

FILED FOR RECORD
COMMISSION RECORDS
MARTIN CO., FL

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

2020 JUN 10 AM 10:29

CAROLYN TIMMANN
CLERK OF CIRCUIT COURT

BY _____ D.C.

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

RESOLUTION NUMBER 20-5.13

**[REGARDING A CHANGE IN ZONING CLASSIFICATION FROM R-3A, LIBERAL
MULTIPLE-FAMILY DISTRICT AND PUD-C, COMMERCIAL PLANNED UNIT
DEVELOPMENT DISTRICT TO LI, LIMITED INDUSTRIAL DISTRICT FOR NNA KANSAS
WEST, LLC WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

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

1. NNA Kansas West, LLC submitted an application for a change in zoning district classification from R-3A, Liberal Multiple-Family District and PUD-C, Commercial Planned Unit Development District to the LI, Limited Industrial District for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency (LPA) considered the application at a public hearing on May 7, 2020. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on May 19, 2020.
5. At the public hearing, 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 COMMISSIONERS OF
MARTIN COUNTY, FLORIDA, THAT:**

A. The zoning district classification of the property described in Exhibit A is hereby changed from the R-3A, Liberal Multiple-Family District and PUD-C, Commercial Planned Unit Development District to the LI, Limited Industrial District.

B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County, Fla. (2009), this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

C. Pursuant to Policy 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County, Fla. (2016), 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.

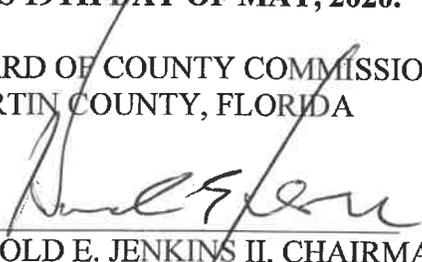
D. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 19TH DAY OF MAY, 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 AND LEGAL
SUFFICIENCY:

BY: 
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

EXHIBIT A

LEGAL DESCRIPTION FOR NNA KANSAS WEST:

A parcel of land being known as a portion of lot 14 "tropical fruit farms", a recorded plat, shown at plat book 3, page 6, public records of palm beach, now Martin County, lying in section 5, township 39 south, range 41 east, Martin County, Florida, lying south of state road 76, east of the Sunshine State Parkway and west of s.w. Old Kansas Avenue, being more particularly described as follows:

Beginning at a point of intersection of the east right-of-way line of the Sunshine State Parkway (a variable width right-of-way) and the south right-of-way line of state road 76 (a variable width right-of-way): thence south 40°52'32" east, along the east right-of-way line of said parkway, a distance of 740.93 feet to the north line of the north 117.00 feet of the south ¼ of lot 14 lying east of said Sunshine State Parkway; thence south 89°34'06" east, along said north property line, a distance of 425.59 feet to the west right-of-way line of s.w. Old Kansas Avenue (a 40.00 foot wide right-of-way); thence north 00°28'25" west, along said west right-of-way line, a distance of 568.55 feet to the southwesterly right-of-way line of s.w. Jack James drive (an 80.00-foot wide right-of-way); thence north 45°28'25" west, along said south right-of-way line, a distance of 49.50 feet; thence south 89°31'35" west, a distance of 39.11 feet to the beginning of a curve, concave northeasterly, said curve has a radius of 105.00 feet; thence northwesterly, along said curve through a central angle of 68°18'55", an arc distance of 125.19 feet to a point of tangency; thence north 22°09'30" west, a distance of 26.82 feet to the beginning of a curve, concave southwesterly, said curve has a radius of 560.00 feet; thence northwesterly, along said curve through a central angle of 18°44'44", an arc distance of 183.22 feet; thence north 40°54'14" west, a distance of 7.49 feet; thence leaving said southerly right-of-way line, south 04°05'46" west, along the northeasterly line of that easement recorded in official records book 1323, page 1848, of the public records of Martin County Florida (the "easement"), a distance of 42.40 feet; thence south 49°05'46" west, along said north line of the easement, a distance of 225.13 feet to the southwest corner of the property described in official records book 2607, page 273, Martin County public records; thence north 40°52'17" west, along the west line of said property described in official records book 2607, page 273, a distance of 218.00 feet to the south right-of-way line of said state road 76; thence south 49°05'46" west, along said south right-of-way line, a distance of 406.19 feet to the point of beginning.

Containing 502465.58 square feet, 11.54 acres, more or less.