

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

ORDINANCE NUMBER _____

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 25-03, P3 PUBLIC FACILITY WITH CLINIC, AMENDING THE FUTURE LAND USE MAP (FLUM) 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, Martin County Code, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, on May 21, 2026, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

WHEREAS, on June 9, 2026, at a duly advertised public hearing, this Board considered the amendment for adoption; 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; and

WHEREAS, the Board finds the proposed amendment consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

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

**PART I. ADOPTION OF COMPREHENSIVE GROWTH MANAGEMENT PLAN
AMENDMENT 25-03, P3 PUBLIC FACILITY WITH CLINIC FLUM.**

Comprehensive Growth Management Plan Amendment CPA 25-03, P3 Public Facility with Clinic FLUM, is hereby adopted as follows: The Future Land Use Map is hereby changed from Institutional-General to Commercial Office/Residential on 2.659 acres of land located northeast of S.E. Willoughby Boulevard and S.E. Ruhnke Street and further described in Exhibit A attached hereto.

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 not timely challenged, shall be 31 days after adoption by the Board of County Commissioners. 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 9th DAY OF JUNE 2026.

ATTEST:

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

**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.