

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

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

**RESOLUTION NUMBER 22-8.6**

**REGARDING A CHANGE IN ZONING CLASSIFICATION FROM A-2,  
AGRICULTURAL DISTRICT, TO AR-5A, AGRICULTURAL RANCHETTE  
DISTRICT FOR TRINIDAD AND 3 BAGELS LLC**

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

1. Trinidad and 3 Bagels LLC submitted an application for 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 hereto.
2. The Local Planning Agency considered the application at a public hearing on August 4<sup>th</sup>, 2022. 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 August 9<sup>th</sup>, 2022.
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 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 AUGUST 9, 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: 

CAROLYN TIMMANN, CLERK OF  
THE CIRCUIT COURT AND  
COMPTROLLER

BY: 

DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: 

ELYSSE A. ELDER  
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

## ***EXHIBIT A***

### **Legal Description**

Commence at the Northeast corner of Lot 12 of the Commissioner's Subdivision of the Miles or Hanson Grant, according to the Plat thereof filed December 30, 1901, recorded in Plat Book 8, Page 59, Dade (now Martin) County, Florida public records; thence run South 24 degrees 15'52" East, along the East line of said Lot 12 and the Westerly right of way of that Road right of way 60 feet in width, as per the Plat of the Commissioner's Subdivision of the Miles or Hanson Grant, a distance of 4120.74 feet to the Point of Beginning; thence continue South 24 degrees 15'52" East, along said East line of Lot 12 and Westerly right of way, a distance of 851.31 feet; thence run South 65 degrees 54'26" West, a distance of 1135.01 feet to a point on the Easterly right of way of that Road right of way 66 feet in width, as recorded in Deed Book 94, Page 816; Deed Book 96, Page 143, and Official Records Book 59, Page 29, Public Records of Martin County, Florida; thence run North 24 degrees 15'52" West, along said Easterly right of way, a distance of 1011.35 feet; thence run North 65 degrees 54'33" East, a distance of 284.91 feet; thence run North 73 degrees 30'18" East, a distance of 453.98 feet; thence run North 79 degrees 55'29" East, a distance of 412.87 feet to the Point of Beginning. Said land lying and being in Martin County, Florida.

Parcel Identification Number: 47-38-41-000-000-00040-7

Acreage: 25.0300, more or less