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

RESOLUTION NUMBER 25-

**[REGARDING A CHANGE IN ZONING CLASSIFICATION FROM PUD, PLANNED
UNIT DEVELOPMENT DISTRICT TO LC, LIMITED COMMERCIAL DISTRICT AND
RS-5, LOW DENSITY RESIDENTIAL DISTRICT
FOR JENSEN BEACH MHP, LLC
WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

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

1. Jensen Beach MHP, LLC owns property zoned pursuant to the Pitchford's Landing Planned Unit Development Zoning Agreement.
2. The Jensen Beach MHP, LLC., submitted an application for a change in zoning district classification from the current PUD, Planned Unit Development zoning district to LC, Limited Commercial District, for the property described in attached Exhibit A, and to RS-5, Low Density Residential District, for the property described in Exhibit B, attached.
2. The Local Planning Agency (LPA) considered the application at a properly noticed public hearing on May 15, 2025. The LPA's recommendations were forwarded to the Board of County Commissioners (Board) for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice, this Board considered approval at a public hearing on the application on May 20, 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 Pitchford's Landing Planned Unit Development Zoning Agreement is hereby

terminated and the Unity of Control is released for the Property.

B. The zoning district classification of the property described in Exhibit A is hereby changed from PUD, Planned Unit Development to LC, Limited Commercial District.

C. The zoning district classification of the property described in Exhibit B is hereby changed from PUD, Planned Unit Development District, to RS-5, Low Density Residential District.

D. 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.

E. 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.

F. 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 20TH DAY OF MAY, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Legal Description

