

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

**RESOLUTION NUMBER \_\_\_\_\_**

**[REGARDING A MAJOR DEVELOPMENT REVISED FINAL SITE PLAN APPROVAL  
FOR THE WILLOUGHBY TOWNHOMES PROJECT  
WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

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

1. Meritage Homes of Florida, Inc. submitted an application for plat approval for the Willoughby Townhomes project, located on lands legally described in Exhibit A, attached hereto. As a result of the review of said plat application, minor technical adjustments were required to the previously approved final site plan for the Willoughby Townhomes project to ensure consistency with the plat in accordance with Section 10.5.F.6.e.(2) Land Development Regulations (LDR), Martin County Code.
2. This Board considered such application at a public meeting on March 21, 2023
3. At the public meeting, all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

A. The revised final site plan, attached hereto as Exhibit B, for the Willoughby Townhomes project is approved. Development of the Willoughby Townhomes project shall be in accordance with the approved revised final site plan.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.11, LDR, Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, LDR, Martin County Code, shall render approval of the revised final site plan for the Willoughby Townhomes project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Exemption as set forth in Section 5.32.B, LDR, Martin County Code.

F. 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 21ST DAY OF MARCH, 2023.**

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 & LEGAL SUFFICIENCY:

BY: \_\_\_\_\_  
ELYSSE A. ELDER  
DEPUTY COUNTY ATTORNEY

ATTACHEMENTS:  
Exhibit A, Legal Description  
Exhibit B, Revised Final Site Plan

## Exhibit A

### LEGAL DESCRIPTION:

#### PARCEL 1:

START AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 64, SAINT LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID STARTING POINT BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SALERNO ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF THE 30 FEET COUNTY ROAD LYING EASTERLY OF SAID BLOCK 64; THENCE RUN WESTERLY ALONG SAID RIGHT-OF-WAY LINE OF SALERNO ROAD A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 149.15 FEET; THENCE RUN NORTHERLY PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, A DISTANCE OF 325.00 FEET; THENCE RUN WESTERLY PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF SALERNO ROAD, A DISTANCE OF 50.00 FEET; THENCE RUN NORTHERLY PARALLEL TO SAID COUNTY ROAD RIGHT-OF-WAY LINE A DISTANCE OF 320.00 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE RUN EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 324.15 FEET TO SAID COUNTY ROAD RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID COUNTY ROAD RIGHT-OF-WAY LINE A DISTANCE OF 320.00 FEET; THENCE RUN WESTERLY PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SALERNO ROAD A DISTANCE OF 125.00 FEET; THENCE RUN SOUTHERLY PARALLEL TO SAID COUNTY ROAD RIGHT-OF-WAY LINE A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING. (LESS ROAD RIGHT-OF-WAY)

#### PARCEL 2:

START AT THE SOUTHWEST CORNER OF TRACT 8, BLOCK 64, SAINT LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN NORTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SNAKE ROAD A DISTANCE OF 523.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN ALONG SAID RIGHT-OF-WAY A DISTANCE OF 125 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 8, THENCE RUN NORTHWESTERLY ALONG THE EAST LINE OF TRACT 8 A DISTANCE OF 325 FEET; THENCE RUN SOUTHWESTERLY, PARALLEL TO THE SOUTH LINE OF TRACT 8, A DISTANCE OF 125 FEET; THENCE RUN SOUTHEASTERLY, PARALLEL TO THE EAST LINE OF TRACT 8, A DISTANCE OF 325 FEET TO THE POINT OF BEGINNING. (LESS ROAD RIGHT-OF-WAY)

#### PARCEL 3:

ALL THAT PART OF THE WESTERLY ONE-HALF (W1/2) OF LOT OR TRACT 8, BLOCK 64, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS; LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING POINT SET AT S.E. CORNER OF WESTERLY ONE-HALF (W1/2) OF SAID LOT 8; THENCE RUN N.W. ALONG EASTERLY LINE OF WESTERLY ONE-HALF OF SAID LOT 8, A DISTANCE OF 325 FEET TO A POINT; THENCE RUN S.W. (N.W. ON DEED) ON A LINE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 125 FEET TO A POINT; THENCE S.E. ON A LINE PARALLEL TO THE EASTERLY LINE OF WESTERLY ONE-HALF (W1/2) OF SAID LOT 8, A DISTANCE OF 325 FEET TO A POINT ON SOUTHERLY LINE OF SAID LOT 8; THENCE RUN N.E. ALONG SOUTHERLY LINE OF LOT 8 A DISTANCE OF 125 FEET TO POINT OF BEGINNING. (LESS ROAD RIGHT-OF-WAY)

#### PARCEL 4:

START AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 64, ST. LUCIE INLET FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID STARTING POINT BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF SALERNO ROAD AND THE WESTERLY RIGHT OF WAY LINE OF A 30 FOOT COUNTY ROAD LYING EASTERLY OF SAID BLOCK 64; THENCE RUN WESTERLY ALONG SAID RIGHT OF WAY LINE OF SALERNO ROAD, A DISTANCE OF 274.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN WESTERLY ALONG SAID RIGHT OF WAY LINE OF SALERNO ROAD, A DISTANCE OF 175 FEET; THENCE RUN NORTHERLY PARALLEL TO SAID 30 FOOT COUNTY ROAD A DISTANCE OF 325 FEET; THENCE RUN EASTERLY PARALLEL TO SALERNO ROAD, A DISTANCE OF 175 FEET; THENCE RUN SOUTHERLY PARALLEL TO SAID 30 FOOT COUNTY ROAD A DISTANCE OF 325 FEET TO THE POINT OF BEGINNING, SAID LAND SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA. (LESS ROAD RIGHT-OF-WAY)

#### PARCEL 5:

THE WEST 298 FEET OF TRACT 1, BLOCK 64, SAINT LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

#### PARCEL 6:

THE EAST 362 FEET OF TRACT 1, BLOCK 64, SAINT LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 800,469 SQUARE FEET, 18.376 ACRES, MORE OR LESS.

