

CPA 18-11
SW Leighton Farm
Avenue FLUM

Application Materials

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 18-515

A RESOLUTION TO INITIATE A FUTURE LAND USE MAP AMENDMENT
FOR SECTION OF SW LEIGHTON FARM AVENUE AND ADJACENT PROPERTY

WHEREAS, as part of the widening of SR-714 (SW Martin Highway) from SW Citrus Boulevard to SW Martin Downs Boulevard, the Florida Department of Transportation ("FDOT") plans to realign a portion of SW Leighton Farm Avenue so that it aligns with SW Deggeller Court, thereby creating a safer intersection; and

WHEREAS, Martin County is exchanging property with The Moyal Group, Inc., a Florida corporation to accomplish the realignment; and

WHEREAS, a future land use amendment will facilitate the property exchange and the realignment of SW Leighton Farm Avenue; and

WHEREAS, in order to complete the exchange of property for the realignment of SW Leighton Farm Avenue, the land use for the property described in Exhibit "A" attached hereto and made a part hereof needs to be changed from Agricultural Ranchette to General Commercial; and

WHEREAS, the Martin County Comprehensive Growth Management Plan, Section 1-11, Amendment Procedures, states that the Martin County Board of County Commissioners may, by resolution, initiate a request to amend, modify, add to, or change the Comprehensive Growth Management Plan.

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

The Martin County Board of County Commissioners herein initiates a Comprehensive Plan Amendment to change the future land use and zoning to the most appropriate designation for the property identified in the attached Exhibit "A" Sketch and Legal Description.

DULY PASSED AND ADOPTED THIS 22ND DAY OF MAY, 2018.

ATTEST:



CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA



EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:



KRISTA STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-029

M.C. PROJ. NO. 18-029

SHEET NO. 1 OF 3

EXHIBIT "A"

SURVEYOR'S NOTES

1. THIS SKETCH, LEGAL DESCRIPTION, AND STATE PLANE COORDINATE VALUES ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 89090-2507, F.P. NO. 438701, PREPARED BY KEITH & SCHNARS, P.A., FINAL DATED MARCH 1, 2018. THE SKETCH AND DESCRIPTION WAS CREATED FROM OFFICE INFORMATION, NO FIELD WORK WAS PERFORMED.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, AND 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING AND REFERENCE: BEARING IS SOUTH 89°26'49" EAST, REFERENCE IS THE NORTH SECTION LINE OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST. SAID REFERENCE IS ALSO THE BASELINE SURVEY OF STATE ROAD 714 (SW MARTIN HIGHWAY) AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A FUTURE LAND USE CHANGE.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: ORB=OFFICIAL RECORD BOOK, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, ROW=RIGHT OF WAY, R/W=RIGHT OF WAY

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

SEAL



BRION D. YANCY, RSM

PROJECT MANAGER - SURVEY DIVISION
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7162

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2 AND 3

DATE:

April 5, 2018

SKETCH & DESCRIPTION-FUTURE LAND USE CHANGE
EXISTING SW LEIGHTON FARM AVE
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : KTR SCALE : N/A

DATE : 4/5/2018

DRAWING # 18-029.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-029

M.C. PROJ. NO. 18-029

SHEET NO. 2 OF 3

EXHIBIT "A"

DESCRIPTION

A PORTION OF TRACT 3, PALM CITY FARMS PALM BEACH COUNTY LAND CO. STUART, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 38 SOUTH, RANGE 40 EAST, AS SHOWN ON SHEETS 30 AND 31 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION UNSIGNED RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 4116293, SECTION 89090-2507, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 5/8" IRON PIPE IN ASPHALT CUT-OUT (NO ID), FOUND MARKING THE NORTH HALF QUARTER (N 1/2) CORNER OF SECTION 23, ALSO BEING PI STATION 389+21.52 ON THE BASELINE OF SURVEY OF STATE ROAD 714 (SW MARTIN HIGHWAY); THENCE SOUTH 89°26'49" EAST ALONG THE NORTH LINE OF SAID SECTION 23 AND SAID BASELINE OF SURVEY OF STATE ROAD 714 (SW MARTIN HIGHWAY), A DISTANCE OF 908.58 FEET; THENCE SOUTH 00°33'11" WEST ALONG A LINE AT A RIGHT ANGLE TO THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 714 (SW MARTIN HIGHWAY), BEING PARALLEL WITH THE SAID BASELINE OF SURVEY OF STATE ROAD 714 (SW MARTIN HIGHWAY); THENCE SOUTH 89°26'49" EAST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 714 (SW MARTIN HIGHWAY), A DISTANCE OF 73.85 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF SW LEIGHTON FARM AVENUE; THENCE SOUTH 31°32'21" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF SW LEIGHTON FARM AVENUE, A DISTANCE OF 46.18 TO A POINT INTERSECTING WITH THE PROPOSED EASTERLY RIGHT OF WAY OF SW LEIGHTON FARM AVENUE AND THE WESTERLY RIGHT OF WAY OF THE EXISTING SW LEIGHTON FARM AVENUE, SAID INTERSECTION IS THE **POINT OF BEGINNING**; THENCE NORTH 41°17'46" EAST, A DISTANCE OF 13.60 FEET; THENCE NORTH 87°10'50" EAST, A DISTANCE OF 30.80 FEET TO A POINT INTERSECTING WITH THE CENTERLINE OF THE EXISTING SW LEIGHTON FARM AVENUE; THENCE ALONG SAID CENTERLINE OF SW LEIGHTON FARM AVENUE SOUTH 31°32'21" EAST, A DISTANCE OF 462.78 FEET TO A POINT OF CUSP AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF NORTH 54°59'21" WEST; THENCE NORTHWESTERLY ALONG THE PROPOSED EASTERLY RIGHT OF WAY LINE OF LEIGHTON FARM AVENUE AND SAID CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 2°31'39", AND AN ARC DISTANCE OF 23.82 FEET; THENCE NORTH 56°15'30" WEST, A DISTANCE OF 144.90 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 30° 32'12" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 360.00 FEET, THROUGH A CENTRAL ANGLE OF 51°26'35", AND AN ARC DISTANCE OF 323.23 FEET; THENCE NORTH 41°17'46" EAST, A DISTANCE OF 25.75 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 34,216 SQUARE FEET (0.79 ACRES), MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1 AND 3

SKETCH & DESCRIPTION-FUTURE LAND USE CHANGE
EXISTING SW LEIGHTON FARM AVE
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : KTR SCALE : N/A

DATE : 4-5-2018

DRAWING # 18-029.DWG

MARTIN COUNTY, STUART, FLORIDA

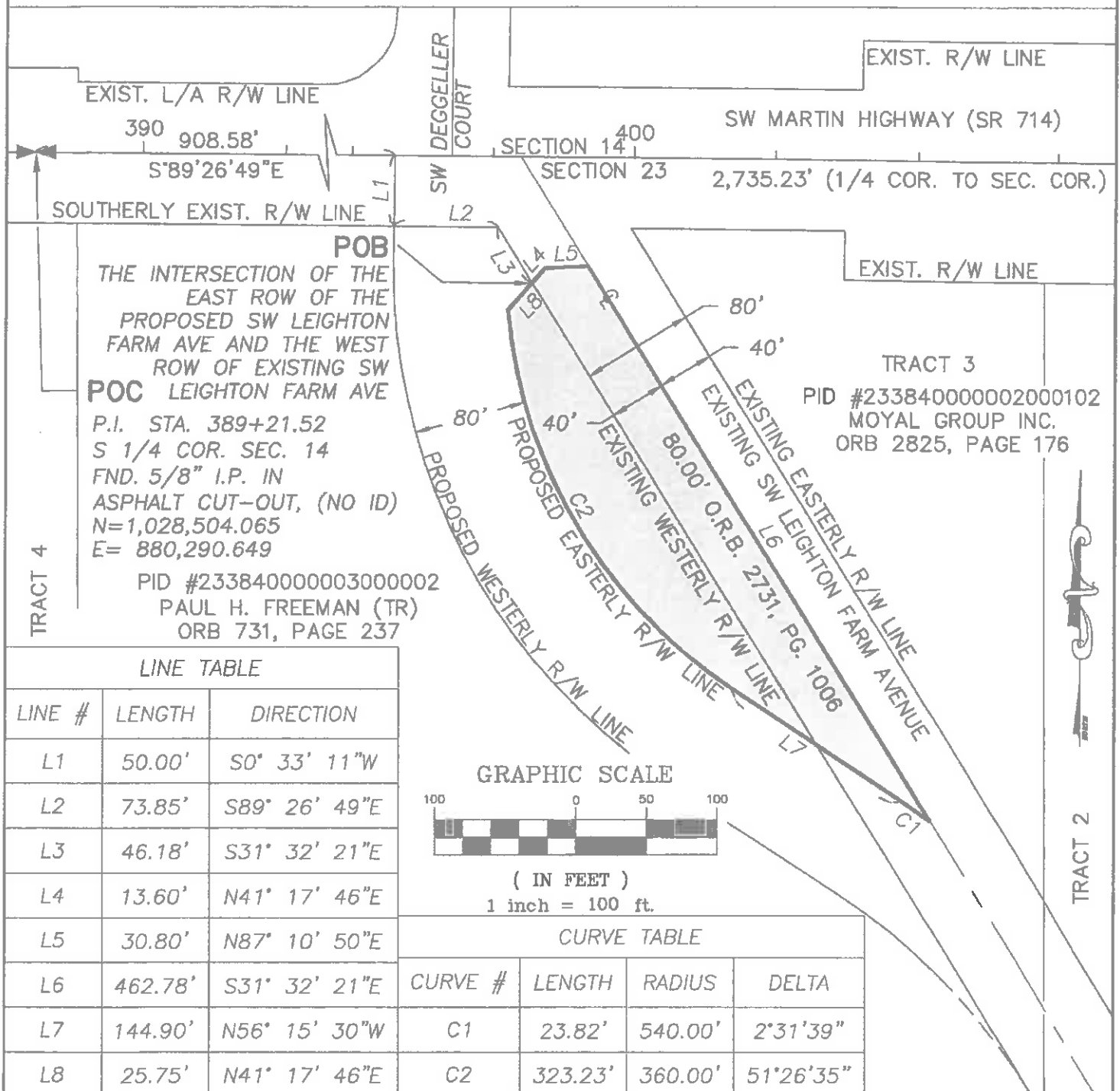
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-029

M.C. PROJ. NO. 18-029

SHEET NO. 3 OF 3

EXHIBIT "A"



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1 AND 2

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=100' OR SMALLER.

SKETCH & DESCRIPTION-FUTURE LAND USE CHANGE
EXISTING SW LEIGHTON FARM AVE
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : KTR SCALE : 1"=100'

DATE : 4/5/2018

DRAWING # 18-029.DWG

MARTIN COUNTY, STUART, FLORIDA

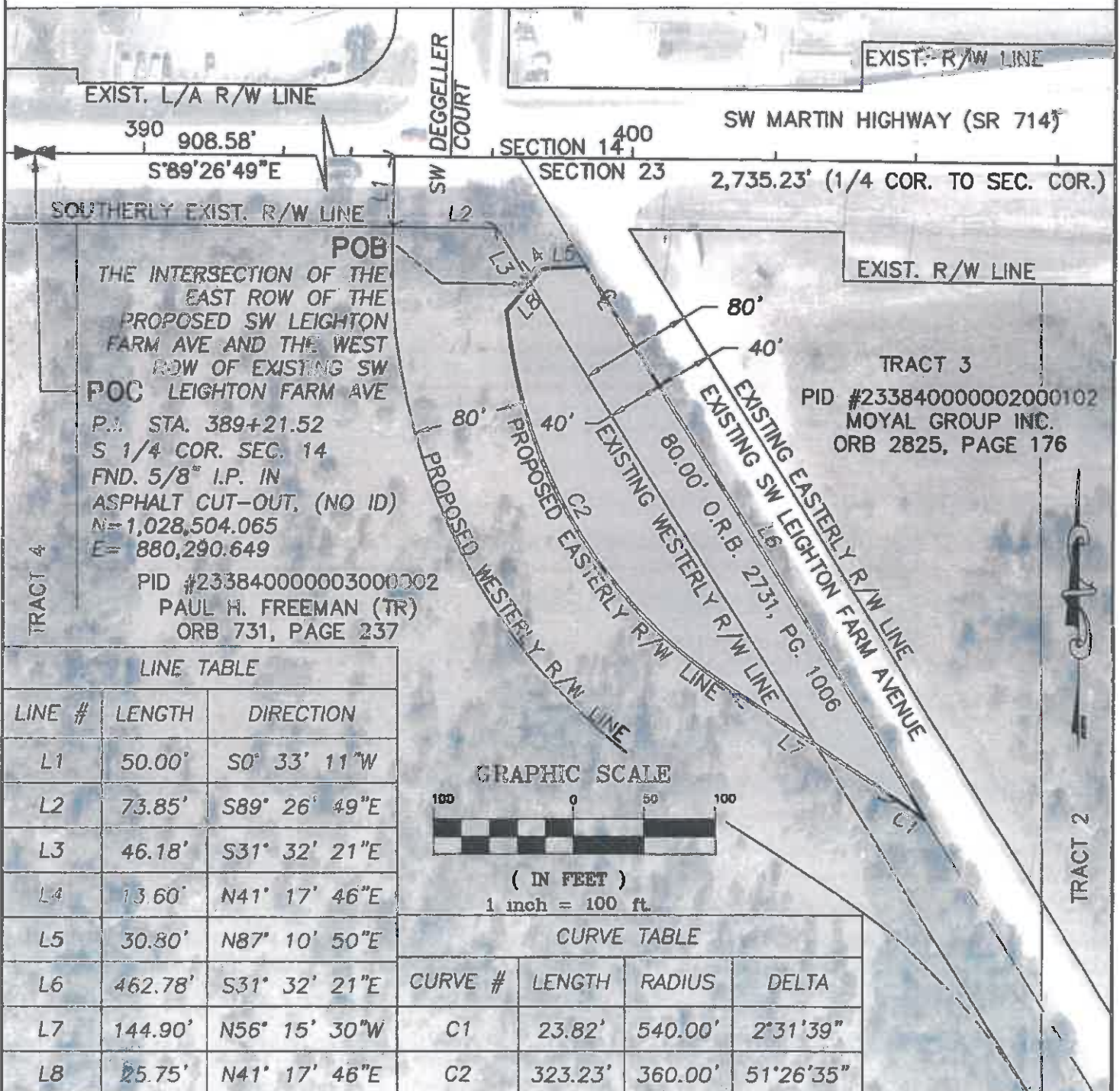
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-029

M.C. PROJ. NO. 18-029

SHEET NO. 3 OF 3

EXHIBIT "A"



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1 AND 2

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=100' OR SMALLER.

SKETCH & DESCRIPTION—FUTURE LAND USE CHANGE
EXISTING SW LEIGHTON FARM AVE
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : KTR SCALE : 1"=100'

DATE : 4/5/2018

DRAWING # 18-029.DWG