

Prepared By:
Martin County Growth Management Department
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Stuart, FL 34996

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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 AR-5A, AGRICULTURAL RANCHETTE DISTRICT
FOR MR. ERIC BRUSH WITH A CERTIFICATE OF PUBLIC FACILITIES
EXEMPTION]**

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

1. Mr. Eric Brush submitted an application for the approval of a change in zoning district classification from the current A-2, Agricultural District, to AR-5A, Agricultural Ranchette District, for the property described in Exhibit A, attached.
2. The Local Planning Agency considered the application at a properly noticed public hearing on April 4, 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 April 9, 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 AR-5A, Agricultural Ranchette 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 9TH DAY OF APRIL, 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: _____

ELY SSE 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 LIN 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 SECONDA 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 DSITANCE 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 LAST LINE OF SAID CITRUS BLVD A DISTANCE OF 2114.17 FEET TO A POINT THAT IN 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 SAIF 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:

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