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

**ORDINANCE NUMBER**

**AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING  
COMPREHENSIVE PLAN AMENDMENT 21-09, BECKER B14, FLUM,  
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 January 20, 2022, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

**WHEREAS**, on February 22, 2022, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the Division of Community Planning and Development; and

**WHEREAS**, on April 19, 2022 at a duly advertised public hearing this Board considered and tabled the amendment; and

**WHEREAS**, on June 21, 2022 at a duly advertised public hearing this Board considered and addressed the comments of the various reviewing agencies; 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.

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

**PART I.      COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT  
CPA 21-09, BECKER B14, FLUM**

Comprehensive Growth Management Plan Amendment CPA 21-09, Becker B14, FLUM is hereby adopted as follows: The Future Land Use Map is amended to change the Agricultural Future Land Use designation to Rural Lifestyle on the subject  $\pm 1,493.91$  acres, located north of SE Bridge Road and east of the I-95 Interchange, in Hobe Sound 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 the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. 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 21st DAY OF JUNE, 2022.**

**ATTEST:**

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

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

**BY:** \_\_\_\_\_  
**DOUG SMITH, CHAIRMAN**

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

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

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

ALL OF HOBE SOUND POLO CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH...

ALL OF GROVE GOLF CLUB, TRACT D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONSISTING OF 1,530.89 ACRES (+/-).

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND BEING ALL THAT PART OF THE SOUTH 3/4 OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, LYING NORTH OF THE AREA DESIGNATED AS RURAL DENSITY, AS SHOWN ON THE MARTIN COUNTY LAND USE PLAN, AS OF JULY 28, 2008, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00°21'35" EAST ALONG THE WEST LINE OF SECTION 14, A DISTANCE OF 2651.38 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE CONTINUE NORTH 00°20'47" EAST ALONG THE SAID WEST LINE OF SECTION 14, A DISTANCE OF 1321.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION 14; THENCE SOUTH 89°59'08" EAST DEPARTING SAID SECTION LINE AND ALONG SAID NORTH LINE OF THE SOUTH 3/4 OF SECTION 14, A DISTANCE OF 2665.12 FEET TO A POINT ON THE QUARTER SECTION LINE OF SECTION 14, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89°59'08" EAST DEPARTING SAID QUARTER SECTION LINE AND ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION, A DISTANCE OF 2653.17 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE SOUTH 00°04'46" WEST ALONG THE EAST LINE OF SECTION 14, A DISTANCE OF 605.93 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID AREA DESIGNATED AS RURAL DENSITY; THENCE SOUTH 89°57'57" WEST DEPARTING SAID EAST LINE OF SECTION 14 AND ALONG SAID SOUTH LINE OF THE DESIGNATED RURAL DENSITY AREA, A DISTANCE OF 2653.78 FEET TO A POINT ON SAID QUARTER LINE OF SECTION 14; THENCE NORTH 00°08'13" EAST DEPARTING THE

SOUTH LINE OF THAT AFORESAID AREA DESIGNATED AS RURAL DENSITY AND ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 608.18 FEET TO THE **POINT OF BEGINNING**.

CONSISTING OF 36.98 ACRES (+/-)

CONSISTING OF 1,493.91 ACRES, MORE OR LESS