

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

**RESOLUTION NUMBER 23-XX**

**REGARDING A CHANGE IN ZONING DISTRICT CLASSIFICATION FROM A-2,  
AGRICULTURAL DISTRICT TO AR-5A, AGRICULTURAL RANCHETTE DISTRICT  
FOR MAUREEN T. AITKEN, INCLUDING A CERTIFICATE OF PUBLIC  
FACILITIES EXEMPTION**

**WHEREAS**, the Board of County Commissioners made the following finding of facts:

1. Maureen T. Aitken L/E applied for an amendment to the County Zoning Atlas to change the zoning district classification from Category “C” A-2 (Agricultural) to Category “A” AR-5A (Agricultural Ranchette) for the property described in Exhibit A.
2. The Local Planning Agency (LPA) considered the application at a public hearing on June 15, 2023, and the LPA’s recommendation(s) were forwarded to the Board of County Commissioners (Board).
3. The Board has considered the LPA’s recommendation(s).
4. Upon proper notice, the Board held a quasi-judicial public hearing on June 20, 2023, regarding the proposed change in zoning district classification.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent for granting a change in zoning district classification and a Certificate for Public Facilities Exemption have been met.

**NOW, THEREFORE BE IT RESOLVED**, by the Board of County Commissioners that:

- A. The zoning district classification of the ± 19.73-acre property legally described in the attached Exhibit A, is hereby changed from A-2 (Agricultural) to AR-5A (Agricultural Ranchette), consistent with the property’s Agricultural Ranchette Future Land Use Designation.

- B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this zoning district classification change 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 and a copy shall be forwarded to the applicant by the Growth Management Department after such recording.

**THIS RESOLUTION WAS DULY PASSED AND ADOPTED ON THIS 20TH DAY OF JUNE 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  
AND LEGAL SUFFICIENCY

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

ATTACHMENT:  
Exhibit A, Legal Description

**Exhibit A. Legal Description**

**Maureen T. Aitken L/E Property**

**± 19.73 acres**

**LEGAL DESCRIPTION**

Tracts 27 and 40, Block B, INDIANTOWN FARMS, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 80, of the Public Records of Martin County, Florida, less and except the West 35.00 feet of Lot 40, Block "B" in said Plat of Indiantown Farms, as shown in Right of Way Deed recorded in O.R. Book 1454, Page 787, Public Records of Martin County, Florida.

Together with that 30 foot canal right of way and the West 17.50 feet of that certain road right of way as shown on said Plat and lying South of the Easterly extension of the north line of said Tract 27 and North of the Easterly extension of the South line of Tract 27.

Parcel Identification Number: 22-39-38-001-002-00270-0

Acreage: 19.73, more or less