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

**RESOLUTION NUMBER**

**REGARDING A CHANGE IN ZONING DISTRICT CLASSIFICATION FROM RS-6,  
MEDIUM DENSITY RESIDENTIAL TO GC, GENERAL COMMERCIAL FOR EMPLOYEES  
MONEY PURCHASE PENSION PLAN AND TRUST OF BOCA CARDIOLOGY  
ASSOCIATES, BABIC AND VINCI, P.A.**

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

1. The Employees Money Purchase Pension Plan & Trust of Boca Cardiology Associates, Babic and Vinci, P.A., owner of the land that is the subject of this Resolution, submitted an application to change the zoning district classification on  $\pm 4.01$  acre described in attached Exhibit A.
2. The Local Planning Agency considered the application at a public hearing on June 1, 2023 and did not have a recommendation for the Board.
3. Upon proper notice of hearing this Board held a public hearing on the application on June 20, 2023.
4. At the public hearing, all interested parties were given an opportunity to be heard.
5. 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 zoning district classification on the Property described in Exhibit A is hereby changed from RS-6, Medium Density Residential to 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 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.

- D. The effective date of this resolution, if Comprehensive Plan Amendment (CPA) 23-02 Hobe Sound Storage, 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 20TH DAY OF JUNE, 2023.**

**ATTEST:**

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

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

**BY:**\_\_\_\_\_  
**EDWARD V. CIAMPI, CHAIRMAN**

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**BY:**\_\_\_\_\_  
**SARAH W. WOODS,  
COUNTY ATTORNEY**

### **EXHIBIT "A" LEGAL DESCRIPTION**

COMMENCING AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE RUN NORTH 42°14'43" WEST A DISTANCE OF 3102.67 FEET ALONG THE EAST RIGHT OF WAY OF U.S. #1 TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 42°14'43" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 249.00 FEET, THENCE RUN NORTH 47°45'17" EAST A DISTANCE OF 700.00 FEET, THENCE RUN SOUTH 42°14'43" EAST A DISTANCE OF 249.00 FEET, THENCE RUN SOUTH 47°45'17" WEST A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING.