

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 1163**

**AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 21-06, MAGGY'S HAMMOCK PARK, 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 June 3, 2021, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

**WHEREAS**, on July 13, 2021, 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 CPA 21-06, MAGGY'S HAMMOCK PARK**

Comprehensive Growth Management Plan Amendment CPA 21-06, Maggy's Hammock Park, is hereby adopted as follows: The Future Land Use Map is hereby changed on the 5.4-acre property located on S.E. Kubin Avenue, north of Maggy's Hammock Park, Port Salerno; from Residential Estate Density (2 units per acre) to Public Conservation for that portion of the property described in Exhibit A, and to General Institutional for that portion of the property described in Exhibit B, both exhibits 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 the amendment is not timely challenged, shall be 31 days after adoption of this ordinance. 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 13<sup>th</sup> DAY OF JULY 2021.**

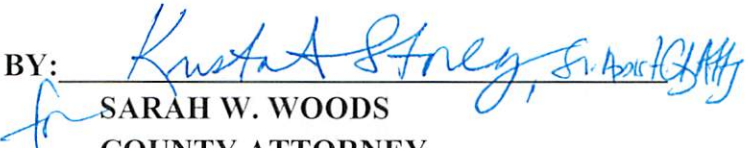
**ATTEST:**

  
CAROLYN TIMMANN, CLERK  
OF THE CIRCUIT COURT AND  
COMPTROLLER

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

BY:   
STACEY HETHERINGTON, CHAIR

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

BY:   
SARAH W. WOODS  
COUNTY ATTORNEY

# MARTIN COUNTY, STUART, FLORIDA

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

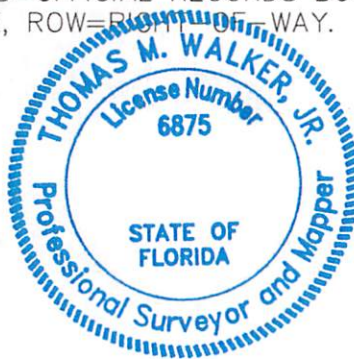
DWG. NAME : 21-023A.DWG M.C. PROJ. NO. 21-023

SHEET NO. 1 OF 3

## EXHIBIT A


### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE BOUNDARY SURVEY OF LOT 20 OF SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT S/D, PREFORMED BY CHRISTIAN FENEX AND ASSOCIATES, LLC, SKETCH NUMBER 218079\_LOT20-MC\_2-11-2021.DWG, DATED 2/20/21 AND HANSON GRANT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 89, 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, 2 AND 3, SHEET 3 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS NORTH 46°10'12" WEST ALONG THE CENTERLINE OF SE KUBIN AVE, AS PER SAID BOUNDARY SURVEY AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: C=CENTERLINE, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, ROW=RIGHT-OF-WAY.



SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE

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).

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

DATE: JUN 18 2021

PUBLIC CONVSERVATION FUTURE LAND USE PARCEL  
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM	
DRAWN BY : JMM	SCALE : N/A
DATE : 6/10/2021	
DRAWING # 21-023A	

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 21-023A.DWG | M.C. PROJ. NO. 21-023

SHEET NO. 2 OF 3

## EXHIBIT A

### DESCRIPTION

LOT 20, SUBDIVISION OF LOTS 13 AND 14 HANSON GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 89, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPT THE EAST 10 FEET OF THE ABOVE DESCRIBED PROPERTY.

AND

LESS AND EXCEPT THE SOUTHERLY 125 FEET OF THE EASTERLY 125 FEET OF THE ABOVE DESCRIBED PARCEL.

SAID PARCEL CONTAINS 216,839 SQUARE FEET, (4.98 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS  
NOT VALID WITHOUT SHEETS 1 AND 3.

PUBLIC CONSERVATION FUTURE LAND USE PARCEL  
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM

DRAWN BY : JMM | SCALE : N/A

DATE : 6/10/2021

DRAWING # 21-023A



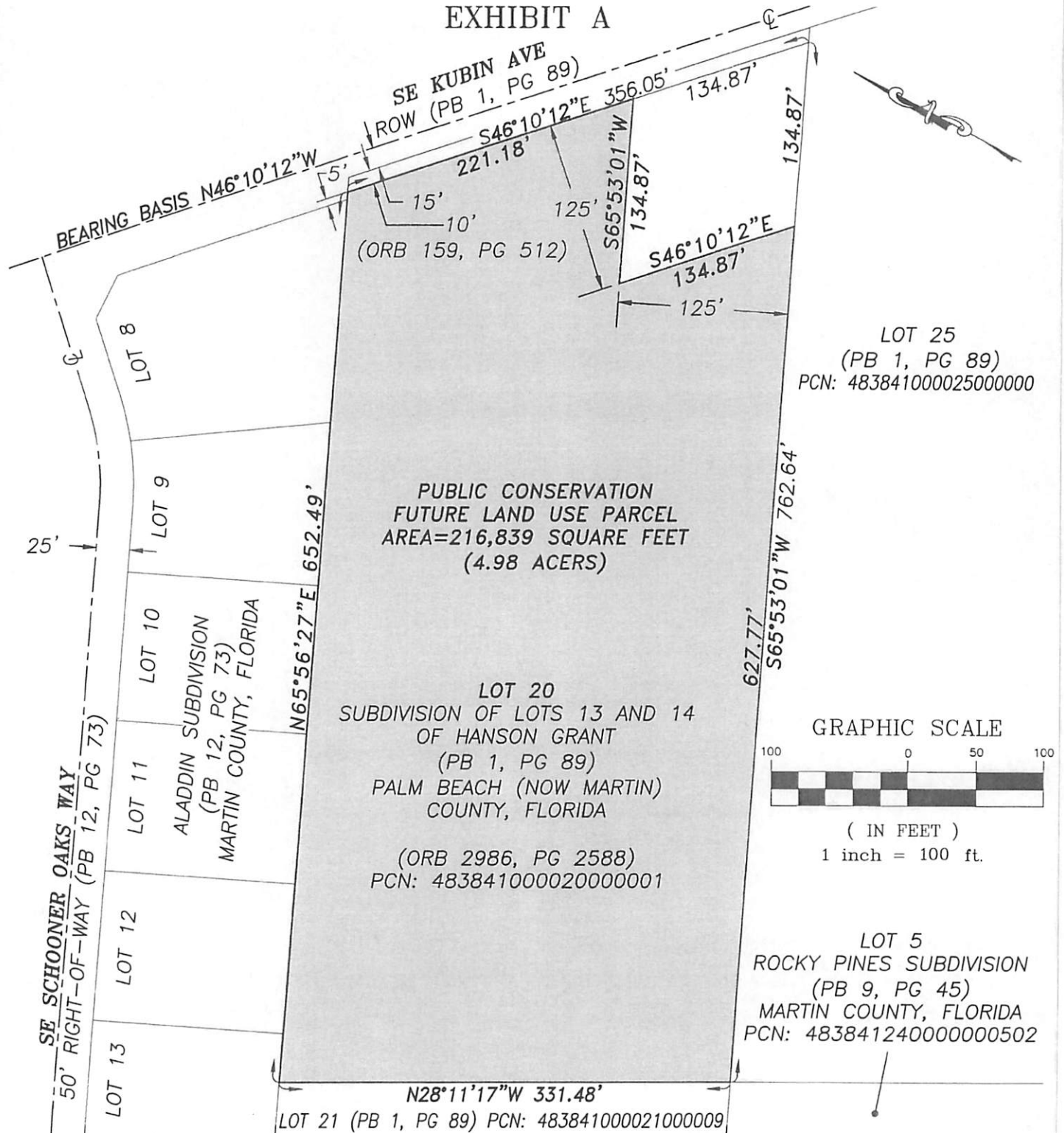
# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 21-023A.DWG M.C. PROJ. NO. 21-023A

SHEET NO. 3 OF 3

## EXHIBIT A



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

PUBLIC CONSERVATION FUTURE LAND USE PARCEL  
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM  
DRAWN BY : JMM SCALE : 1"=100'  
DATE : 6/10/2021  
DRAWING # 21-023A

# MARTIN COUNTY, STUART, FLORIDA

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

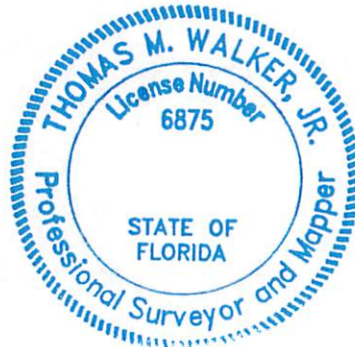
DWG. NAME : 21-023B.DWG | M.C. PROJ. NO. 21-023

SHEET NO. 1 OF 3

## EXHIBIT B

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE BOUNDARY SURVEY OF LOT 20 OF A SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT S/D, PERFORMED BY CHRISTIAN FENEX AND ASSOCIATES, LLC, SKETCH NUMBER 218079\_LOT20-MC\_2-11-2021.DWG, DATED 2/20/21 AND HANSON GRANT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 89, 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, 2 AND 3, SHEET 3 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS NORTH 46°10'12" WEST ALONG THE CENTERLINE OF SE KUBIN AVE, AS PER SAID BOUNDARY SURVEY AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: C=CENTERLINE, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, ROW=RIGHT-OF-WAY.



SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE

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

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

DATE: JUN 18 2021

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).

GENERAL INSTITUTIONAL FUTURE LAND USE PARCEL  
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM	
DRAWN BY : JMM	SCALE : N/A
DATE : 6/10/2021	
DRAWING # 21-023B	

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 21-023B.DWG M.C. PROJ. NO. 21-023 SHEET NO. 2 OF 3

## EXHIBIT B

### DESCRIPTION

A PARCEL OF LAND BEING THE SOUTHERLY 125 FEET OF THE EASTERLY 125 FEET OF THE FOLLOWING DESCRIBED PARCEL:

LOT 20, SUBDIVISION OF LOTS 13 AND 14 HANSON GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 89, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPT THE EAST 10 FEET OF THE ABOVE DESCRIBED PROPERTY.

SAID PARCEL CONTAINS 16,858 SQUARE FEET, (0.39 ACRES) MORE OR LESS.

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS  
NOT VALID WITHOUT SHEETS 1 AND 3.**

GENERAL INSTITUTIONAL FUTURE LAND USE PARCEL  
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM  
DRAWN BY : JMM SCALE : N/A  
DATE : 6/10/2021  
DRAWING # 21-023B



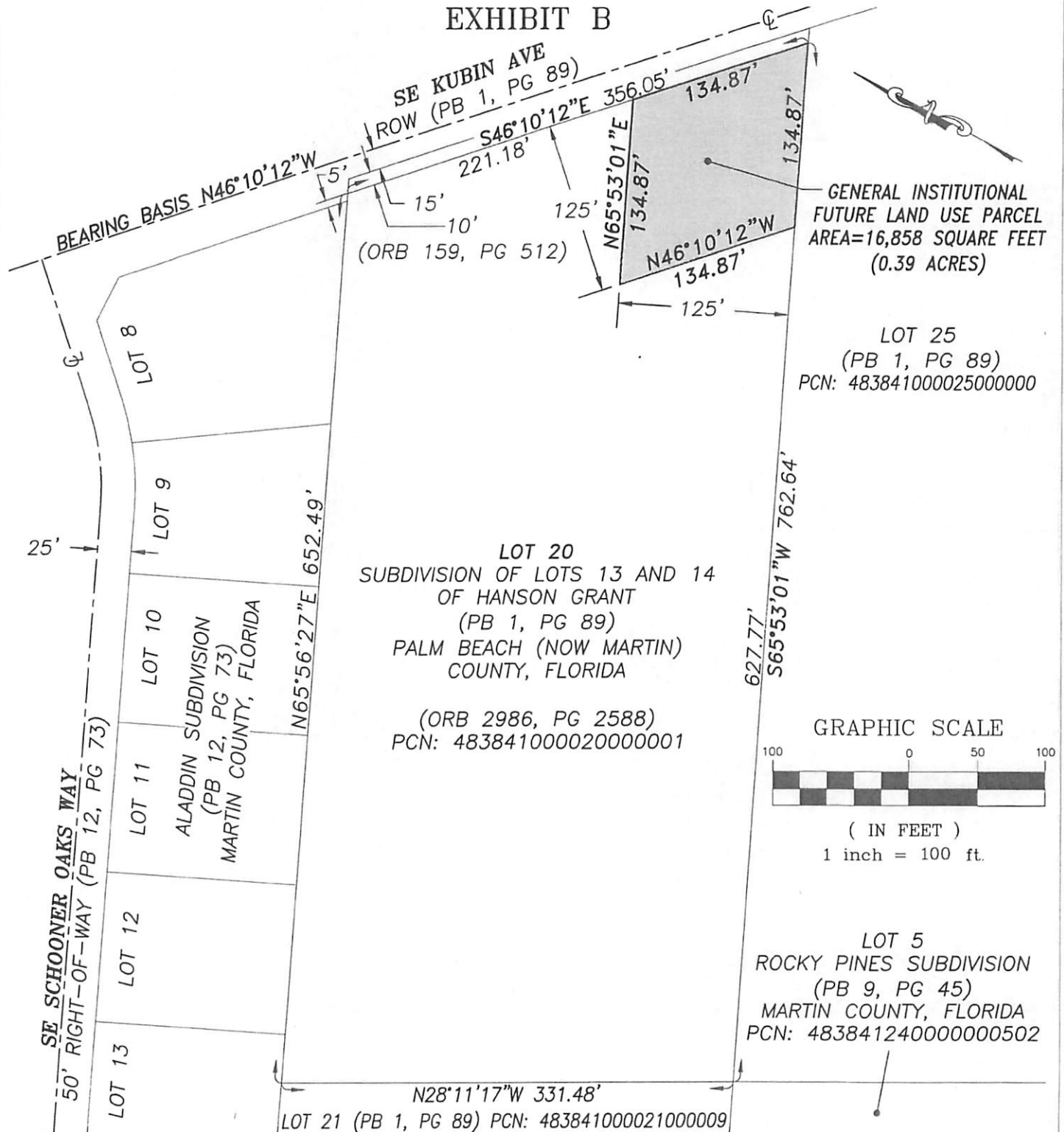
# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 21-023B.DWG M.C. PROJ. NO. 21-023

SHEET NO. 3 OF 3

## EXHIBIT B



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

GENERAL INSTITUTIONAL FUTURE LAND USE PARCEL  
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM  
DRAWN BY : JMM SCALE : 1"=100'  
DATE : 6/10/2021  
DRAWING # 21-023B



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

July 20, 2021

Ms. Carolyn Timmann  
Clerk of the Circuit Court  
Martin County  
Post Office Box 9016  
Stuart, Florida 34995

Attention: Layla Ponders

Dear Ms. Timmann:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Martin County Ordinance No. 1163, which was filed in this office on July 20, 2021.

Sincerely,

Anya Grosenbaugh  
Program Administrator

AG/lb