

CLERK OF CIRCUIT COURT
COMMISSIONER
MARTIN COUNTY, FL

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

2021 MAR 19 AM 11:32

CAROLYN TIMMANN
CLERK OF CIRCUIT COURT

BY _____

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

RESOLUTION NUMBER 21-3.7

**[REGARDING A CHANGE IN ZONING CLASSIFICATION FROM A-1, SMALL FARMS
DISTRICT, TO RS-5, LOW DENSITY RESIDENTIAL DISTRICT FOR MCARTHUR GOLF
CLUB WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

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

1. McArthur Golf Club, LLC submitted an application for a change in zoning district classification from the current A-1, Small Farms District to the RS-5, Low Density Residential District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on February 18, 2021. 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 March 9, 2021.
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 A-1, Small Farms District to the RS-5, Low Density Residential 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 9TH DAY OF MARCH, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY:



CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT AND
COMPTROLLER

BY:



STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY:



KRISTA A. STOREY

SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE AT THE SOUTHWESTERLY CORNER OF THE PLAT OF POINCIANA GARDENS, SECTIONS 3 AND 4, AS RECORDED IN PLAT BOOK 2, PAGE 105 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS MARKED BY A 5/8" IRON ROD AND CAP STAMPED "PLS#3336" LYING ON THE WEST LINE OF THE GOMEZ GRANT; THENCE NORTH 68°02'44" EAST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 140.10 FEET TO A 5/8" IRON ROD AND CAP STAMPED "PLS#3336"; THENCE DEPARTING SAID SOUTH LINE, NORTH 22°01'33" WEST, A DISTANCE OF 50.11 FEET TO A 5/8" IRON ROD AND CAP ON THE SOUTH RIGHT-OF-WAY LINE OF EVERGLADES DRIVE PER PLAT BOOK 2, PAGE 105; THENCE NORTH 68°01'35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 3434.01 FEET TO A 5/8" IRON ROD AND CAP STAMPED "PLS#3336"; THENCE NORTH 58°51'29" EAST, A DISTANCE OF 117.83 FEET TO THE POINT OF BEGINNING: THENCE NORTH 58°51'29" EAST, A DISTANCE OF 1460.18 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 7217"; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 24°47'38" WEST, A DISTANCE OF 843.08 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 21°42'06" EAST, A DISTANCE OF 1048.96 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 03°05'54" EAST, A DISTANCE OF 1136.69 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 24°24'04" EAST, A DISTANCE OF 701.41 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 22°13'06" EAST, A DISTANCE OF 151.79 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 03°03'18" WEST, A DISTANCE OF 276.57 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 61°00'42" EAST, A DISTANCE OF 431.63 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 39°09'04" EAST, A DISTANCE OF 531.05 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 09°18'40" EAST, A DISTANCE OF 343.16 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 88°08'00" EAST, A DISTANCE OF 242.38 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 57°57'38" EAST, A DISTANCE OF 169.69 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 7217"; THENCE SOUTH 22°02'51" EAST, A DISTANCE OF 142.62 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "GCY LB4108 PSM 4864"; THENCE SOUTH 67°57'30" WEST, A DISTANCE OF 121.74 FEET; THENCE NORTH 22°02'34" WEST, A DISTANCE OF 44.68 FEET; THENCE NORTH 00°30'27" EAST, A DISTANCE OF 93.50 FEET; THENCE NORTH 59°56'18" WEST, A DISTANCE OF 54.94 FEET; THENCE NORTH 55°28'37" WEST, A DISTANCE OF 46.48 FEET; THENCE SOUTH 79°54'35" WEST, A DISTANCE OF 37.04 FEET; THENCE NORTH 87°58'13" WEST, A DISTANCE OF 92.21 FEET; THENCE NORTH 75°34'45" WEST, A DISTANCE OF 33.86 FEET; THENCE SOUTH 59°29'20" WEST, A DISTANCE OF 87.14 FEET; THENCE NORTH 38°26'51" WEST, A DISTANCE OF 43.68 FEET; THENCE SOUTH 17°13'55" WEST, A DISTANCE OF 69.67 FEET; THENCE SOUTH 18°29'14" EAST, A DISTANCE OF 121.15 FEET; THENCE NORTH 44°26'48" WEST, A DISTANCE OF 66.48 FEET; THENCE NORTH 37°25'11" WEST, A

CONTINUED TO SHEET 3

LEGAL DESCRIPTION (CONTINUED)

CONTINUED FROM SHEET 2

DISTANCE OF 133.14 FEET; THENCE NORTH 04°57'23" EAST, A DISTANCE OF 64.60 FEET; THENCE NORTH 10°32'55" WEST, A DISTANCE OF 42.82 FEET; THENCE NORTH 26°36'50" WEST, A DISTANCE OF 65.06 FEET; THENCE NORTH 23°26'38" WEST, A DISTANCE OF 40.16 FEET; THENCE NORTH 26°15'28" EAST, A DISTANCE OF 120.38 FEET; THENCE NORTH 42°10'09" EAST, A DISTANCE OF 44.63 FEET; THENCE NORTH 09°20'47" WEST, A DISTANCE OF 41.20 FEET; THENCE NORTH 24°06'20" WEST, A DISTANCE OF 85.19 FEET; THENCE NORTH 39°08'31" WEST, A DISTANCE OF 68.91 FEET; THENCE NORTH 61°28'40" WEST, A DISTANCE OF 49.29 FEET; THENCE NORTH 36°49'06" WEST, A DISTANCE OF 31.62 FEET; THENCE NORTH 48°22'19" WEST, A DISTANCE OF 56.78 FEET; THENCE NORTH 26°02'12" WEST, A DISTANCE OF 85.40 FEET; THENCE NORTH 60°00'30" WEST, A DISTANCE OF 83.66 FEET; THENCE NORTH 19°05'01" WEST, A DISTANCE OF 71.26 FEET; THENCE NORTH 86°14'57" WEST, A DISTANCE OF 59.05 FEET; THENCE NORTH 34°13'35" WEST, A DISTANCE OF 75.99 FEET; THENCE SOUTH 87°00'16" WEST, A DISTANCE OF 104.03 FEET; THENCE NORTH 50°08'45" WEST, A DISTANCE OF 72.57 FEET; THENCE NORTH 10°09'22" WEST, A DISTANCE OF 47.80 FEET; THENCE NORTH 56°29'44" WEST, A DISTANCE OF 74.98 FEET; THENCE NORTH 49°20'22" WEST, A DISTANCE OF 46.53 FEET; THENCE NORTH 60°15'41" WEST, A DISTANCE OF 104.44 FEET; THENCE NORTH 20°37'46" WEST, A DISTANCE OF 58.99 FEET; THENCE NORTH 15°24'25" EAST, A DISTANCE OF 44.95 FEET; THENCE NORTH 28°22'50" WEST, A DISTANCE OF 53.68 FEET; THENCE NORTH 29°22'10" EAST, A DISTANCE OF 56.08 FEET; THENCE NORTH 63°47'40" EAST, A DISTANCE OF 76.13 FEET; THENCE NORTH 03°00'52" EAST, A DISTANCE OF 32.78 FEET; THENCE NORTH 45°38'38" WEST, A DISTANCE OF 34.17 FEET; THENCE NORTH 23°30'28" WEST, A DISTANCE OF 55.42 FEET; THENCE NORTH 05°37'29" WEST, A DISTANCE OF 49.70 FEET; THENCE NORTH 60°28'05" WEST, A DISTANCE OF 80.38 FEET; THENCE NORTH 31°44'35" EAST, A DISTANCE OF 40.37 FEET; THENCE NORTH 48°12'15" WEST, A DISTANCE OF 50.34 FEET; THENCE NORTH 10°57'36" WEST, A DISTANCE OF 59.79 FEET; THENCE NORTH 61°59'37" WEST, A DISTANCE OF 59.76 FEET; THENCE SOUTH 59°50'12" WEST, A DISTANCE OF 26.54 FEET; THENCE NORTH 15°01'32" WEST, A DISTANCE OF 54.57 FEET; THENCE NORTH 14°02'59" WEST, A DISTANCE OF 39.29 FEET; THENCE NORTH 14°42'56" EAST, A DISTANCE OF 53.58 FEET; THENCE NORTH 24°19'12" EAST, A DISTANCE OF 37.22 FEET; THENCE NORTH 45°37'41" WEST, A DISTANCE OF 119.93 FEET; THENCE NORTH 14°36'04" WEST, A DISTANCE OF 79.63 FEET; THENCE NORTH 09°07'22" WEST, A DISTANCE OF 55.72 FEET; THENCE NORTH 73°51'05" WEST, A DISTANCE OF 128.10 FEET; THENCE NORTH 66°55'23" WEST, A DISTANCE OF 49.15 FEET; THENCE SOUTH 80°36'51" WEST, A DISTANCE OF 42.66 FEET; THENCE NORTH 89°16'39" WEST, A DISTANCE OF 48.70 FEET; THENCE NORTH 38°59'39" WEST, A DISTANCE OF 89.84 FEET; THENCE NORTH 77°32'59" WEST, A DISTANCE OF 49.73 FEET; THENCE NORTH 09°40'02" WEST, A DISTANCE OF 66.68 FEET; THENCE NORTH 18°39'11" WEST, A DISTANCE OF 88.65 FEET; THENCE NORTH 06°16'36" EAST, A DISTANCE OF 33.96 FEET; THENCE NORTH 33°09'23" WEST, A DISTANCE OF 61.12 FEET; THENCE NORTH 50°56'41" EAST, A DISTANCE OF 71.65 FEET; THENCE NORTH 04°00'30" EAST, A DISTANCE OF 87.30 FEET; THENCE NORTH 15°13'12" WEST, A DISTANCE OF 68.20 FEET; THENCE

CONTINUED ON PAGE 4

LEGAL DESCRIPTION (CONTINUED)

CONTINUED FROM SHEET 3

NORTH 33°10'43" WEST, A DISTANCE OF 65.47 FEET; THENCE NORTH 51°14'33" WEST, A DISTANCE OF 85.39 FEET; THENCE NORTH 07°17'50" WEST, A DISTANCE OF 80.22 FEET; THENCE NORTH 26°00'20" WEST, A DISTANCE OF 77.12 FEET; THENCE NORTH 18°21'26" WEST, A DISTANCE OF 137.09 FEET; THENCE NORTH 29°48'47" WEST, A DISTANCE OF 111.56 FEET; THENCE NORTH 34°12'53" WEST, A DISTANCE OF 57.78 FEET; THENCE NORTH 57°22'43" WEST, A DISTANCE OF 101.29 FEET; THENCE NORTH 47°58'33" WEST, A DISTANCE OF 60.73 FEET; THENCE NORTH 11°11'23" WEST, A DISTANCE OF 79.90 FEET; THENCE NORTH 22°35'40" WEST, A DISTANCE OF 50.79 FEET; THENCE NORTH 01°55'41" WEST, A DISTANCE OF 66.89 FEET; THENCE NORTH 73°20'23" WEST, A DISTANCE OF 62.43 FEET; THENCE NORTH 59°16'04" WEST, A DISTANCE OF 91.43 FEET; THENCE NORTH 46°50'24" EAST, A DISTANCE OF 118.06 FEET; THENCE NORTH 05°04'45" EAST, A DISTANCE OF 77.78 FEET; THENCE NORTH 81°08'39" WEST, A DISTANCE OF 131.17 FEET; THENCE SOUTH 54°34'30" WEST, A DISTANCE OF 86.91 FEET; THENCE NORTH 45°07'38" WEST, A DISTANCE OF 92.63 FEET; THENCE NORTH 35°32'32" EAST, A DISTANCE OF 147.24 FEET; THENCE NORTH 36°28'26" WEST, A DISTANCE OF 58.20 FEET; THENCE NORTH 36°49'55" EAST, A DISTANCE OF 47.53 FEET; THENCE NORTH 25°50'55" EAST, A DISTANCE OF 48.64 FEET; THENCE NORTH 04°06'35" WEST, A DISTANCE OF 41.25 FEET; THENCE NORTH 49°48'47" WEST, A DISTANCE OF 90.45 FEET; THENCE SOUTH 26°22'50" WEST, A DISTANCE OF 66.50 FEET; THENCE NORTH 22°59'32" WEST, A DISTANCE OF 178.46 FEET; THENCE NORTH 24°55'41" WEST, A DISTANCE OF 153.96 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EVERGLADES DRIVE PER SAID PLAT BOOK 2, PAGE 105 AND THE POINT OF BEGINNING.

CONTAINING: 49.40 ACRES, MORE OR LESS.