

Prepared by: Maria Jose, M.S.  
Martin County Growth Management Department  
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Stuart, FL 34996

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

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

**A RESOLUTION OF MARTIN COUNTY, FLORIDA, REGARDING AN APPLICATION TO CHANGE THE ZONING DISTRICT FROM A-1, SMALL FARMS DISTRICT TO RE-1/2A, RESIDENTIAL ESTATE DISTRICT OR THE MOST APPROPRIATE ZONING DISTRICT ON 2.38 ACRES AT 1500 S.E. COVE ROAD, WEST OF S.E. GRACE LANE.**

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

1. Steven M. Martinez and Nicholas Martinez Jr., the owners of the land that is the subject of this resolution, submitted an application to change the zoning district on  $\pm 2.38$  acres of land, described in Exhibit A, attached hereto.
2. The Local Planning Agency heard the application at a public hearing on September 17, 2020. 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 October 27, 2020.
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 of the subject land, described in Exhibit A, is hereby changed from A-1 (Small Farms District) to RE-1/2A (Residential Estate 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. If Comprehensive Plan Amendment 20-02, Martinez Cove Road is not timely challenged, this resolution shall become effective 31 days after adoption by the Board of County Commissioners. If CPA 20-02 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 the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on CPA 20-02 may be issued or commence before it has become effective.
- E. 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 27<sup>th</sup> DAY OF OCTOBER, 2020.**

**ATTEST:  
COMMISSIONERS**

**BOARD OF COUNTY**

**MARTIN COUNTY, FLORIDA**

**BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER**

**BY: \_\_\_\_\_  
HAROLD E. JENKINS II, CHAIRMAN**

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

**BY: \_\_\_\_\_  
SARAH W. WOODS, COUNTY  
ATTORNEY**

## EXHIBIT A

### Parcel I.D. Number

34-38-41-001-000-00080-5

### Legal Description:

LOT 8, WA-CO FIELD PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING: KNOWN AS THE SOUTHERLY PORTION OF LOT 8, WA-CO FIELD PLACE, AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 8°18'3 L" WEST ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 626.67 FEET TO A POINT; THENCE NORTH 89°40'23" EAST, A DISTANCE OF 186.61 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE SOUTH 0°19'53" EAST ALONG SAID EAST LINE, A DISTANCE OF 545.30 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH 66°08'23" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 203.80 FEET TO THE POINT AND PLACE OF BEGINNING.

