

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

ORDINANCE NUMBER

**AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING
COMPREHENSIVE PLAN AMENDMENT 19-23, RIO FLUM,
AMENDING THE FUTURE LAND USE MAP OF THE MARTIN
COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN;
PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND
APPLICABILITY; PROVIDING FOR 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 3, 2019, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

WHEREAS, on November 12, 2019, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the Division of Community Planning and Development; and

WHEREAS, on December 17, 2019 at a duly advertised public hearing this Board considered and addressed the comments of the various reviewing agencies; 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 19-23, RIO FLUM**

Comprehensive Growth Management Plan Amendment CPA 19-23, Rio FLUM, is hereby adopted as follows:

- A. The Future Land Use Map is amended to change the future land use designation to CRA Center for the property described in Exhibit A, attached hereto and incorporated by reference.
- B. The Future Land Use Map is amended to change the future land use designation to CRA Neighborhood for the property described in Exhibit B, attached hereto and incorporated by reference.
- C. The Future Land Use Map is amended to eliminate the Rio Industrial, Western, Town Center, and Eastern Mixed-Use Future Land Use Overlays.

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 days after the state land planning agency notifies the local government that the plan amendment package is complete. 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. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

DULY PASSED AND ADOPTED THIS 17th DAY OF DECEMBER, 2019.

ATTEST:

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

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

**BY: _____
HAROLD E. JENKINS, II
CHAIRMAN**

**APPROVED AS TO FORM
& LEGAL SUFFICIENCY:**

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

EXHIBIT A