

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

RESOLUTION NUMBER 25-XX

REGARDING A CHANGE IN ZONING DISTRICT CLASSIFICATION FROM A-2, AG-20A, AND AR-5A TO LI, LIMITED INDUSTRIAL DISTRICT FOR CPA 23-10, MARTIN COMMERCE PARK, FUTURE LAND USE MAP AMENDMENT

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

1. Martin Commerce Park, LLC, initiated an amendment to the zoning atlas for a change in zoning district classification on approximately 167 acres from the current A-2, AG-20A, AR-5A to the LI, Limited Industrial District for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on September 19, 2024.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing, this Board held a public hearing on the application on November 12, 2024.
5. At the public hearings, 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 COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

- A. The zoning district classification of the property described in Exhibit A is hereby changed from A-2, AG-20A, and AR-5A to the LI, Limited Industrial 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. The effective date of this resolution, if Comprehensive Plan Amendment (CPA) 23-10, is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the CPA 23-10 plan amendment package is complete. If CPA 23-10 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 23-10 to be in compliance. No development orders, development permits, or land uses dependent on CPA 23-10 may be issued or commence before CPA 23-10 becomes effective.
- E. 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 12TH DAY OF NOVEMBER, 2024.

ATTEST:

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

**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**

ATTACHMENTS:
Exhibit A, Legal Description