

Prepared by: Maria Jose, M.S.
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996



Inst. # 2903672
Bk: 3243 Pg: 472 Pages: 1 of 8
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Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$69.50

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

RESOLUTION NUMBER 21-7.8

A RESOLUTION OF MARTIN COUNTY, FLORIDA, REGARDING AN APPLICATION TO CHANGE THE ZONING DISTRICT FROM R-1B, SINGLE FAMILY RESIDENTIAL DISTRICT, TO PC, PUBLIC CONSERVATION DISTRICT AND PS-1, PUBLIC SERVICE DISTRICT OR THE MOST APPROPRIATE ZONING DISTRICT ON 5.4 ACRES AT S.E. KUBIN AVENUE, NORTH OF MAGGY'S HAMMOCK PARK, PORT SALERNO.

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

1. The Board of County Commissioners initiated an amendment to the zoning atlas to change the zoning district classification on ±5.4 acres of land located at S.E. Kubin Avenue, north of Maggy's Hammock Park.
2. The Local Planning Agency heard the application at a public hearing on June 3, 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 July 13, 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 for that portion of the property described in Exhibit A is hereby changed from R-1B (Single Family Residential District) to PC (Public Conservation District) and the zoning district classification for that portion of the property described in Exhibit B is hereby changed from R-1B (Single Family Residential District) to PS-1 (Public Service 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. If Comprehensive Plan Amendment 21-06, Maggy's Hammock Park is not timely challenged, this resolution shall become effective 31 days after adoption by the Board of County Commissioners. If CPA 21-06 is timely challenged, this resolution shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on CPA 21-06 may be issued or commence before it has become effective.
- E. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the Applicants by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 13th DAY OF JULY 2021.

ATTEST:

BY: 

**CAROLYN TIMMANN, CLERK
OF THE CIRCUIT COURT AND
COMPTROLLER**

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

BY: 

STACEY HETHERINGTON, CHAIR

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY: 

**SARAH W. WOODS
COUNTY ATTORNEY**

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-023A.DWG | M.C. PROJ. NO. 21-023

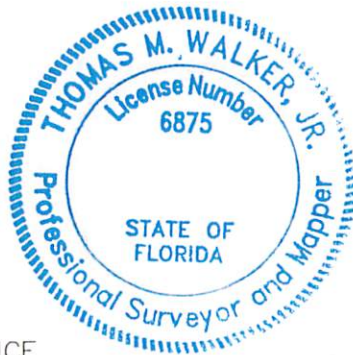
SHEET NO. 1 OF 3

EXHIBIT A


SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE BOUNDARY SURVEY OF LOT 20 OF SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT S/D, PREFORMED BY CHRISTIAN FENEX AND ASSOCIATES, LLC, SKETCH NUMBER 218079_LOT20-MC_2-11-2021.DWG, DATED 2/20/21 AND HANSON GRANT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2 AND 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS NORTH 46°10'12" WEST ALONG THE CENTERLINE OF SE KUBIN AVE, AS PER SAID BOUNDARY SURVEY AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: C=CENTERLINE, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, ROW=RIGHT-OF-WAY.

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SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE


THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

DATE: JUN 18 2021

PC ZONING DISTRICT PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM
DRAWN BY : JMM | SCALE : N/A
DATE : 6/10/2021
DRAWING # 21-023A

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-023A.DWG | M.C. PROJ. NO. 21-023

SHEET NO. 2 OF 3

EXHIBIT A

DESCRIPTION

LOT 20, SUBDIVISION OF LOTS 13 AND 14 HANSON GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 89, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPT THE EAST 10 FEET OF THE ABOVE DESCRIBED PROPERTY.

AND

LESS AND EXCEPT THE SOUTHERLY 125 FEET OF THE EASTERLY 125 FEET OF THE ABOVE DESCRIBED PARCEL.

SAID PARCEL CONTAINS 216,839 SQUARE FEET, (4.98 ACRES) MORE OR LESS.

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1 AND 3.**

PL ZONING DISTRICT PARCEL

LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT

MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM

DRAWN BY : JMM SCALE : N/A

DATE : 6/10/2021

DRAWING # 21-023A

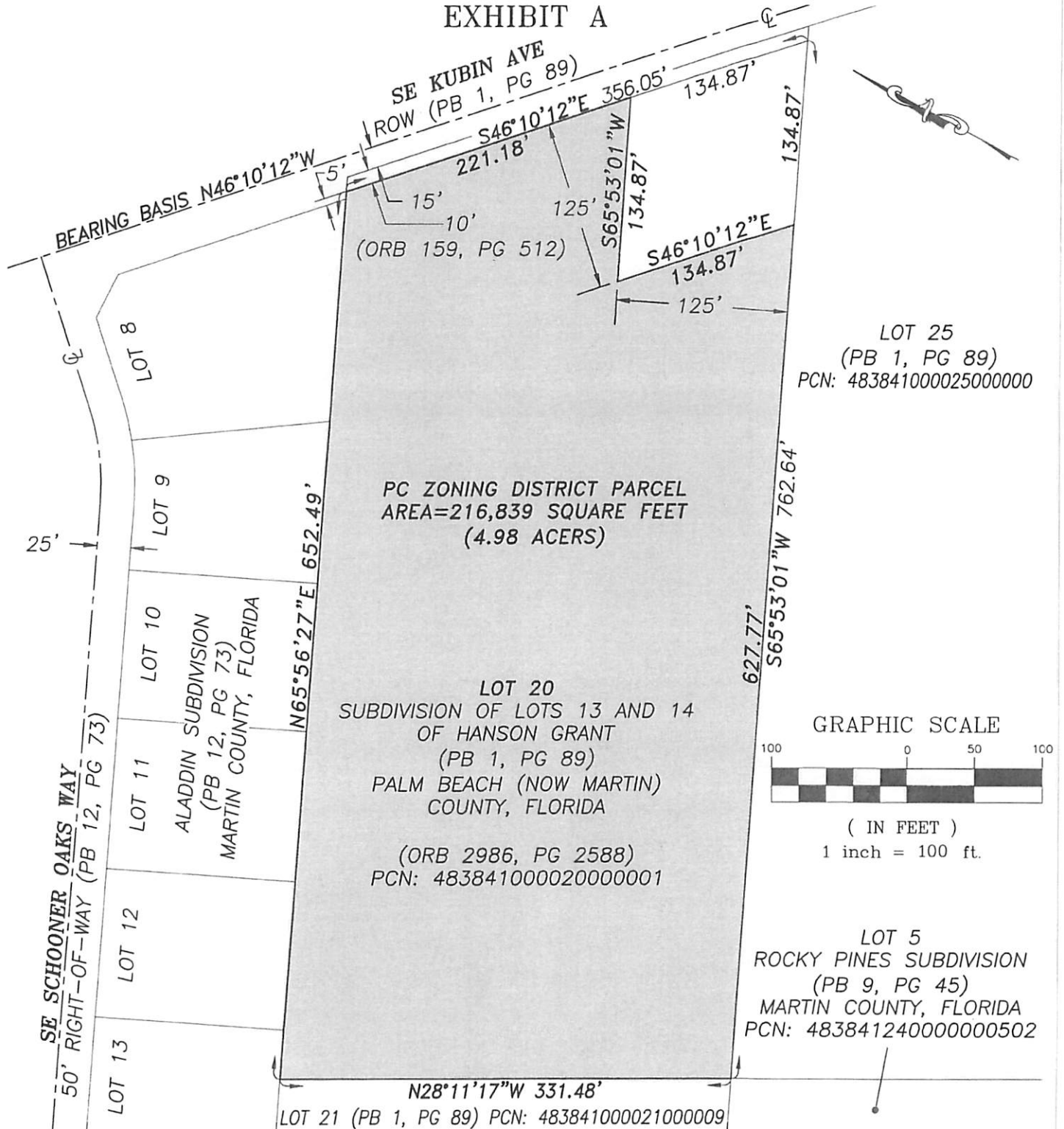
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-023A.DWG M.C. PROJ. NO. 21-023A

SHEET NO. 3 OF 3

EXHIBIT A



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PC ZONING DISTRICT PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM
DRAWN BY : JMM SCALE : 1"=100'
DATE : 6/10/2021
DRAWING # 21-023A

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

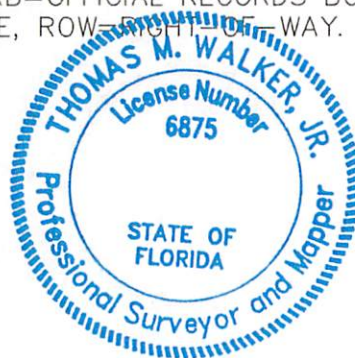
DWG. NAME : 21-023B.DWG M.C. PROJ. NO. 21-023

SHEET NO. 1 OF 3

EXHIBIT B


SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE BOUNDARY SURVEY OF LOT 20 OF A SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT S/D, PERFORMED BY CHRISTIAN FENEX AND ASSOCIATES, LLC, SKETCH NUMBER 218079_LOT20-MC_2-11-2021.DWG, DATED 2/20/21 AND HANSON GRANT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
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SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

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THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875
DATE: JUN 18 2021

PS-1 ZONING DISTRICT PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM
DRAWN BY : JMM SCALE : N/A
DATE : 6/10/2021
DRAWING # 21-023B

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-023B.DWG | M.C. PROJ. NO. 21-023

SHEET NO. 2 OF 3

EXHIBIT B

DESCRIPTION

A PARCEL OF LAND BEING THE SOUTHERLY 125 FEET OF THE EASTERLY 125 FEET OF THE FOLLOWING DESCRIBED PARCEL:

LOT 20, SUBDIVISION OF LOTS 13 AND 14 HANSON GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 89, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

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PS-1 ZONING DISTRICT PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM

DRAWN BY : JMM | SCALE : N/A

DATE : 6/10/2021

DRAWING # 21-023B

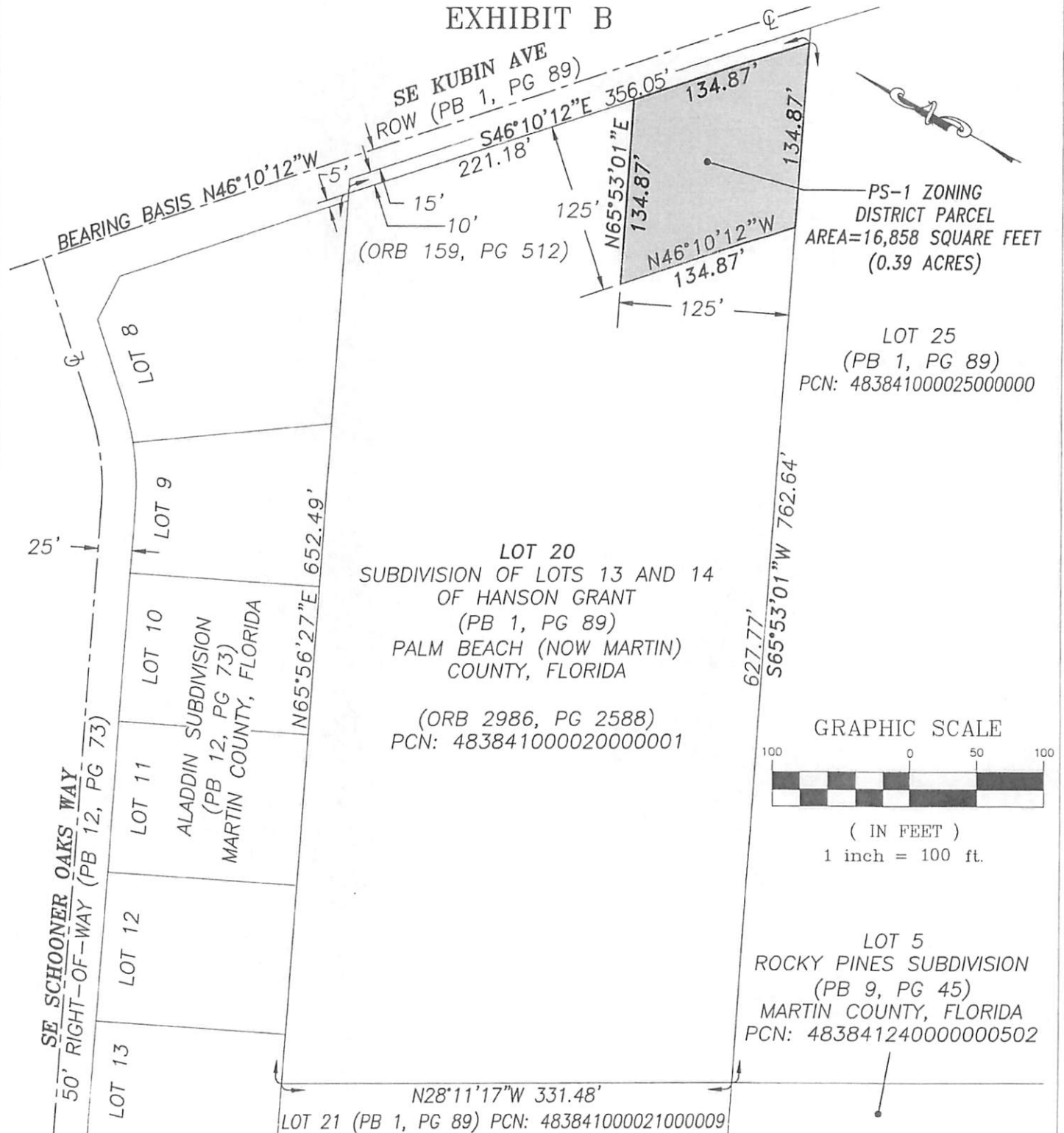
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-023B.DWG M.C. PROJ. NO. 21-023

SHEET NO. 3 OF 3

EXHIBIT B



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PS-1 ZONING DISTRICT PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM
DRAWN BY : JMM SCALE : 1"=100'
DATE : 6/10/2021
DRAWING # 21-023B