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

RESOLUTION NUMBER 25-

REGARDING CPA 24-25, A CHANGE IN ZONING DISTRICT CLASSIFICATION ON 4.2 ACRES FROM PR, PUBLIC RECREATION, TO PS-1, PUBLIC SERVICE, 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 zoning district change on ±4.2-acres, described in Exhibit A, attached hereto.
2. The Local Planning Agency (LPA) considered the application at a public hearing on April 3, 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 the application on April 8, 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 classification of the property described in Exhibit A is hereby changed from the PR, Public Recreation district to the PS-1, Public Service 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 24-25, Coral Gardens Vac Station FLUM is not timely challenged, shall be 31 days after adoption by the Board of County Commissioners. If CPA 24-25 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 24-25 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 Applicants by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 8TH DAY OF APRIL, 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

ST LUCIE INLET FARMS, THAT PORTION OF TRACTS 1 & 8 BLK 62 LYING ELY OF SE WILLOUGHBY BLVD & NLY OF S/LN SE CORAL LAKES WAY

