

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

RESOLUTION NUMBER 23XX

**REGARDING AN AMENDMENT TO THE COUNTY ZONING ATLAS TO CHANGE
THE ZONING DISTRICT CLASSIFICATION FOR THE MARTIN COUNTY FIRE
RESCUE STATION #14 PROPERTY FROM PUD, PLANNED UNIT DEVELOPMENT,
TO PS-1, PUBLIC SERVICE DISTRICT, INCLUDING A CERTIFICATE OF PUBLIC
FACILITIES EXEMPTION**

WHEREAS, the Board of County Commissioners made the following finding of facts:

1. The Board of County Commissioners (Board) applied for an amendment to the County Zoning Atlas to change the zoning district classification of the Martin County Fire Rescue Station #14 Property from PUD (Planned Unit Development) to PS-1 (Public Service District).
2. The ±7.5-acre site is located at 600 NE Ocean Boulevard, currently within the Indian River Plantation PUD, on the north side of NE Ocean Boulevard, west of NE MacArthur Boulevard, on Hutchinson Island, as legally described in the attached Exhibit A.
3. With the application is a request for a Certificate of Public Facilities Exemption.
4. The Growth Management Department found that the proposed rezoning is in compliance with the Comprehensive Growth Management Plan and all relevant Land Development Regulations and Ordinances, that the zoning change is necessary, the PS-1 (Public Service District) is consistent with the property's General Institution Future Land Use Designation, and a Certificate of Public Facilities Exemption is appropriate for such zoning change request.
5. The Local Planning Agency (LPA) considered the application at a public hearing on June 1, 2023, and the LPA's recommendation(s) were forwarded to the Board.
6. The Board has considered the LPA's recommendation(s).

7. Upon proper notice, the Board held a quasi-judicial public hearing on June 6, 2023, regarding the proposed change in zoning district classification.
8. At the public hearing, all interested parties were given an opportunity to be heard.
9. All conditions precedent for granting a change in zoning district classification and a Certificate for Public Facilities Exemption have been met.

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners that:

- A. The zoning district classification of the \pm 7.5-acre property known as the Martin County Fire Rescue Station #14 and legally described in Exhibit A, is hereby changed from PUD (Planned Unit Development) to PS-1 (Public Service District), consistent with the property's General Institution Future Land Use Designation.
- B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this zoning district classification change is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.
- C. This Resolution shall be recorded in the public records of Martin County and a copy shall be forwarded to the applicant by the Growth Management Department, after such recording.

THIS RESOLUTION WAS DULY PASSED AND ADOPTED ON THIS 6TH DAY OF JUNE 2023.

ATTEST:

BOARD OF COUNTY COMMISSIONERS,
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN, CLERK
OF THE CIRCUIT COURT AND
COMPTROLLER

BY: _____
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: _____
ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:
Exhibit A, Legal Description

Exhibit A. Legal Description

Martin County Fire Rescue Station #14 Property

± 7.5 acres

LEGAL DESCRIPTION - COUNTY'S PROPERTY

Lot 4, INDIAN RIVER PLANTATION MARRIOTT RESORT I, A P.U.D., according to the Plat thereof, as recorded in Plat Book 14, Page 72, of the Public Records of Martin County, Florida.

TOGETHER WITH Non-Exclusive Easement Rights more particularly described in the following instruments recorded in the Public Records of Martin County, Florida, to with:

- (i) Utility Easement recorded in O.R. Book 1229, at Page 438;
- (ii) Utility Easement Agreement recorded in O.R. Book 1419, at Page 886;
- (iii) Reciprocal Access Easement Agreement recorded in O.R. Book 1419, at Page 901;
- (iv) Irrigation Easement Agreement recorded in O.R. Book 1419, at Page 942;
- (v) Reciprocal Drainage Easement Agreement recorded in O.R. Book 1419, Page 964.