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

ORDINANCE NUMBER

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, AMENDING DIVISION 5, HOBE SOUND, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; ASSIGNING THE CRA SUBDISTRICT, CORRIDOR (10 UNITS PER ACRE) TO THE 7.98-ACRE FLORIDAYS MOBILE PARK, LLC, PROPERTY; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, APPLICABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners has adopted the Martin County Comprehensive Growth Management Plan within which are included goals, objectives, and policies related to zoning and land development; and

WHEREAS, on June 16, 2020, the Board of County Commissioners amended the Land Development Regulations to create Article 12, Division 5, Hobe Sound Community Redevelopment Code; and

WHEREAS, on January 16, 2025, the Local Planning Agency considered the proposed amendment to Article 12, Community Redevelopment Code, Division 5, Hobe Sound, at a duly advertised public hearing; and

WHEREAS, the Board of County Commissioners finds the proposed amendment consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

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

PART I: AMENDMENT OF DIVISION 5, HOBE SOUND, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE

Figure HS-2, Section 12.5.02 Regulating Plan, is hereby amended to change the CRA Subdistrict from General to Corridor (10 units per acre) for the Floridays Mobile Park, LLC, property located at 10705 SE Federal Highway in Hobe Sound and further described in Exhibit A,

attached hereto and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, or parts hereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict except for ordinances concerning the adoption or amendment of the Martin County Comprehensive Plan.

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: CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Land Development Regulations except that Parts II through VII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

PART VII. EFFECTIVE DATE.

This ordinance shall take effect upon filing with the Office of Secretary of State.

DULY PASSED AND ADOPTED THIS 28th DAY OF JANUARY, 2025.

ATTEST:

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

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

**BY: _____
SARAH HEARD, CHAIR**

**APPROVED AS TO FORM AND LEGAL
SUFFICIENCY**

**BY: _____
ELYSSE A. ELDER,
DEPUTY COUNTY ATTORNEY**

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

LOT 95, ACCORDING TO THE PLAT OF GOMEZ GRANT (WEST OF THE INDIAN RIVER) RECORDED IN PLAT BOOK A, PAGE 17, DADE (NOW MARTIN) COUNTY, FLORIDA AND PLAT BOOK 1, PAGE 80, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PUBLIC ROAD AND LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL AS DEEDED IN OFFICIAL RECORDS BOOK 1523, PAGE 508, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 95, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY (NOW MARTIN), FLORIDA, PUBLIC RECORDS WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 68 DEG., 56 MIN., EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1170.3 FEET; THENCE SOUTH 21 DEG., 10 MIN., EAST A DISTANCE OF 363.0 FEET; SOUTH 68.56 FEET WEST, ALONG A LINE THAT IS 363 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 95, A DISTANCE OF 1170.3 FEET TO THE INTERSECTION THEREOF WITH THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 21 DEG., 10 MIN., WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 363.0 FEET TO THE POINT OF BEGINNING; A/K/A/ ALL LANDS ENCOMPASSED IN PLAT OF ANGLE-IN MOBILE HOME COURT, RECORDED IN PLAT BOOK 4, PAGE 81, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 7.979 ACRES, MORE OR LESS.

PCN: 34-38-42-000-095-00020-7