

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

RESOLUTION NUMBER 22-8.25

**[REGARDING REVISED FINAL SITE PLAN APPROVAL
FOR PALM PIKE CROSSING, LOT 5, PHASE 4
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. Palm Pike Crossing, LLC submitted an application for final site plan approval for the Palm Pike Crossing Lot 5 Phase 4 Project, located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on August 4, 2022. The LPA's recommendations were forwarded to the Board of County Commissioners for consideration.
3. Upon proper notice of hearing this Board held a public meeting on the application on August 16, 2022.
4. At the public hearing, all interested parties were given an opportunity to be heard.

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

A. The final site plan attached hereto as Exhibit B, for the Palm Pike Crossing Lot 5 Phase 4 Project is approved. Development of the Palm Pike Crossing Lot 5, Phase 4 Project shall be in accordance with the approved final site plan attached hereto as Exhibit B.

B. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations (LDR), Martin County Code, shall render approval of the final site plan for the Palm Pike Crossing Lot 5, Phase 4 Project null and void.

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

D. All permits for the Final Site plan must be obtained within one year, by August 16, 2023. Development must be completed within two years, by August 16, 2024.

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, LDR.

F. 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. Section 4.37, LDR.

G. The Owner is not authorized to haul fill off of the site. The Owner must comply with all County excavation and fill regulations.

H. 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 16TH DAY OF AUGUST, 2022.

ATTEST:

BY: 
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: 
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: 
ELYSSE A. ELDER
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Final Site Plan

Exhibit A

A PARCEL OF LAND, BEING A PORTION OF TRACT 10, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST. MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 7, AS SHOWN ON SAID PLAT OF PALM

CITY FARMS; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602; THENCE CONTINUE ALONG SAID

WEST LINE OF TRACT 7 AND ALONG THE WEST LINE OF SAID TRACT 10, SOUTH 00°04'49" WEST, A DISTANCE OF 898.05 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°54'52" EAST, A DISTANCE OF 516.72 FEET; THENCE SOUTH 00°15'21" WEST, A DISTANCE OF 355.39 FEET; THENCE NORTH 89°44'39" WEST, A DISTANCE OF 515.63 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF TRACT 10; THENCE ALONG SAID WEST LINE, NORTH 00°04'49" EAST, A DISTANCE OF 353.85 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 183,046 SQUARE FEET OR 4.231 ACRES, MORE OR LESS.

FL TURNPIKE

