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

ORDINANCE NUMBER _____

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 23-12, THE RANCH PUD FLUM, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, on November 16, 2023, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

WHEREAS, on December 5, 2023, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the state land planning agency; and

WHEREAS, on April 30, 2024, at a duly advertised public hearing this Board considered and addressed the comments of the various reviewing agencies; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

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

**PART I. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT
CPA 23-12, THE RANCH PUD FLUM**

Comprehensive Growth Management Plan Amendment CPA 23-12, The Ranch PUD FLUM is hereby adopted as follows: The Future Land Use Map is amended to change the

Agricultural Future Land Use designation to Rural Lifestyle on the subject ±3,902.65 acres, located on both sides of SW Kanner Highway and the south side of SW Bridge Road and further described in Exhibit A, attached hereto and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 30th DAY OF APRIL, 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**

EXHIBIT A
LEGAL DESCRIPTION

All of Sections 25, 34, 35, 36; Section 26, except that part of the Northeast quarter (NE ¼) lying North of the State Road 76, less the West 350 feet thereof; that part of Section 22 and 27, lying South and/or East of the right-of-way of the St. Lucie Canal; the Southwest quarter (SW ¼) of Section 23 lying South and/or East of the right-of-way of said St. Lucie Canal, less the North 65.9 feet thereof; and the West 350 feet of the Southeast quarter (SE ¼) of said Section 23, less the North 65.9 feet thereof; all in Township 39 South, Range 40 East, less the North 105 feet on the aforesaid Section 25 and less the North 105 feet lying East of State Road 76 of the aforesaid Section 26.