

Prepared By:
Martin County Growth Management
2401 S.E. Monterey Road
Stuart, FL 34996

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

RESOLUTION NUMBER _____

REGARDING CPA 24-21, A CHANGE IN ZONING CLASSIFICATION ON 1,533 ACRES FROM A-2, AGRICULTURAL TO PC, PUBLIC CONSERVATION WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION

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

1. Martin County Board of County Commissioners initiated an amendment to the zoning atlas for a change in zoning district on 1,533-acres of land, described in Exhibit A, attached hereto.
2. The Local Planning Agency (LPA) considered the application at a public hearing on January 16, 2025. The recommendations of the LPA were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on rezoning on April 22, 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 of the property described in Exhibit A is hereby changed from the A-2, Agricultural district to the PC, Public Conservation district.
- B. 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.

- 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. The effective date of this resolution, if Comprehensive Plan Amendment 24-21, Nine Gems, FLUM is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the CPA 24-21 plan amendment package is complete. If CPA 24-21 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 the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on CPA 24-21 may be issued or commence before it has become 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 _____ 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**

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 14,216,110.90 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°58'10" 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.