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

**RESOLUTION NUMBER 22-**

**REGARDING A CHANGE IN ZONING CLASSIFICATION  
FROM A-2, AGRICULTURAL DISTRICT AND A-1, SMALL FARMS DISTRICT TO  
AG-20A, GENERAL AGRICULTURAL DISTRICT FOR THREE LAKES GOLF CLUB LLC**

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

1. Three Lakes Golf Club, LLC submitted an application for a change in zoning district classification from the current A-2, Agricultural District and the A-1, Small Farms District to AG-20A, General Agricultural 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, 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 16, 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 and A-1 Small Farms District to AG-20A, General Agricultural 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 16TH DAY OF AUGUST, 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

## THREE LAKES GOLF CLUB LEGAL DESCRIPTIONS

PARCEL 1 (PARCEL ID: 24-39-40-000-001-00020-8)

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76, LESS 60.00 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:  
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, BASED ON WARRANTY DEED, AS SHOWN IN DEED BOOK 55, PAGE 327; THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SECTION 24 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 2,008.76 FEET; THENCE RUN NORTH 00 DEGREES, 14 MINUTES, 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2,540.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,250.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS, A DISTANCE OF 850.82 FEET TO THE INTERSECTION WITH SOUTH LINE OF STATE (NOW COUNTY) ROAD 708; THENCE NORTH 89° DEGREES 45 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID SECTION 23 AND THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 2 (PARCEL ID: 19-39-41-000-002-00000-8)

THE WEST 53.57 FEET OF TRACT 2, ALL OF TRACT 3, ALL OF TRACT 4 LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76 (KANNER HIGHWAY), ALL OF TRACTS 5 AND 6 AND THE WEST 53.57 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACTS 11, 12, 13 AND 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 19, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 3 (PARCEL ID: 18-39-41-000-006-00060-8)

THE SOUTH 331.62 FEET OF TRACT 6 LYING EAST OF THE RIGHT-OF-WAY STATE ROAD 76, THE WEST 53.57 FEET OF THE SOUTH 331.62 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACT 11, THOSE PORTIONS OF TRACT 12 AND 13 LYING EAST OF STATE ROAD 76, ALL OF TRACT 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF THE PLAT OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF

RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 4 (PARCEL ID: 30-39-41-000-002-00000-5 PER O.R. BOOK 1514, PG. 2556)

ANY PART OF TRACTS 3 AND 4, AND THE WEST 53.57 FEET OF TRACT 2, IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6, THAT LIES NORTHERLY OF STATE (NOW COUNTY) ROAD 708.

PARCEL 5 (PARCEL ID: 24-39-40-000-001-00020-8)

BEING A PARCEL OF LAND IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2008.76 FEET (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708 AS RECORDED IN DEED BOOK 55, PAGE 327); THENCE NORTH 00 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2540.92 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3250.36 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 850.82 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS TO THE INTERSECTION WITH THE SOUTH LINE OF SECTION 23 (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE OF ROAD 708; THENCE NORTH 89 DEGREES 45 MINUTES 40" EAST, ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 6 (PARCEL ID: 14-39-40-000-000-00010-3 AND 23-39-40-000-000-00010-4)

THAT PART OF SECTION 14, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, AS SHOWN ON SHEET 7, PLAT BOOK 2, PAGE 35; THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; THE NORTH 65.90 OF THAT PART OF THE

SOUTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; AND THE NORTH 65.90 FEET OF THE WEST 350 FEET OF THE SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 39 EAST SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. TOGETHER WITH THE EASEMENT FOR INGRESS, EGRESS AND TRAVEL TO AND FROM STATE ROAD NO. 76 AND THE LANDS DESCRIBED ABOVE, SAID EASEMENT BEING OVER, ACROSS, IN AND UPON THE WEST 100 FEET OF THE SE 1/4, LESS THE WEST 350 FEET THEREOF, OF SECTION 23, AND THAT PART OF THE NE 1/4 OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH OF STATE ROAD NO. 76, TOWNSHIP 39 SOUTH, RANGE 40 EAST, GRANTED BY EASEMENT GRANT DATED JANUARY 21, 1975, FROM SUSAN PHIPPS COCHRAN, ALSO KNOWN AS SUSAN P. COCHRAN, AND FORMERLY KNOWN AS SUSAN P. SANTANGELO, TO PALM BEACH TRUST COMPANY AND JOGN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED, RECORDED IN OFFICIAL RECORDS BOOK 382, PAGE 1330, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 7 (PARCEL ID: 23-39-40-000-000-00010-4 AND 24-39-40-000-000-00010-2)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 LYING NORTH AND WEST OF STATE ROAD NO. 76, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT A CONCRETE MONUMENT LOCATED AT THE POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 INTERSECTS THE SOUTHERLY BOUNDARY LINE OF TRACT 6, SECTION 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF TRACT 6 A DISTANCE OF 1021.35 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 40 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 973.29 FEET OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN NORTH 50 DEGREES 01 MINUTES 32 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (PARCEL ID: 26-39-40-000-000-00010-7)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; ALL IN TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

TOTAL ACREAGE BEING 1,218.934 ACRES, MORE OR LESS.

PCN #:	23-39-40-000-000-00010-4	14-39-40-000-000-00010-3	24-39-40-000-000-00010-2
	26-39-40-000-000-00010-7	24-39-40-000-001-00020-8	19-39-41-000-002-00000-8
	18-39-41-000-006-00060-8		