

Martin County
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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

RESOLUTION NUMBER

A RESOLUTION OF MARTIN COUNTY, FLORIDA, REGARDING AN APPLICATION TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM UNDESIGNATED TO WATERFRONT GENERAL COMMERCIAL AND TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM LIMITED INDUSTRIAL TO GENERAL INDUSTRIAL ON PORTIONS OF ±66.2 ACRES LOCATED ON THE NORTH AND SOUTH SIDES OF THE ST. LUCIE CANAL, BETWEEN THE FLORIDA TURNPIKE AND INTERSTATE 95

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

1. Willis Custom Yachts submitted an application to assign the WGC, Waterfront General Commercial zoning district classification to 2.065 acres located on the north and south sides of the St. Lucie Canal as described in Exhibits A, B, C, and D, attached hereto, and to change the zoning district classification from LI, Limited Industrial to GI, General Industrial on 6.85 acres located on the south side of the St. Lucie Canal as described in Exhibit E, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on April 21, 2022. The LPA's recommendations 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 June 21, 2022.
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 COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

- A. The property described in Exhibits A, B, C and D is hereby assigned the zoning district classification of WGC, Waterfront General Commercial.
- B. The zoning district classification of the property described in Exhibit E is hereby changed from LI, Limited Industrial to GI, General Industrial.
- C. 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.
- D. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the subject property 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.
- E. The effective date of this resolution, if Comprehensive Plan Amendment (CPA) 22-01, is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the CPA 22-01 plan amendment package is complete. If CPA 22-01 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 CPA 22-01 to be in compliance. No development orders, development permits, or land uses dependent on CPA 22-01 may be issued or commence before CPA 22-01 becomes effective.
- F. 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 21st DAY OF June, 2022.

ATTEST:

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

**CAROLYN TIMMANN,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER**

BY: _____
DOUG SMITH, CHAIRMAN

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY: _____
**SARAH W. WOODS,
COUNTY ATTORNEY**

ATTACHMENTS:

- Exhibit A, Legal Description
- Exhibit B, Legal Description
- Exhibit C, Legal Description
- Exhibit D, Legal Description
- Exhibit E, Legal Description