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

ORDINANCE NUMBER 25-

**AN ORDINANCE OF MARTIN COUNTY, FLORIDA REGARDING
COMPREHENSIVE PLAN AMENDMENT 24-21, NINE GEMS,
AMENDING THE FUTURE LAND USE MAP 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, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, on January 16, 2025, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

WHEREAS, on January 28, 2025, at a duly advertised public hearing, this Board considered the amendment for transmittal; and

WHEREAS, on Month April 22, 2025, 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 24-21, NINE GEMS.**

Comprehensive Growth Management Plan Amendment CPA 24-21, Nine Gems, is hereby adopted as follows: The Future Land Use Map is hereby changed from Agricultural to

Institutional-Public Conservation on 1,533-acres of land located south of SW Bridge Road between SW Pratt-Whitney Road and the Florida Turnpike, directly north of the Ranch Colony neighborhood, further described in Exhibit A attached and incorporated by reference.

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 ____ DAY OF _____, 2025.

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: _____
SARAH W. WOODS,
COUNTY ATTORNEY

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF SECTION 14, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 40 SOUTH, RANGE 41 EAST; THENCE NORTH 00°04'23" WEST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 129.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'23" WEST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 3,264.90 FEET; THENCE NORTH 89°31'03" EAST, DEPARTING FROM SAID WEST LINE AND ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 14, DISTANCE OF 4,350.39 FEET TO A POINT ON A LINE 961.62 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 14; THENCE SOUTH 00°01'12" EAST, DEPARTING SAID PARALLEL LINE AND ALONG SAID LINE 961.62 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 14, A DISTANCE OF 3,273.03 FEET TO A POINT ON A LINE 129.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14; THENCE SOUTH 89°37'12" WEST, DEPARTING SAID PARALLEL LINE AND ALONG A SAID LINE 129.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1,692.29 FEET; THENCE SOUTH 89°37'36" WEST, CONTINUING ALONG SAID LINE 129.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 2,654.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN MARTIN COUNTY, FLORIDA.

SAID LANDS CONTAIN 14,216110.90 SQUARE FEET OR 326.36 ACRES, MORE OR LESS.

AND

A PORTION OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 41 EAST; THENCE NORTH 00°03'47" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 129.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°03'47" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 3,253.30 FEET; THENCE SOUTH 89°54'52" EAST, DEPARTING SAID WEST LINE AND ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 15 A DISTANCE OF 4,990.11 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 15; THENCE SOUTH 00°04'23" EAST, DEPARTING SAID PARALLEL LINE AND ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 3,264.90 FEET; THENCE NORTH 89°46'54" WEST, DEPARTING FROM SAID EAST LINE AND 129.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 4,997.90 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN MARTIN COUNTY, FLORIDA

SAID LANDS CONTAIN 16,275,890.50 SQUARE FEET OF 373.64 ACRES, MORE OR LESS

AND

A PORTION OF SECTION 16, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 40 SOUTH, RANGE 41 EAST; THENCE NORTH 00°02'32" WEST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 129.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'32" WEST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 2,054.04 FEET; THENCE SOUTH 89°54'14" EAST, DEPARTING SAID WEST LINE AND ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 5,294.78 FEET TO THE POINT ON THE EAST LINE OF SAID SECTION 16; THENCE SOUTH 00°03'47" WEST, DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 2,055.11 FEET; TO A POINT ON A LINE 129.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 16; THENCE NORTH 89°52'37" WEST, DEPARTING SAID EAST LINE AND ALONG A LINE 129.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2,645.61 FEET; THENCE NORTH 89°54'27" WEST, CONTINUING ALONG A LINE 129.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2,645.06 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN MARTIN COUNTY, FLORIDA.

SAID LANDS CONTAIN 10,872,702.30 SQUARE FEET OR 249.60 ACRES, MORE OR LESS.

AND

A PORTION OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 41 EAST; THENCE NORTH 00°00'51" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 128.82 FEET; THENCE SOUTH 89°59'10" EAST, DEPARTING FROM SAID WEST LINE AND PERPENDICULAR FROM THE WEST LINE OF SECTION 17, A DISTANCE OF 114.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'51" EAST, DEPARTING FROM SAID PERPENDICULAR LINE AND ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 4,327.23 FEET; THENCE SOUTH 89°41'03" EAST, DEPARTING FROM SAID PARALLEL LINE AND ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1,439.47 FEET; THENCE NORTH 30°58'10" EAST, DEPARTING FROM SAID PARALLEL LINE, DISTANCE OF 987.73 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 17; THENCE SOUTH 89°41'03" EAST, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 3,248.50 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 00°02'32" EAST, ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 5,158.57 FEET TO A POINT ON A LINE 129.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 17; THENCE NORTH 89°53'13" WEST, DEPARTING FROM SAID EAST LINE AND ALONG SAID LINE 129.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 17, A DISTANCE OF 2,855.78 FEET; THENCE NORTH 89°53'38" WEST, CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 2,542.78 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN MARTIN COUNTY, FLORIDA.

SAID LANDS CONTAIN 25,412,778.80 SQUARE FEET OR 583.40 ACRES, MORE OR LESS.