

Prepared By:
Martin County Growth Management Department
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Stuart, FL 34996

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

RESOLUTION NUMBER 26-

**[REGARDING FINAL SITE PLAN APPROVAL
FOR BRIDGE ROAD CAR CLUB
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. MCFL Properties, LLC, submitted an application for approval of the final site plan for the Bridge Road Car Club project (T130-005), located on lands described in Exhibit A, attached.
2. The Local Planning Agency (LPA) considered the application at a properly noticed public hearing on February 5, 2026. The LPA's recommendations were forwarded to the Board of County Commissioners (Board) for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice, this Board considered approval at a public hearing on the application on February 10, 2026.
5. At the public hearings, all interested parties were given an opportunity to be heard.
6. The final site plan for the Bridge Road Car Club project is consistent with the Comprehensive Growth Management Plan and the Land Development Regulations.

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

- A. The final site plan for the Bridge Road Car Club project is approved. More specifically, this approval is for the development of three (3) one-story vehicular self-storage buildings totaling approximately 55,823 square feet and associated infrastructure. Development of the Bridge Road Car Club shall be in accordance with

the approved final site plan attached as Exhibit B and the Preserve Area Management Plan attached as Exhibit C.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans, fees and federal and state permits and approvals are received and approved as required by Section 10.11, Land Development Regulations, Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the final site plan for the Bridge Road Car Club project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, Land Development Regulations, Martin County Code.

F. All permits for the Bridge Road Car Club project must be obtained within one year, by February 10, 2027. Development must be completed within two years, by February 10, 2028.

G. In order to ensure that the drainage/stormwater management system functions as designed and permitted in perpetuity, Owner shall maintain the drainage/stormwater management system according to the Stormwater Management System Maintenance Plan as submitted with the final site plan application. The Maintenance Plan will provide that Owner shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Growth Management Director at final site plan approval in order to ensure it functions as intended and as approved by County. County shall not have any responsibility in maintaining the system.

H. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

I. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

J. Pursuant to Section 4.843.G., Land Development Regulations, Martin County Code, in lieu of constructing a sidewalk along SE Bridge Road, the Owner shall pay \$53,120, the cost of construction accepted by the County Engineer, as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County Code.

K. The Owner shall dedicate 42-feet of right-of-way along SE Bridge Road (CR-708) along the property frontage as shown on the Final Site Plan within 60 days of approval of the final site plan.

L. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 10TH DAY OF FEBRUARY 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____

CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____

SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____

ELYSSA A. ELDER
COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit B, Final Site Plan

Exhibit C, Preserve Area Management Plan (PAMP)