

FILED FOR RECDY  
COMMISSIONER  
MARTIN CO. FLA.

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

2019 SEP 12 AM 9:28

CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT

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

**RESOLUTION NUMBER 19-8.18**

**REGARDING A CHANGE IN ZONING DISTRICT CLASSIFICATION FROM A-1A (AGRICULTURAL DISTRICT) TO COR-1 (COMMERCIAL OFFICE/RESIDENTIAL) FOR THE REALTY TRUST PARCELS ON 9.54 ACRES LOCATED AT THE INTERSECTION OF SE WILLOUGHBY BLVD. AND SE DARLING ST.**

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

1. The owners of the Realty Trust Parcels submitted an application to change the zoning district on ±9.54 acres of land, described in Exhibit A, attached hereto.
2. The Local Planning Agency heard the application at a public hearing on August 15, 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 August 27, 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 of the subject land, described in Exhibit A, is hereby changed from A-1A (Agricultural District) to COR-1 (Commercial Office/Residential).
- 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. The effective date of this resolution, if Comprehensive Plan Amendment 19-9, Realty Trust Parcels is not timely challenged, shall be 31 days after adoption of this resolution. If CPA 19-9 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 19-9 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 27<sup>th</sup> DAY OF AUGUST, 2019.**

**ATTEST:**

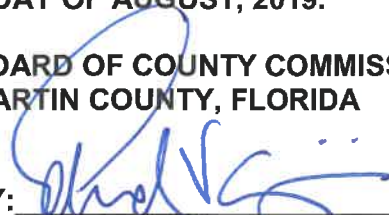
**BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**BY:**



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

**BY:**



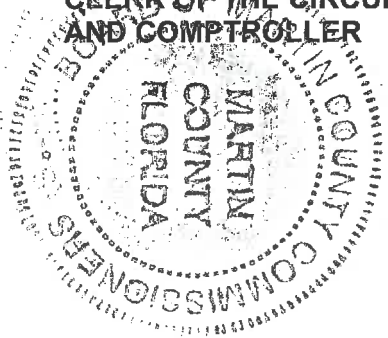
**EDWARD V. CIAMPI, CHAIRMAN**

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

**BY:**



**SARAH W. WOODS, COUNTY  
ATTORNEY**



## EXHIBIT A

THE WEST 298.00 FEET OF TRACT 1, BLOCK 64, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

TOGETHER WITH:

THE EAST 362.00 FEET OF TRACT 1, BLOCK 64, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF MARTIN (FORMERLY PALM BEACH) COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE NORTH 15 FEET AND THE EAST 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY PURPOSES.

PARCEL I.D. NUMBERS:

55-38-41-000-064-00011-1

55-38-41-000-064-00010-2

