

Application Package

CPA #24-22

**Hobe Sound Train
Station**



Agenda Item Summary

File ID: 24-1006

CNST-6

Meeting Date: 6/4/2024

PLACEMENT: Consent

TITLE:

REQUEST TO INITIATE AN AMENDMENT TO THE FUTURE LAND USE MAP FOR CERTAIN PROPERTIES LOCATED IN THE HOBE SOUND CRA TO ALLOW FOR RELOCATION AND RENOVATION OF THE HISTORIC HOBE SOUND TRAIN STATION

EXECUTIVE SUMMARY:

The Historic Hobe Sound Train Station will be re-located to County owned property within the Hobe Sound CRA. EDC has been contracted and is working closely with Public Works to provide engineering drawings for the area on which the train station will be placed. It is now necessary to assign the appropriate Future Land Use designation, which requires an amendment to the Comprehensive Growth Management Plan.

DEPARTMENT: Administration

PREPARED BY: **Name:** Susan Kores
Title: Manager, Office of Community Development

REQUESTED BY: James Gorton, Public Works

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The Martin County CRA vision for Hobe Sound includes the renewal of the AIA streetscape from SE Bridge Road to SE Saturn Street. This includes Old Post Office Alley and the connecting side streets. Project elements include improved drainage and stormwater solutions for property redevelopment, increased vehicular and pedestrian safety, undergrounding of utilities, beautification, redefined pedestrian spaces and parking.

The right-of-way was abandoned by the Martin County Board of County Commissioners on April 20, 2024. The western part of the abandoned right-of-way was donated back to the County by the property owner, as can be seen on the quit claim deed. The complete abandoned area shall adjoin to the County-owned property to the east, which will accommodate installation of the train station that was donated to the County by the Atlantic Fields developer.

The first phase and centerpiece of this project is the relocation and the renovation of the Historic Hobe Sound Train Station. The addition of an historic and creative placemaking element as

significant as this is integral to the future success of the corridor and of great importance to the community.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, and legal staff have identified and addressed legal risks and developed strategies for legal defensibility, as applicable.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board adopt the Resolution to initiate a future land use map amendment to the Comprehensive Growth Management Plan.
2. Move that the Board authorize the Chairman to execute all documents necessary to complete the transaction.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and provide alternative direction.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Other: | <input checked="" type="checkbox"/> Resolution | |

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

RESOLUTION NUMBER 24-

**A RESOLUTION OF MARTIN COUNTY, FLORIDA, TO INITIATE FUTURE LAND USE
MAP AMENDMENTS TO THE COMPREHENSIVE GROWTH MANAGEMENT PLAN**

WHEREAS, the Martin County Comprehensive Growth Management Plan, Section 1-11, Amendment Procedures, states that the Martin County Board of County Commissioners may, by resolution, initiate a request to amend, modify, add to, or change the Comprehensive Growth Management Plan;

WHEREAS, on June 4, 2024, the Office of Community Development took action to request that the Board of County Commissioners initiate an amendment of the Future Land Use Map within the Hobe Sound Community Redevelopment Area to allow for relocation of the Historic Hobe Sound Train Station as Phase 1 of the Dixie Highway Stormwater & Streetscape project and to better facilitate redevelopment in the Hobe Sound CRA;

WHEREAS, the subject property, as more particularly described on Exhibit A, is generally located at SE Vulcan Avenue and SE Athena Street in the Hobe Sound CRA and totals approximately 5,465 square feet.

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

The Martin County Board of County Commissioners herein initiates an amendment of the Comprehensive Growth Management Plan to change the future land use designation to the most appropriate designations for the property identified on the attached Exhibit A, which contains the Location Map, Property Descriptions and total acreage.

DULY PASSED AND ADOPTED THIS 4th DAY OF JUNE 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

HAROLD E. JENKINS II, CHAIRMAN

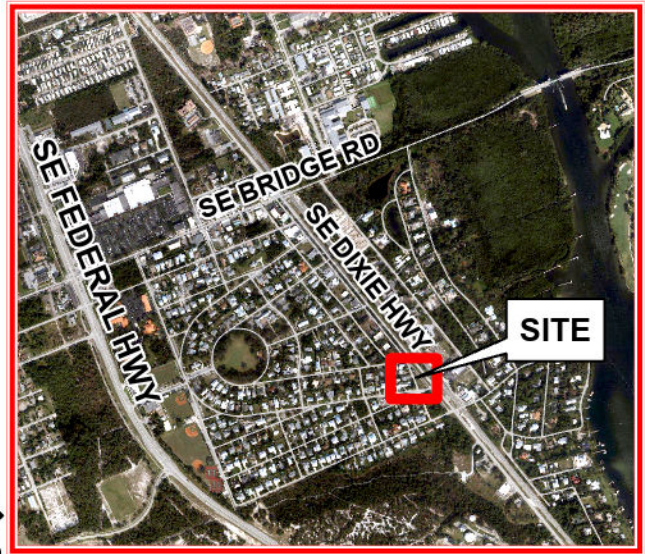
APPROVED AS TO FORM & LEGAL SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY



**MARTIN COUNTY
PUBLIC WORKS DEPARTMENT
LOCATION MAP**

**SE VULCAN AVENUE
PROPOSED RIGHT-OF-WAY
VACATION & ABANDONMENT**



NOT TO SCALE
2023 AERIAL



LEGEND

 PROPOSED RIGHT-OF-WAY VACATION & ABANDONMENT

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 24-012.DWG

M.C. PROJ. NO. 24-012

SHEET NO. 1 OF 2

EXHIBIT A

SURVEYOR'S NOTES

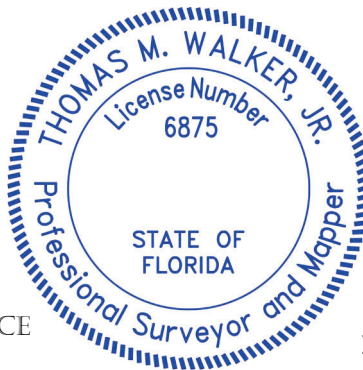
1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON OLYMPIA PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 68, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 AND 2, SHEET 2 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A RIGHT-OF-WAY VACATION AND ABANDONMENT.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
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CL = CENTERLINE

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.

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SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

A handwritten signature in blue ink, appearing to read "Tom Walker", written over a horizontal line.

THOMAS M. WALKER, JR., PSM
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. PSM 6875

DATE: APRIL 05 2024

RIGHT-OF-WAY VACATION & ABANDONMENT
SE VULCAN AVENUE
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 4/5/2024

DRAWING # 24-012A

MARTIN COUNTY, STUART, FLORIDA

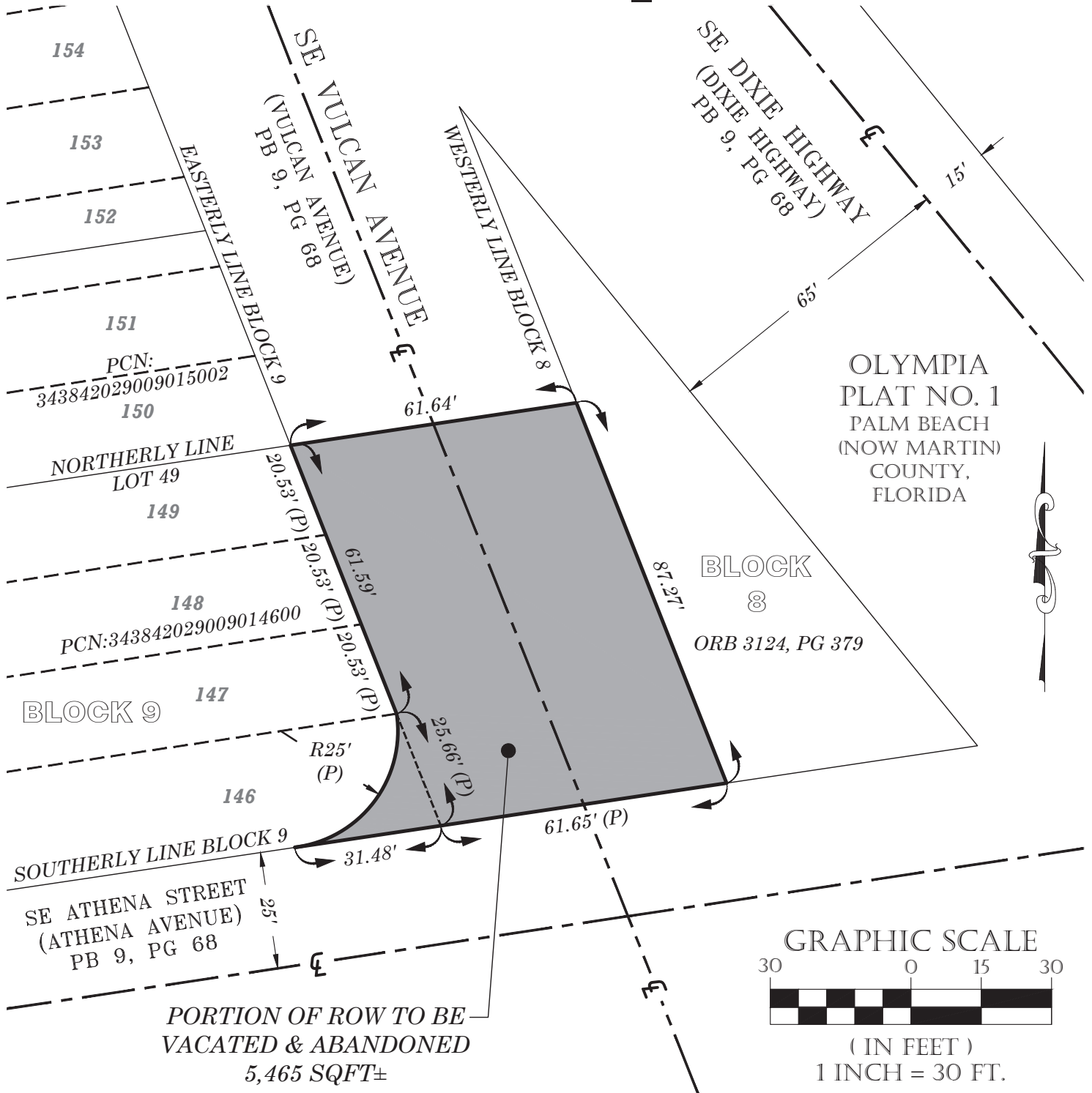
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME: 24-012.DWG

M.C. PROJ. NO. 24-012

SHEET NO. 2 OF 2

EXHIBIT A



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THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER.

RIGHT-OF-WAY VACATION & ABANDONMENT
SE VULCAN AVENUE
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW
DRAWN BY: JMM SCALE: 1"=30'
DATE: 4/5/2024
DRAWING # 24-012A



BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 24-4.16

REGARDING THE ABANDONMENT OF A PORTION OF
PLATTED RIGHT-OF-WAY LYING WITHIN OLYMPIA PLAT NO. 1,
MARTIN COUNTY, FLORIDA

WHEREAS, this Board has made the following determinations of fact:

1. Pursuant to notice published in The Stuart News on April 14, 2024, a public hearing was held by the Board of County Commissioners of Martin County, Florida, on the 30th of April, in the Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida, concerning abandoning and vacating the following described right-of-way in Martin County, Florida:

SEE ATTACHED EXHIBIT "A"

2. Any and all persons desiring to be heard regarding this matter were given an opportunity to present their views to this Board;
3. This Board has determined that the above-described rights-of-way will not be needed as a part of the County's road system;
4. This Board has determined that vacating and abandoning said right-of-way would not be contrary to the public interest;
5. This Board has determined that no property owner will be denied access to their property as a result of this abandonment; and

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Martin County, Florida, that:

- A. The following described rights-of-way in Martin County, Florida, is hereby vacated and abandoned, subject to the conditions set forth in part B:

SEE ATTACHED EXHIBIT "A"

B. The vacation and abandonment of said right-of-way is subject to all easements of record and following conditions precedent:

Publication one time within thirty (30) days, a Notice of Adoption of this Resolution in a newspaper of general circulation published in Martin County, Florida.

THIS RESOLUTION SHALL NOT BE RECORDED UNTIL ALL CONDITIONS HAVE BEEN SATISFIED.

DULY PASSED AND ADOPTED THIS 30th DAY OF APRIL, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA


CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER


HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:


SARAH W. WOODS, COUNTY ATTORNEY

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME: 24-012.DWG

M.C. PROJ. NO. 24-012

SHEET NO. 1 OF 2

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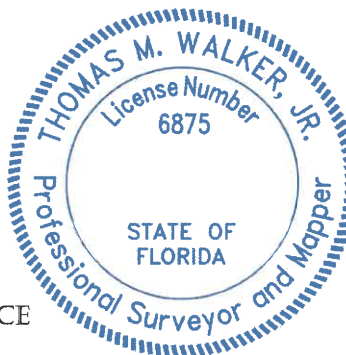
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IN RESPONSIBLE CHARGE

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MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. PSM 6875

DATE: APRIL 05 2024

RIGHT-OF-WAY VACATION & ABANDONMENT
SE VULCAN AVENUE
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW

DRAWN BY: JMM SCALE: N/A

DATE: 4/5/2024

DRAWING # 24-012A

MARTIN COUNTY, STUART, FLORIDA

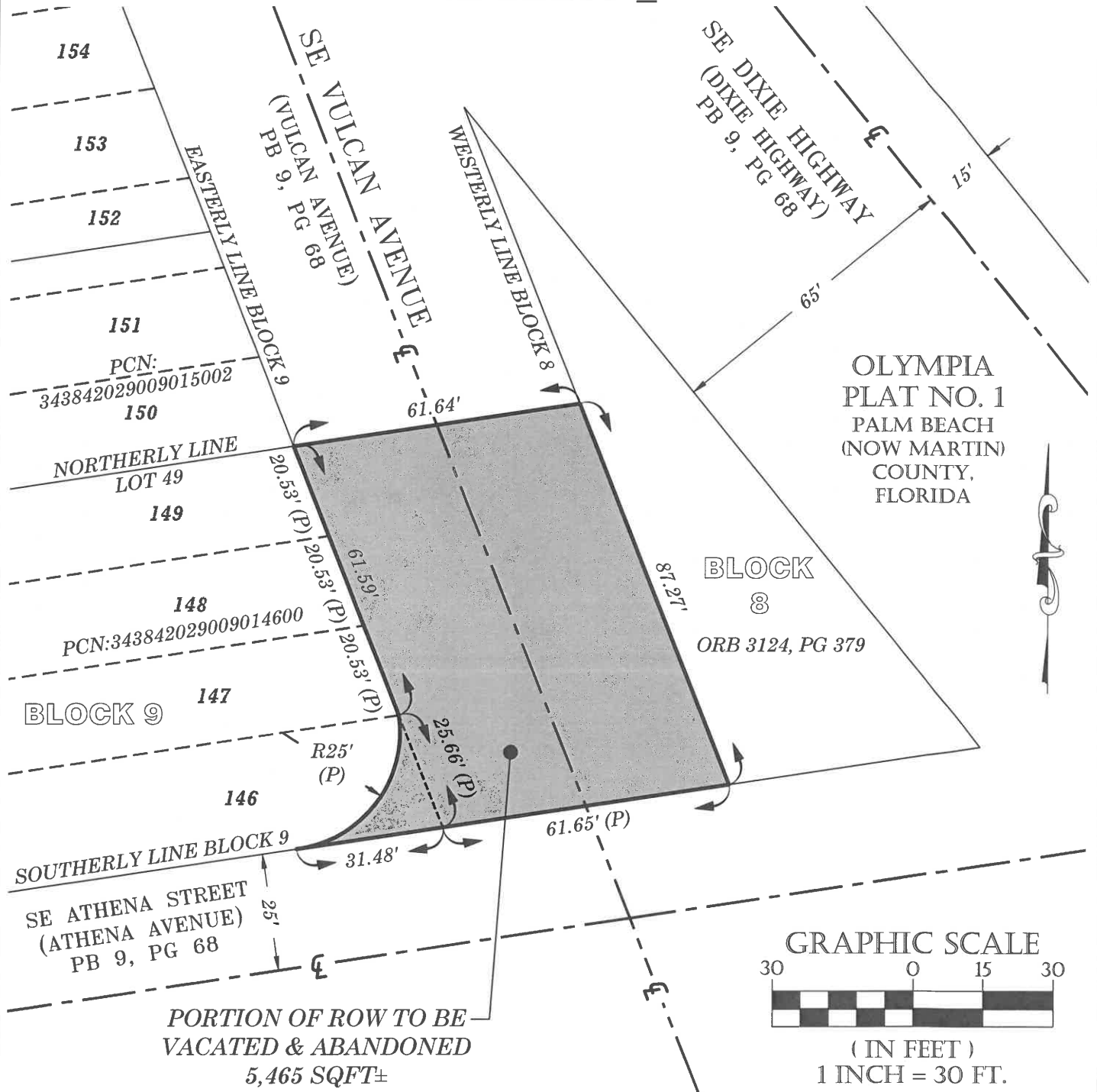
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DWG. NAME: 24-012.DWG

M.C. PROJ. NO. 24-012

SHEET NO. 2 OF 2

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RIGHT-OF-WAY VACATION & ABANDONMENT
SE VULCAN AVENUE
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	
DRAWN BY: JMM	SCALE: 1"=30'
DATE: 4/5/2024	
DRAWING #	24-012A

This instrument prepared by:
Carla T. Segura for
Real Property Management
Martin County
2401 SE Monterey Rd.
Stuart, Florida 34996

Parcel Name: SE Vulcan Ave. Road Abandonment
File No: 4074
PCN: 34-38-42-029-009-01460-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT-CLAIM DEED

THIS INDENTURE, made this 21st day of May, 2024, by and between **PATRICK J. MARTIN AND ELIZABETH T. MARTIN**, his wife, whose address is 9455 SE Athena, Hobe Sound, Florida, 33455, hereinafter referred to as the party of the first part and **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996, hereinafter referred to as the party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of One Dollar (\$1.00) in hand paid by the said party of the second part, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and by these presents does remise, release and quit-claim unto the said party of the second part, and its heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to wit, acquired through that abandoned westerly portion of right-of-way along SE Vulcan Ave., as more particularly described on **EXHIBIT "A"** (attached hereto and made a part hereof).

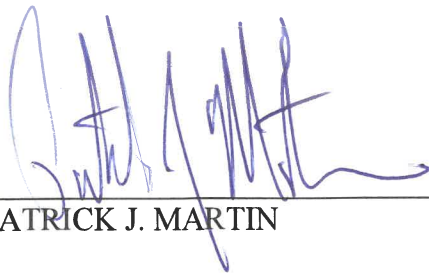
TO HAVE AND TO HOLD THE SAME, together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only property use, benefit and belief of the said party of the second part its heirs and assigns, forever.

Accepted pursuant to
Resolution No. 24-4.17
on April 30, 2024

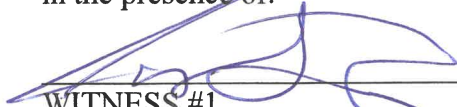
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IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:



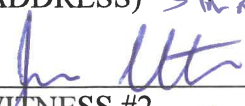
PATRICK J. MARTIN



WITNESS #1
CARLA SEGURA

(TYPE OR PRINT NAME)
2401 SE Monterey

(ADDRESS) STUART, FL 34996




WITNESS #2
JAMES GORDON

(TYPE OR PRINT NAME)

(ADDRESS)



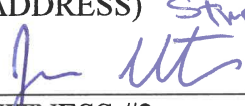
ELIZABETH T. MARTIN



WITNESS #1
CARLA SEGURA

(TYPE OR PRINT NAME)
2401 SE Monterey

(ADDRESS) STUART, FL 34996



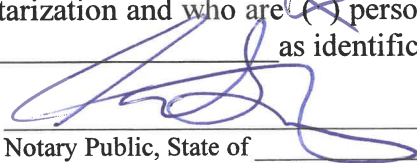
WITNESS #2
JAMES GORDON

(TYPE OR PRINT NAME)

(ADDRESS)

STATE OF FLORIDA,
COUNTY OF MARTIN,

The foregoing instrument was acknowledged before me this 21st day of May, 2024, by PATRICK J. MARTIN AND ELIZABETH T. MARTIN, his wife, () by means of physical presence or () online notarization and who are () personally known to me or have produced () _____ as identification.



Notary Public, State of _____
Print Name: _____
My Commission Expires: _____



MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME: 24-012.DWG

M.C. PROJ. NO. 24-012

SHEET NO. 1 OF 2

EXHIBIT A

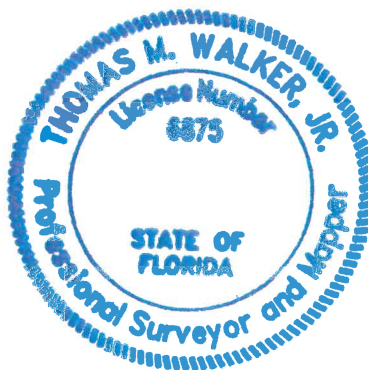
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SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

A blue ink signature of Thomas M. Walker, Jr.

THOMAS M. WALKER, JR., PSM
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. PSM 6875

DATE: APR 22 2024

WEST 1/2 VACATED & ABANDONED ROW
SE VULCAN AVENUE
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW

DRAWN BY: JMM SCALE: N/A

DATE: 4/22/2024

DRAWING # 24-012B

MARTIN COUNTY, STUART, FLORIDA

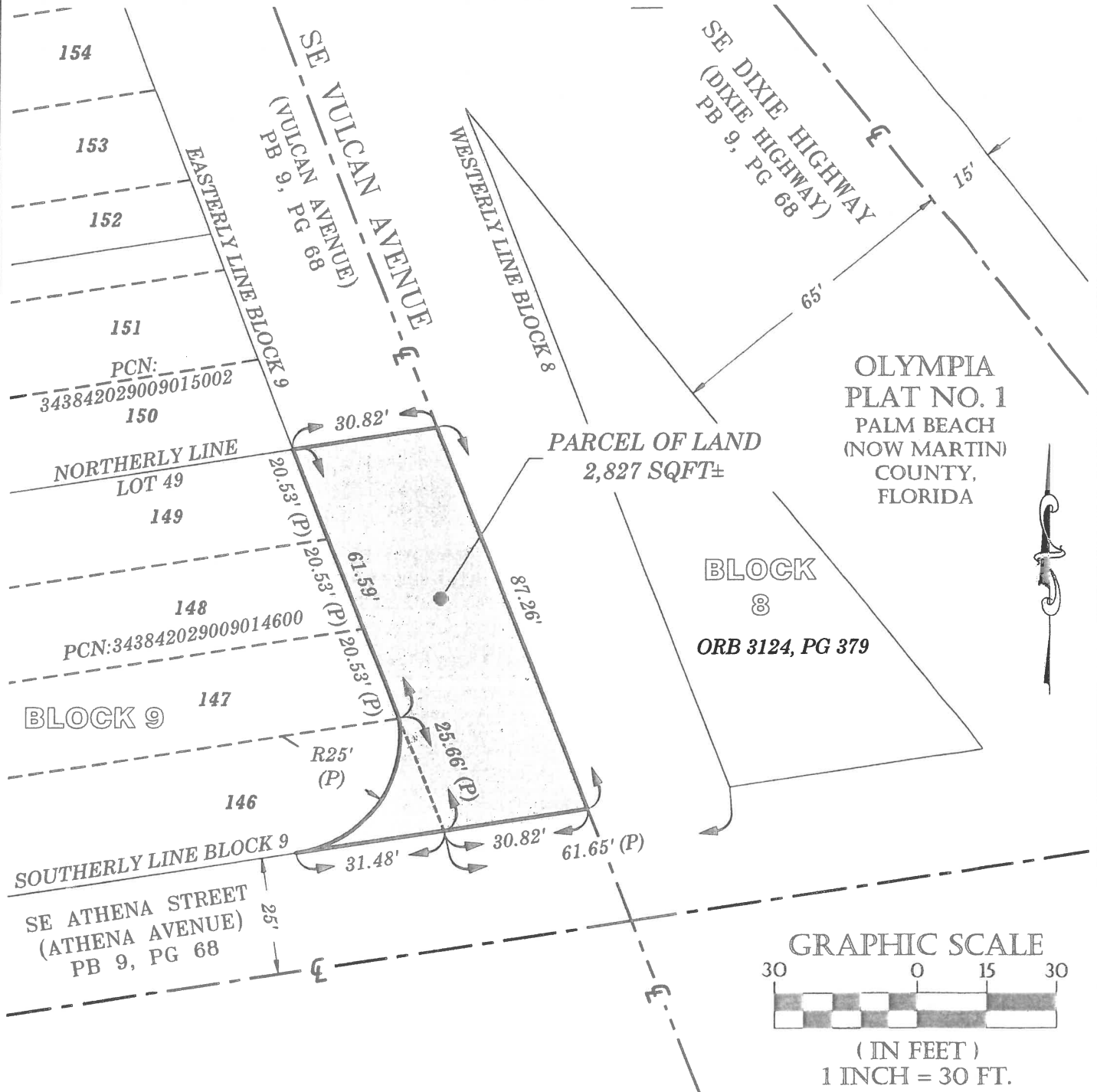
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME: 24-012.DWG

M.C. PROJ. NO. 24-012

SHEET NO. 2 OF 2

EXHIBIT A



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AT A SCALE OF 1"=30' OR SMALLER.

WEST 1/2 VACATED & ABANDONED ROW
SE VULCAN AVENUE
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW

DRAWN BY: JMM SCALE: 1"=30'

DATE: 4/22/2024

DRAWING # 24-012B

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 24-4.17

WHEREAS, Martin County has worked to plan and develop a project to accommodate the installation of the Historic Hobe Sound Train Station donated to the County by Atlantic Fields for the Dixie Highway Streetscape project between SE Dixie Highway and SE Vulcan Ave. in Hobe Sound; and

WHEREAS, the County desires to abandon a portion of the platted right of way along SE Vulcan Ave. in Hobe Sound; and

WHEREAS, half of the abandoned right of way is adjacent to a County owned parcel on the east and the other half is adjacent to a parcel owned by Patrick J. and Elizabeth T. Martin on the west side of the abandoned right of way; and

WHEREAS, by document entitled "Quit Claim Deed", executed on _____, 2024, by Patrick J. and Elizabeth T. Martin, Martin County will acquire the westerly half of that portion of the abandoned right of way along SE Vulcan Ave.; and

WHEREAS, Sec. 139.31 and 139.32, General Ordinances, Martin County Code require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County.

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

Martin County hereby accepts and approves the Quit Claim Deed from Patrick J. and Elizabeth T. Martin for the westerly half of the approved right of way abandonment along SE Vulcan Ave.

DULY PASSED AND ADOPTED THIS 30TH DAY OF APRIL, 2024.

ATTEST:



CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA


HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:


SARAH W. WOODS, COUNTY ATTORNEY