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

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA AMENDING ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners (BCC) has adopted the Martin County Comprehensive Growth Management Plan within which are included goals, objectives, and policies related to zoning and land development; and

**WHEREAS**, on September 10, 2019, the Board of County Commissioners adopted a new chapter of the Comprehensive Growth Management Plan, Chapter 18, Community Redevelopment Element; and

**WHEREAS**, Chapter 163, Part II, Florida Statutes, requires the implementation of the goals, objectives and policies of a comprehensive plan through the adoption of consistent land development regulations; and

**WHEREAS**, creation of Article 12, Redevelopment Code, Land Development Regulations has been proposed to implement Chapter 18 of the Comprehensive Growth Management Plan; and

**WHEREAS**, the Local Planning Agency held a public hearing on the proposed amendments to Article 12 on November 7, 2024; and

**WHEREAS**, the Board of County Commissioners held a public hearing on these proposed amendments of the Land Development Regulations on January 28, 2025; and

**WHEREAS**, the Local Planning Agency and the Board of County Commissioners have provided for full public participation in the review of the proposed amendments; and

**WHEREAS**, the Board of County Commissioners finds the proposed amendments consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

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

**PART I. AMENDMENT TO DIVISION 1, ARTICLE 12, LAND DEVELOPMENT REGULAITONS, MARTIN COUNTY CODE**

Division 1 is amended as provided in attached Exhibit 1.

**PART II. AMENDMENT TO DIVISION 1, ARTICLE 12, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE TO ADD SECTION 12.1.12**

Division 1 is amended to add Section 12.1.12 as provided in attached Exhibit 2

**PART III. AMENDMENT TO DIVISION 2, JENSEN BEACH, ARTICLE 12, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE**

Division 2 is amended as provided in attached Exhibit 3.

**PART IV. AMENDMENT TO DIVISION 3, RIO, ARTICLE 12, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE**

Division 3 is amended as provided in attached Exhibit 4.

**PART V. AMENDMENT TO DIVISION 4, OLD PALM CITY, ARTICLE 12, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE**

Division 4 is amended as provided in attached Exhibit 5.

**PART VI. AMENDMENT TO DIVISION 5, HOBE SOUND, ARTICLE 12, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE**

Division 5 is amended as provided in attached Exhibit 6.

**PART VII. AMENDMENT TO DIVISION 6, PORT SALERNO, ARTICLE 12, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE**

Division 6 is amended as provided in attached Exhibit 7.

**PART VIII. AMENDMENT TO DIVISION 7, GOLDEN GATE, ARTICLE 12, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE**

Division 7 is amended as provided in attached Exhibit 8.

**PART IX. CONFLICTING PROVISIONS.**

Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, or parts hereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict except for ordinances concerning the adoption or amendment of the Martin County Comprehensive Plan.

**PART X. 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 XI. APPLICABILITY OF ORDINANCE.**

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

**PART XII. 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 XIII. CODIFICATION.**

Provisions of this ordinance shall be incorporated into the Martin County Land Development Regulations, except that Parts IX through XIV shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered to accomplish such intentions.

**PART XIV. EFFECTIVE DATE.**

This ordinance shall take effect upon filing with the Office of the Secretary of State.

**DULY PASSED AND ADOPTED THIS 28<sup>th</sup> DAY OF JANUARY, 2025.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

\_\_\_\_\_  
CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER

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SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL  
SUFFICIENCY:

\_\_\_\_\_  
SARAH W. WOODS, COUNTY ATTORNEY