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

RESOLUTION NUMBER 24-

**[REGARDING A CHANGE IN ZONING CLASSIFICATION FROM A-2,
AGRICULTURAL DISTRICT TO RE-2A, RURAL ESTATE DISTRICT FOR MR.
DENNIS CIAGLO WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

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

1. Mr. Dennis Ciaglo submitted an application for approval for a change in zoning district classification from the current A-2, Agricultural District, to RE-2A, Rural Estate District, for the property described in Exhibit A, attached.
2. The Local Planning Agency (LPA) considered the application at a properly noticed public hearing on July 18, 2024. The LPA's recommendations were forwarded to the Board of County Commissioners (Board) for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice, this Board considered approval at a public hearing on the application on July 22, 2024.
5. At the public hearings, 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 A-2, Agricultural District, to RE-2A, Rural Estate District.
- 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 22ND DAY OF JULY, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CHAIRMAN
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

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING A PART OF THOSE LANDS DESCRIBED IN O.R. BOOK 3215, PAGE 1116 AND ALSO IN O.R. BOOK 382, PAGE 456 RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 210.00 FEET OF PARCEL DESCRIBED IN SAID O.R. BOOK 3215, PAGE 1116, AS FOLLOWS: FOR A POINT OF COMMENCEMENT AND POINT OF BEGINNING START AT THE INTERSECTION OF THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE N00°20'13"E ALONG SAID WEST LINE OF SECTION 31, 374.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD #726 (CITRUS BOULEVARD), SAID POINT BEING NON-TANGENT TO A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2914.79 FEET; THENCE DEPARTING SAID LINE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'44", A CHORD BEARING OF N74°39'40"E, A CHORD DISTANCE OF 1026.27 FEET, AND AN ARC DISTANCE OF 1031.64 FEET; THENCE N64°31'18"E ALONG SAID STATE ROAD #726 SOUTHERLY RIGHT OF WAY LINE, A DISTANCE 2524.82 FEET; THENCE S00°21'59"W A DISTANCE OF 432.29 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE S68°18'13"W ALONG SAID NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY A DISTANCE OF 3517.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 89,035 SQUARE FEET (2.04 ACRES), MORE OR LESS

PCN: 31-39-40-000-00022-0