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BEFORE THE BOARD OF COUNTY COMMISSIONERS

MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER 25-

[REGARDING CHANGE IN ZONING CLASSIFICATION FROM LI, LIMITED INDUSTRIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT FOR THE MARTIN COMMERCE PARK PROJECT WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]

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

1. Martin Commerce Park, LLC submitted an application for a change in zoning district classification from the current LI, Limited Industrial District to the PUD, Planned Unit Development District for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency (LPA) heard the application at a public hearing on November 20, 2025. The LPA voted to recommend approval with a vote of 3-0.
3. This Board has considered such recommendations.
4. Upon proper notice, this Board considered approval at a public hearing on the application on December 9, 2025.
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 the LI, Limited Industrial District to the PUD, Planned Unit

Development District pursuant to the Martin Commerce Park Planned Unit Development Zoning Agreement.

B. Pursuant to Section 5.32.C., 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. 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 9TH DAY OF DECEMBER, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN B. TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description