

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

FILED FOR RECORD
COUNTY RECORDS
MARTIN
2019 SEP 11 PM 3:17
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
BY _____

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

RESOLUTION NUMBER 19-7.13

**[REGARDING A CHANGE IN ZONING CLASSIFICATION FROM A-1, SMALL FARMS
DISTRICT, TO RE-2A, RURAL ESTATE DISTRICT, FOR BR 24, LLC, WITH A
CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

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

1. BR 24, LLC, submitted an application for a change in zoning district classification from the current A-1, Small Farms District, to the RE-2A, Rural Estate District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on June 20, 2019. 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 30, 2019.
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 RE-2A, Rural Estate 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 30TH DAY OF JULY, 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: 
CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT AND
COMPTROLLER

BY: 
EDWARD V. CIAMPI, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: 
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit A

SKETCH & DESCRIPTION

(THIS IS NOT A BOUNDARY SURVEY)

COUNTY ROAD NO. 708
(S.E. BRIDGE ROAD)

(100' RIGHT-OF-WAY)

POINT OF
COMMENCEMENT
N.W. CORNER
SECTION 32-39-42

N. LINE 32-39-42

WEST LINE SECTION 32

S00°13'13"E 771.19'

31-39-42-000-001-00000-3

S89°46'42"E
161.54'

N00°12'23"W
16.00'

S89°46'42"E
243.93'

POINT OF BEGINNING

32-39-42-000-000-00163-6

32-39-42-000-000-00131-5

SOUTH LINE NW1/4, NW1/4 SECTION 32
NORTH LINE SW1/4, NW1/4 SECTION 32

31-39-42-000-001-00010-1

31-39-42-000-001-00010-1

32-39-42-000-000-00130-6

31-39-42-000-001-00030-7

N00°13'13"W 1830.93'

S00°12'22"E 1846.26'

31-39-42-000-001-00031-6

31-39-42-000-001-00031-6

RIGHT-OF-WAY
DEEDED TO
MARTIN COUNTY

N89°52'24"W
405.00'

SOUTH LINE NW1/4 SECTION 32

S.E. 138TH STREET
(100' RIGHT-OF-WAY)

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST; THENCE S00°13'13"E ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 771.19 FEET TO THE POINT OF BEGINNING; THENCE S89°46'42"E, A DISTANCE OF 161.54 FEET; THENCE N00°12'23"W, A DISTANCE OF 16.00 FEET; THENCE S89°46'42"E, A DISTANCE OF 243.93 FEET; THENCE S00°12'22"E, A DISTANCE OF 1846.26 FEET; THENCE N89°52'24"W PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 405.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32; THENCE N00°13'13"W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1830.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 745,717±SQ.FT. (17.12±ACRES)



FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEXC@BELLSOUTH.NET
LICENSED BUSINESS # 6858

DRAWING DATE

04/01/19

F.B.

folder

PG.

SCALE

1" = 300'

W.O.#

216039

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