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

**RESOLUTION NUMBER 24-**

**[REGARDING DENIAL OF A CHANGE IN ZONING CLASSIFICATION FROM B-1,  
BUSINESS DISTRICT TO GC, GENERAL COMMERCIAL DISTRICT FOR KSA  
EQUITIES HOLDINGS INC.]**

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

1. KSA Equities Holdings Inc., submitted an application for the approval of a change in zoning district classification from the current B-1, Business District, to GC, General Commercial District, for the property described in Exhibit A, attached.
2. Upon proper notice, this Board considered approval at a public hearing on the application on October 8, 2024.
3. 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 KSA Equities Holdings Inc., for a change in zoning district classification from the current B-1, Business District, to GC, General 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 8TH DAY OF OCTOBER, 2024.**

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 AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
ELYSSE A. ELDER  
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

## **Exhibit A**

### **Legal Description**

Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No. 1.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

A portion of Tract 5, in Block 74, of ST. LUCIE INLET FARMS, according to the Plat thereof recorded in Plat Book 1, Page 98, of Palm Beach County Florida, Lying Easterly of the East Right of Way Line of U.S. Highway No.1, being more particularly described as follows: Commence at the Northeast corner of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence S.66°27'08"W. along the North Line of said Tract 5, for a distance of 454.40 feet, to a point on the East Right-of-Way line of S.E. Federal Highway (U.S. Highway No.1) as per Florida Department of Transportation Right-of-Way Map Section 89010-2500 Sheets 18 and 19 of 29; Thence S.29°31'42" E. along said East Right-of-Way Line of S.E. Federal Highway (U.S. Highway No.1) for a distance of 242.78 feet;

Thence N.66°26'40"E. for a distance of 431.34 feet to a point on the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS; Thence N.24°04'36"W. along the East line of said Tract 5, Block 74 of ST. LUCIE INLET FARMS for a distance of 241.41 feet to the Point of Beginning.

The Lessed out Parcel containing 87,554.98 Square Feet or 2.455 Acres+/-.

Total Area of the Property is 166,748.26 Square Feet or 3.828 Acres+/-.