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

RESOLUTION NUMBER 25-

**[REGARDING DENIAL OF A CHANGE IN ZONING CLASSIFICATION FROM PUD,
PLANNED UNIT DEVELOPMENT DISTRICT TO LC, LIMITED COMMERCIAL
DISTRICT FOR JENSEN BEACH MHP, LLC]**

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

1. The Jensen Beach MHP, LLC., submitted an application for the approval of a change in zoning district classification from the current PUD, Planned Unit Development Zoning District, to LC, Limited Commercial District, for the property described in Exhibit A, attached.
2. The Local Planning Agency was scheduled to hear the application at a public hearing on May 15, 2025. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. The Board considered such recommendations.
4. Upon proper notice, this Board considered approval at a public hearing on the application on May 20, 2025.
5. At the public hearings, all interested parties were given an opportunity to be heard.

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

- A. The request by Jensen Beach MHP, LLO., for a change in zoning district classification from the current PUD, Planned Unit Development Zoning District, to LC, Limited Commercial District is hereby denied for the following XXXXX.
- B. 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 20TH DAY OF MAY, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit A

Legal Description

PARCEL 2B-3) NORTH

BEING THE NORTH 20.12 ACRES OF THE FOLLOWING DESCRIBED LANDS:

BEING A PARCEL OR LAND LYING IN SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40 EAST MARTIN COUNTY FLORIDA AND BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA THENCE RUN SOUTH 89 DEGREES 34 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 198.95 FEET FROM THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CITRUS BOULEVARD COUNTY ROAD 726) AND THE CENTERLINE OF S.W. GREENRIDGE STREET AS SHOWN AND RECORDED AN THE PLAT OF GREENRIDGE ESTATES, PLAT BOOK 7, PAGE 45, PUBLIC RECORDS OF MARTIN COUNTY, FLORDIA; THENCE NORTH 00 DEGREES 19 MINUTES 04 SECONDS, EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID CITRUS BOULEVARD A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OD WAY LINE OF SAID S.W. GREENRIDGE STREET THENCE CONTINUE NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF CITRUS BOULEVARD A DISTANCE OF 2114.17 FEET TO A POINT THAT IS 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF LANDS CONVEYED TO STUART CUT FLOWERS IN. AS RECORDED IN THE OFFICAL RECORD BACK 421, PAGE 2014, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS EAST ALONG A LINE THAT IS 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID CUT FLOWERS INC PROPERTY A DISTANCE OF 1236.94 FEET TO THE POINT OF BEGINNING. THENCE CONTUNUE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1259.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S.W. GREENRIDGE LANE AS SHOWN ON SAID PLAT OF GREENRISGE ESTATES; THENCE SOUTH 31 DEGREES 27 MINUTES 08 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID S.W. GREENRIDGE LANE A DISTANCE OF 2435.05 FEET THENCE DEPARTING SAID WESTERLY RIGHT. OF WAY, NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST PARALLEL WITH THE EASTERLY RIGTH

OF WAY OF SAID CITRUS BOULEVARD A DISTANCE OF 2084.06 FEET TO THE POINT OF BEGINNING.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 198.95 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CITRUS BLVD (COUNTY ROAD 726) AND THE CENTERLINE OF S.W. GREENRIDGE STREET, AS SHOWN AND RECORDED ON THE PLAT OF GREENRIDGE ESTATES, PLAT BOOK 7, PAGE 45, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 19 MINUTES AND 04 SECONDS EAST ALONG THE EAST: RIGHT OF WAY LINE OF SAID CITRUS BOULEVARD A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF SAID GREENRIDGE STREET THENCE CONTINUE NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID CITRUS BLVD A DISTANCE OF 2114.17 FEET TO A POINT THAT IS 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LANDS CONVEYED TO STUART CUT FLOWERS INC. AS RECORDED IN OFFICIAL RECORD BOOK 421, PAGE 2014, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS ALONG A LINE THAT IS 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID STUART CUT FLOWERS INC. PROPERTY A DISTANCE OF 1236.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH LINE A DISTANCE OF 1031.94 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, NORTH 89 DEGREES 41 MINUTES 34 SECONDS WEST PARALLEL WITH THE AFORESAID SOUTH LINE OF LANDS CONVEYED TO STUART CUT FLOWERS INC., A DISTANCE OF 725.48 FEET THENCE NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST, PARALLEL WITH THE EASTERLY RIGHT OF WAY OF THE AFORESAID CITRUS BLVD A DISTANCE OF 883.19 FEET TO THE POINT OF BEGINNING.

PCN:

14-39-40-000-000-00020-1