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

ORDINANCE NUMBER 1180

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 21-15, WEST JENSEN PUD, 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 April 7, 2022, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

WHEREAS, on May 17, 2022, 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 21-15, WEST JENSEN PUD**

Comprehensive Growth Management Plan Amendment CPA 21-15, West Jensen PUD, is hereby adopted as follows: The Future Land Use Map is amended to change an Industrial Future Land Use designation to General Commercial on ±0.55

acres, a General Commercial Future Land Use designation to Medium Density Residential on ±14 acres and an Industrial Future Land Use designation to Medium Density Residential on ±11.9 acres all contained within a ±40.47-acre parcel located west of NW Goldenrod Road and east of NW Federal Highway, and further described in Exhibits A and B, 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 17th DAY OF MAY, 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: 
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: 
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM
& LEGAL SUFFICIENCY:

BY: 
SARAH W. WOODS, COUNTY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST,
MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE, SOUTH 89°56'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 597.70 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 89°56'41" WEST ALONG THE SAID SOUTH LINE OF SECTION 18 A DISTANCE OF 60.63 FEET;

THENCE, NORTH 31°06'45" WEST A DISTANCE OF 461.34 FEET;

THENCE, NORTH 58°28'12" EAST A DISTANCE OF 48.35 FEET;

THENCE, SOUTH 31°31'48" EAST A DISTANCE OF 492.99 FEET TO THE SAID SOUTH LINE OF SECTION 18, AND THE POINT OF BEGINNING.

CONTAINING 23,898 SQUARE FEET OR 0.55 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE SOUTH LINE OF SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST BEING SOUTH 89°56'41" WEST.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard

Digitally signed by
Richard Barnes

Barnes

Date: 2022.03.09

RICHARD E. BARNES JR. 08:03:19 -05'00'
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 5173

DATE OF SIGNATURE

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman
C O N S U L T I N G

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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Professional Surveyors and Mapper Business Certificate # LB 8030

A PORTION OF SECTION 18,
TOWNSHIP 37 SOUTH, RANGE 41 EAST

MARTIN COUNTY

FLORIDA

PATH: P:\010595-Dacar\010595-02-001(SUR)-West-Jensen-Residential\Survey

PROJECT NO. 010595-02-001

REVISED DATE:

DATE: MAR. 8, 2022

CADD FILE: 010595-02-001-S&D

SCALE: N/A

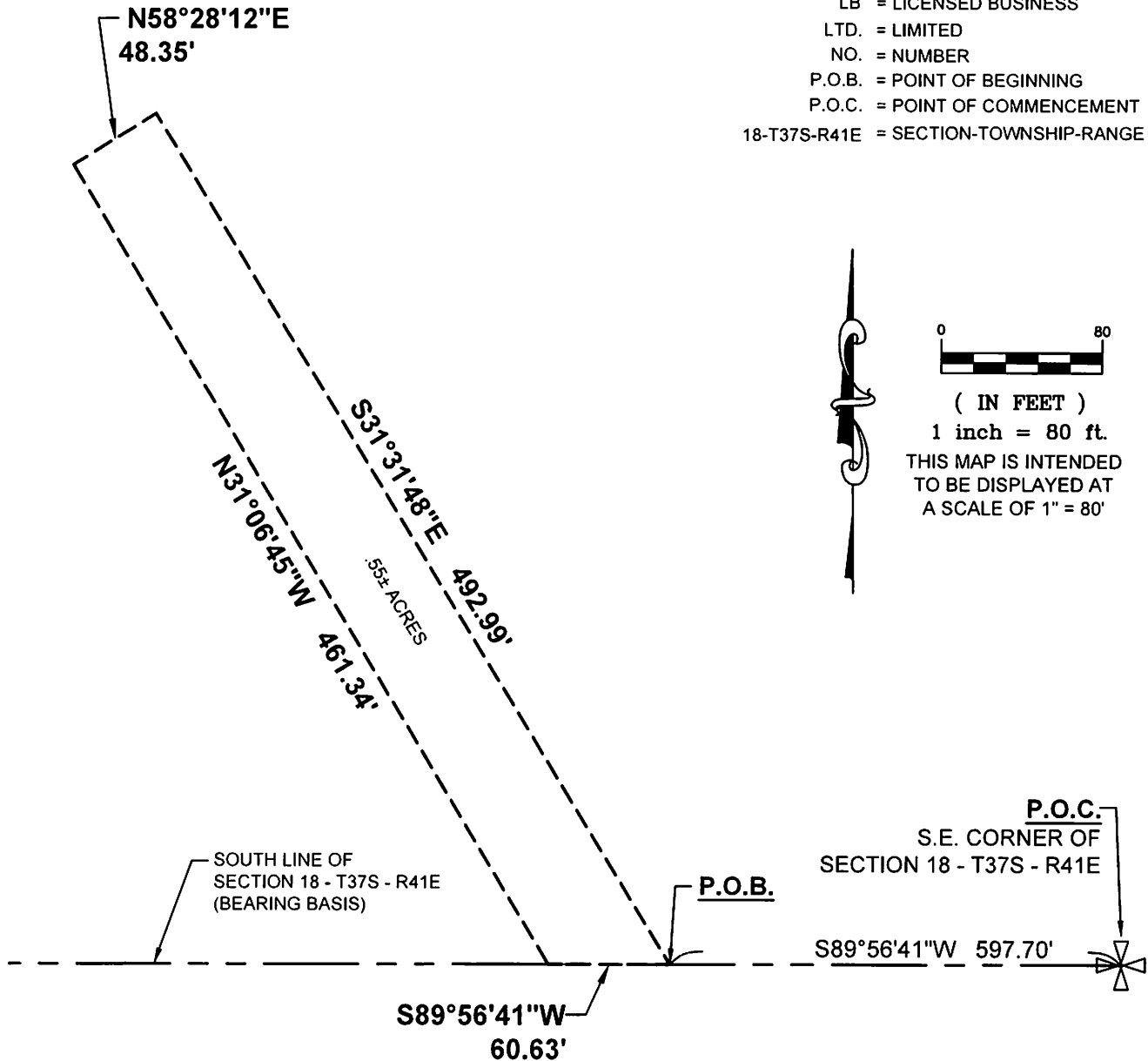
SHEET 1 OF 2

EXHIBIT "A"
SKETCH OF DESCRIPTION

LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST,
MARTIN COUNTY, FLORIDA

LEGEND

LB = LICENSED BUSINESS
LTD. = LIMITED
NO. = NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
18-T37S-R41E = SECTION-TOWNSHIP-RANGE



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman
CONSULTING

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301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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Professional Surveyors and Mapper Business Certificate # LB 8030

A PORTION OF SECTION 18,
TOWNSHIP 37 SOUTH, RANGE 41 EAST

MARTIN COUNTY

FLORIDA

PATH: P: \010595-Dacar\010595-02-001(SUR)-West-Jensen-Residential\Survey

PROJECT NO. 010595-02-001

REVISED DATE:

DATE: MAR. 8, 2022

CADD FILE: 010595-02-001-S&D

SCALE: 1"=80'

SHEET 2 OF 2

Exhibit B

LEGAL DESCRIPTION (PER SURVEYOR)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18;

THENCE, SOUTH 89°56'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 597.70 FEET;

THENCE, NORTH 31°31'48" WEST A DISTANCE OF 492.99 FEET;

THENCE, SOUTH 58°28'12" WEST A DISTANCE OF 636.83 FEET ;

THENCE, SOUTH 00°03'19" EAST A DISTANCE OF 87.95 FEET TO SAID SOUTH LINE OF SECTION 18;

THENCE, SOUTH 89°56'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 119.90 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 31°52'24" AND A CHORD BEARING AND DISTANCE OF NORTH 15°52'52" EAST, 48.33 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.95 FEET;

THENCE, SOUTH 51°09'13" EAST A DISTANCE OF 31.36 FEET;

THENCE, NORTH 38°50'47" EAST A DISTANCE OF 75.50 FEET;

THENCE, NORTH 51°09'13" WEST A DISTANCE OF 45.37 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 136.00 FEET, A CENTRAL ANGLE OF 44°42'23" AND A CHORD BEARING AND DISTANCE OF NORTH 09°10'26" WEST, 103.45 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.12 FEET;

THENCE, NORTH 31°31'37" WEST A DISTANCE OF 658.30 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 20°38'57" AND A CHORD BEARING AND DISTANCE OF NORTH 21°12'09" WEST, 145.17 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.96 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 412.00 FEET, A CENTRAL ANGLE OF 12°07'53" AND A CHORD BEARING AND DISTANCE OF NORTH 16°56'36" WEST, 87.07 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID REVERSE CURVE A DISTANCE OF 87.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 100°37'32" AND A CHORD BEARING AND DISTANCE OF NORTH 27°18'13" EAST, 61.56 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.25 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 883.50 FEET, A CENTRAL ANGLE OF 09°13'24" AND A CHORD BEARING AND DISTANCE OF NORTH 82°13'41" EAST, 142.07 FEET;

THENCE, EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 142.22 FEET;

THENCE, NORTH 86°50'23" EAST A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 86.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF NORTH 41°50'23" EAST, 122.33 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.87 FEET;

THENCE, NORTH 03°09'37" WEST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. GOLDENROD ROAD PER OFFICIAL RECORDS BOOK 1356, PAGE 273 AND OFFICIAL RECORDS BOOK 1644, PG. 2669;

THENCE, EASTERLY AND SOUTHERLY ALONG SAID N.W. GOLDENROD ROAD RIGHT-OF-WAY THE NEXT 4 COURSES;

1. THENCE, NORTH 86°50'23" EAST A DISTANCE OF 110.34 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 68°11'24" AND A CHORD BEARING AND DISTANCE OF SOUTH 59°03'56" EAST, 874.48 FEET;

2. THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 928.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 846.50 FEET, A CENTRAL ANGLE OF 37°25'21" AND A CHORD BEARING AND DISTANCE OF SOUTH 43°40'55" EAST, 543.11 FEET;

3. THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE A DISTANCE OF 552.89 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 37°04'47" AND A CHORD BEARING AND DISTANCE OF SOUTH 43°51'11" EAST, 496.03 FEET;

4. THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE A DISTANCE OF 504.79 FEET TO THE SOUTH LINE OF SAID SECTION 17;

THENCE, NORTH 89°33'37" WEST ALONG SAID SOUTH LINE OF SECTION 17 A DISTANCE OF 0.79 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18 AND THE **POINT OF BEGINNING**.

CONTAINING 1,128,386 SQUARE FEET OR 25.90 ACRES MORE OR LESS.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 31, 2022

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

Attention: Layla Ponders

Dear Carolyn Timmann:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Martin County Ordinance No. 1180, which was filed in this office on May 26, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/mas