

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

RESOLUTION NUMBER 24-

**REGARDING CHANGE IN ZONING CLASSIFICATION FROM A-2,
AGRICULTURAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT
FOR THE RANCH PUD WITH A CERTIFICATE OF PUBLIC FACILITIES
EXEMPTION**

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

1. JWA Ranch, LLC submitted an application for a change in zoning district classification from the current A-2, Agricultural District to the PUD, Planned Unit Development District for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on April 18, 2024, and their recommendation has been forwarded to the Board.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on April 30, 2024.
5. At the public hearing, 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 A-2, Agricultural District to the PUD, Planned Unit Development District pursuant to The Ranch Planned Unit Development Zoning Agreement.

B. Pursuant to Section 5.32.C., 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 if Comprehensive Plan Amendment 22-06 Calusa Creek Ranch Text and Comprehensive Plan Amendment 23-12 The Ranch PUD FLUM

are not timely challenged, shall be the date the state land planning agency issues a notice of intent to find CPA 22-06 and CPA 23-12 in compliance. If the plan amendment 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 amendments to be in compliance. No development orders, development permits, or land uses dependent on this Resolution may be issued or commence before they have 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 30TH DAY OF APRIL 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS,
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK
OF THE CIRCUIT COURT AND
COMPTROLLER

BY: _____
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY _____
ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:
Exhibit A, Legal Description

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