREAS, this Board has made the following determinations of fact:

1. Via Claudia Investments, LLC. submitted an application for a change in zoning district classification from the current RE-1/2A, Residential Estate District to the PUD, Planned Unit Development District for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on September 16, 2021, and its recommendation has been provided to the Board.
3. This Board has considered such recommendation.
4. Upon proper notice of hearing this Board held a public hearing on the application on September 28, 2021.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

A. The zoning district classification of the property described in Exhibit A is hereby changed from the RE-1/2A, Residential Estate District to the PUD, Planned Unit Development District pursuant to The Preserve at Park Trace Planned Unit Development Zoning Agreement.

B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the property described in Exhibit A is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.

D. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 28th DAY OF SEPTEMBER, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS,
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK
OF THE CIRCUIT COURT AND
COMPTROLLER

BY: _____
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY
ATTORNEY

Attachments: Exhibit A

Exhibit A
Legal Description

DESCRIPTION:

THE FOLLOWING DESCRIPTION INCLUDES THREE PARCELS: PCN 343841001000002705, PCN 343841001000002803, AND PCN 343841000000000110;

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARTIN, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN LOTS 27 AND 28, WA-CO FIELD PLACE, AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE A BEARING OF S.89°29'29"W. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 817.02 FEET; THENCE N.43°50'49"W. DEPARTING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 404.93 FEET; THENCE N.12°45'03"W., A DISTANCE OF 345.66 FEET; THENCE N.52°15'09"W., A DISTANCE OF 1140.59 FEET; THENCE N.08°05'51"E., A DISTANCE OF 207.58 FEET; THENCE N.28°32'06"E., A DISTANCE OF 470.92 FEET TO A POINT ON THE SOUTH LINE OF WA-CO FIELD PLACE, AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE N.66°13'13"E. ALONG THE SOUTH LINE OF SAID WA-CO FIELD PLACE, A DISTANCE OF 1441.67 FEET TO THE SOUTHWEST CORNER OF LOT 27, AS SHOWN ON SAID PLAT OF WA-CO FIELD PLACE; THENCE N.00°13'04"W. ALONG THE WEST LINE OF SAID LOT 27, A DISTANCE OF 1070.48 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COVE ROAD, AS SHOWN ON SPECIFIC PURPOSE RIGHT-OF-WAY CONTROL SURVEY COVE ROAD, AS RECORDED IN MAP BOOK 1, PAGE 29, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.65°26'48"E. ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF COVE ROAD, A DISTANCE OF 297.85 FEET; THENCE S.69°10'17"E., A DISTANCE OF 49.17 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND A RADIUS OF 2231.83 FEET WITH A RADIAL BEARING OF S.66°20'47"W. AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 0°12'21", A DISTANCE OF 8.02 FEET TO A NON-TANGENT INTERSECTION AND THE POINT OF TANGENCY; THENCE N.23°49'02"W., A DISTANCE OF 26.98 FEET; THENCE N.65°26'47"E., A DISTANCE OF 32.35 FEET; THENCE N.65°04'55"E., A DISTANCE OF 43.98 FEET TO A POINT ON THE EAST LINE OF LOT 28, OF SAID PLAT OF WA-CO FIELD PLACE; THENCE S.00°15'51"E. ALONG SAID EASTERN LINE OF SAID LOT 28, A DISTANCE OF 1076.43 FEET TO SOUTHEAST CORNER OF SAID LOT 28 AND THE SOUTH LINE OF WA-CO-FIELD FILED PLACE; THENCE N.66°13'13"E. ALONG THE SOUTH LINE OF SAID PLAT OF WA-CO-FIELD PLACE, A DISTANCE OF 203.76 FEET TO A POINT ON THE EAST LINE OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE S.01°11'04"W. ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2767.78 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4226924.81 SQUARE FEET OR 97.037 ACRES.

