

BEFORE THE BOARD OF COUNTY COMMISSIONERS

MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER ____

REGARDING CHANGE IN ZONING CLASSIFICATION FROM PS-2, PUBLIC SERVICE DISTRICT, TO CO, COMMERCIAL OFFICE DISTRICT, FOR THE MARTIN COUNTY P3 PUBLIC FACILITY WITH CLINIC PROJECT WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION

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

1. The Martin County Board of County Commissioners initiated an amendment to change the zoning district classification from the current PS-2, Public Service District, to the CO, Commercial Office District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency (LPA) heard the application at a public hearing on May 21, 2026. The LPA voted to recommend approval with a vote of ___ - ___.
3. This Board has considered such recommendations.
4. Upon proper notice, this Board considered approval at a public hearing on the amendment on June 9, 2026.
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 PS-2, Public Service District, to the CO, Commercial Office District.
- B. Pursuant to Section 5.32.B., 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 Policy 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) 25-03 is not timely challenged, shall be 31 days after adoption by the Board of County Commissioners. If CPA 25-03 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 25-03 to be in compliance. No development orders, development permits, or land uses dependent on CPA 25-03 may be issued or commence before CPA 25-03 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 9TH DAY OF JUNE 2026.

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
COUNTY ATTORNEY**

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF LOT F4 AND LOT 5, PLAT OF PORT SEWALL, AS RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE EAST RIGHT- OF- WAY LINE OF SOUTHEAST WILLOUGHBY BOULEVARD, BEING A 130.00 FOOT RIGHT-OF-WAY PER THE RIGHT-OF-WAY MAP FOR WILLOUGHBY BOULEVARD EXTENSION PREPARED BY GCY, INC. IN SEPTEMBER OF 1992, AND THE NORTH RIGHT - OF- WAY LINE OF SOUTHEAST RUHNKE STREET, THE RIGHT - OF-WAY WIDTH VARIES PER OFFICIAL RECORDS BOOK 1728, AT PAGE 2407, AND OFFICIAL RECORDS BOOK 2259, AT PAGE 733, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 66°21'07" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 717.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23°42'03" WEST, A DISTANCE OF 234.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 090°47'06"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 23.77 FEET; THENCE NORTH 67°05'04" EAST, A DISTANCE OF 390.10 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE SOUTH 23°38'53" EAST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 332.60 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF SOUTHEAST RUHNKE STREET; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF SOUTHEAST RUHNKE STREET FOR THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 66°21'07" WEST, A DISTANCE OF 29.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 233.00 FEET, AND A CENTRAL ANGLE OF 023°19'00"; THENCE (2) ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 94.82 FEET; THENCE (3) SOUTH 89°40'07" WEST, A DISTANCE OF 127.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 233.00 FEET, AND A CENTRAL ANGLE OF 023' 19'00"; THENCE (4) ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 94.82 FEET; THENCE (5) SOUTH 66°21'07" WEST, A DISTANCE OF 74.22 FEET TO THE POINT OF BEGINNING;

SAID LAND CONTAINS 2.659 ACRES, MORE OR LESS.