

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 25-

**REGARDING A CHANGE IN ZONING DISTRICT CLASSIFICATION FROM RS-6,
MEDIUM DENSITY RESIDENTIAL DISTRICT TO GC, GENERAL COMMERCIAL FOR
CPA 23-02, HOBE SOUND STORAGE, FUTURE LAND USE MAP AMENDMENT**

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

1. Employees Money Purchase Pension Plan & Trust of Boca Cardiology Associates Babic & Vinci PA FBO Stephen Babic, owner of the land that is the subject of this resolution, submitted an application, to change the zoning district classification on the County Zoning Atlas for 4.01-acres from the current RS-6, Medium Density Residential district to the GC, General Commercial district for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on June 1, 2023, and voted 2 to 2 for the amendment which was 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 February 11, 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 RS-6, Medium Density Residential district to the GC, General Commercial 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 23-02, the Hobe Sound Storage property is not timely challenged, shall be 31 days after adoption by the Board of County Commissioners. If CPA 23-02 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 23-02 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 11th DAY OF FEBRUARY 2025.

ATTEST:

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

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

BY: _____
SARAH HEARD, CHAIR

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

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

Exhibit A

Parcel ID Number: 34-38-42-000-140-00140-6

Legal Description:

GOMEZ GRANT W OF RIVER BEG E R/W US 1 & N/LN RIDGEWAY S/D NWLY ALG R/W 3102.67' FOR POB CONT NWLY 249' NELY 700' SELY 249' SWLY 700' TO POB

Map with subject property identified:

