

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](http://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 24-22, HOBE SOUND  
TRAIN STATION, AMENDING THE FUTURE LAND USE MAP OF  
THE MARTIN COUNTY COMPREHENSIVE GROWTH  
MANAGEMENT PLAN TO ASSIGN THE CRA CENTER FUTURE  
LAND USE DESIGNATION (15 UNITS PER ACRE) TO AN  
ABANDONED RIGHT-OF-WAY 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 June 20, 2024, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

**WHEREAS**, on July 9, 2024, at a duly advertised public hearing, this Board considered the amendment for adoption; 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; and

**WHEREAS**, the Board 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 OF MARTIN COUNTY, FLORIDA, THAT:**

**PART I. ADOPTION OF COMPREHENSIVE GROWTH MANAGEMENT PLAN  
AMENDMENT 24-22, HOBE SOUND TRAIN STATION FLUM.**

Comprehensive Growth Management Plan Amendment CPA 24-22, Hobe Sound Train Station FLUM, is hereby adopted as follows: The Future Land Use Map is hereby changed to assign the CRA Center future land use designation to 5,465 square feet (0.13 acre) of an abandoned Right-of-Way at the corner of S.E. Vulcan Avenue and S.E. Athena 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 not timely challenged, shall be 31 days after adoption by the Board of County Commissioners. 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

**ATTEST:**

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

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

**BY:\_\_\_\_\_**  
**HAROLD E. JENKINS II, CHAIRMAN**

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

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

**EXHIBIT A**  
**LEGAL DESCRIPTION**

DESCRIPTION

THAT PORTION OF VULCAN AVENUE BEING BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 149, BLOCK 9, BOUNDED ON THE EAST BY THE WESTERLY LINE OF BLOCK 8, BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF BLOCK 9, AND BOUNDED ON THE WEST BY THE EASTERLY LINE OF BLOCK 9, OLYMPIA PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 68, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 5,465 SQUARE FEET MORE OR LESS.