

Prepared By:  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

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

**RESOLUTION NUMBER 20-**

**[REGARDING CHANGE IN ZONING CLASSIFICATION FROM RM-8, MEDIUM DENSITY  
RESIDENTIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT FOR  
MAGNOLIA RIDGE OF PALM CITY PUD WITH A CERTIFICATE OF PUBLIC  
FACILITIES EXEMPTION]**

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

1. Palm City GA Homes, LLC submitted an application for a zoning district change from the current RM-8, Medium Density Residential 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 June 4, 2020. The LPA's recommendations were forwarded to the Board of County Commissioners for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on June 16, 2020.
5. At the public hearing, 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 zoning district classification of the property described in Exhibit A is hereby changed from the RM-8, Medium Density Residential District to the PUD, Planned Unit Development District pursuant to the Magnolia Ridge of Palm City PUD Residential 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 16th DAY OF JUNE, 2020.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: \_\_\_\_\_  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

## Exhibit A

### PALM CITY GA HOMES LEGAL DESCRIPTION

PARCEL 1: PARCEL ID 24-38-40-000-003-00010-8

THE WEST 100 FEET OF TRACT 3, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6,

### LEGAL DESCRIPTION

#### PARCEL 1:

TRACTS 2, 6 AND 7, BLOCK 43, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. COVE ROAD.

#### PARCEL 2:

TRACTS 2 AND 7, BLOCK 44, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. SALERNO ROAD.

#### LESS THE FOLLOWING:

BEING KNOWN AS A PORTION OF TRACT 2, BLOCK 44, "ST. LUCIE INLET FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE CENTERLINE OF A 30 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 23°16'57" EAST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 40 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE RUN NORTH 66°09'54" EAST ALONG THE NEW RIGHT-OF-WAY OF WAY LINE OF SALERNO ROAD AND A LINE BEING SOUTH AND PARALLEL TO THE ORIGINAL CENTER LINE AND NORTH LINE OF SAID TRACT 2 A DISTANCE OF 237.81 FEET TO A POINT; THENCE RUN SOUTH 23°16'57" EAST A DISTANCE OF 120.01 FEET TO A POINT; THENCE RUN SOUTH 66°09'54" WEST A DISTANCE OF 237.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE RUN NORTH 23°16'57" WEST ALONG SAID WEST LINE A DISTANCE OF 120.01 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 28,537 S/F, 0.66 ACRES +\/-

INCLUDED AREA = 2,052,500 SQUARE FEET, 47.12 ACRES +/-.

PCN #: 55-38-41-000-043-00020-4