

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

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

RESOLUTION NUMBER

**[REGARDING A CHANGE IN ZONING CLASSIFICATION FOR PROPERTY
LOCATED ON THE NE CORNER OF SW MAPP ROAD AND SW 29TH STREET
IN PALM CITY WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

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

1. Christina Tucker, owner of the land that is the subject of this resolution, submitted an application to change the zoning districts on the 0.755 acres described in Exhibit A, attached hereto, from R-3A (Liberal Multiple-Family) to GC (General Commercial) on Lots 9 through 12, Block N, Cleveland Addition Plat (hereinafter, Lots 9 through 12) and to retain the Old Palm City CRA Town Center Zoning Overlay on said Lots 9 through 12. The application also requested that the Old Palm City CRA Town Center Zoning Overlay District be amended to include Lot 13, Block N, Cleveland Addition Plat (hereinafter Lot 13) and that the R-2B (Single-Family Residential) Zoning classification be changed to GC (General Commercial) on Lot 13.
2. The Local Planning Agency heard the application at a public hearing on October 17, 2019 and recommended to the Board of County Commissioners and recommended approval of the applicant's request.
3. This Board has considered such recommendation.
4. Upon proper notice of hearing this Board held a public hearing on the application on October 22, 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 classification of property described in Exhibit A is hereby changed from R-3A (Liberal Multiple-Family) and R-2B (Single Family Residential) zoning districts to GC (General Commercial).

- B. The Old Palm City CRA Town Center Zoning Overlay District is hereby amended to include Lot 13 Block N, Cleveland Addition.
- C. 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.
- D. 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.
- E. The effective date of this resolution, if Comprehensive Plan Amendment 19-20, Tucker Commons, is not timely challenged, shall be 31 days after adoption of this resolution. If CPA 19-20 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 CPA 19-20 to be in compliance. No development orders, development permits, or land uses dependent on CPA 19-20 may be issued or commence before CPA 19-20 becomes effective.
- F. 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 22nd DAY OF OCTOBER, 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: _____
KRISTA A. STOREY
SENIOR ASSISTANT
COUNTY ATTORNEY**

Attachment:

Exhibit A, Legal Description

EXHIBIT A
LEGAL DESCRIPTION

Lots 9, 10, 11, 12 and 13, Block N; (less and except the West 20 feet of Lot 9, Block N), PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, according to the map or plat thereof as recorded in Plat Book 10, Page(s) 78, Public Records of Martin County, Florida.