



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

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SARAH HEARD	Commissioner, District 4	WEBSITE	www.martin.fl.us
EDWARD V. CIAMPI	Commissioner, District 5		

BUSINESS IMPACT ESTIMATE

IN ACCORDANCE WITH § 125.66(3), FLA. STAT.

AN ORDINANCE OF MARTIN COUNTY, FLORIDA REGARDING COMPREHENSIVE PLAN AMENDMENT 25-03, P3 PUBLIC FACILITY WITH CLINIC, AMENDING THE FUTURE LAND USE MAP (FLUM) 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

1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county.

On October 21, 2025, the Board of County Commissioners (BCC) directed staff to initiate an amendment to the Future Land Use Map (FLUM) of the Comprehensive Growth Management Plan for a portion of County-owned property located at 951 SE Ruhnke Street. This property is intended to be part of a Public Private Partnership (P3) project for County operations, an Employee Wellness Clinic, and possible private revenue generating facilities.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the county, including the following, if any:

a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

This FLUM amendment concerns the future land use designation of a piece of property that is in public ownership. There is no direct compliance cost associated with the ordinance.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

There are no new charges or fees to businesses associated with the ordinance.

c. An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

This ordinance does not impose any regulatory costs on businesses.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

None.

4. Any additional information the board determines may be useful.

None.

April 28, 2026