

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

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

ORDINANCE NUMBER

**AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING
COMPREHENSIVE PLAN AMENDMENT 19-20, TUCKER COMMONS,
AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY
COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR
CONFLICTING PROVISIONS, SEVERABILITY, APPLICABILITY, FILING
WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE**

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, on October 17, 2019, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

WHEREAS, on October 22, 2019, at a duly advertised public hearing, this Board considered the amendment; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

**PART I. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT CPA
19-20, TUCKER COMMONS**

Comprehensive Growth Management Plan Amendment CPA 19-10, Tucker Commons, is hereby adopted as follows: the Future Land Use Map is hereby changed from Commercial Office/Residential and Low Density Residential to General Commercial on 0.755 acres, located on the northeast corner of the intersection of SW Mapp Road and

SW 29th Street, and further described in Exhibit A attached hereto and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 after days adoption of this ordinance. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 22ND DAY OF OCTOBER, 2019.

ATTEST:

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

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

BY: _____
EDWARD V. CIAMPI, Chairman

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY: _____
**KRISTA A. STOREY,
SENIOR ASSISTANT
COUNTY ATTORNEY**

EXHIBIT A

LEGAL DESCRIPTION

Lots 9, 10, 11, 12 and 13, Block N; (less and except the West 20 feet of Lot 9, Block N), PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, according to the map or plat thereof as recorded in Plat Book 10, Page(s) 78, Public Records of Martin County, Florida.