

FILED FOR RECORD
COMMISSION RECORD
MARTIN CO., FL

2019 JAN 11 PM 2:50

CAROLYN TIMMANN
CLERK OF CIRCUIT COURT

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

BY

DC

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

RESOLUTION NUMBER 18-11.11

**[REGARDING A PUD FINAL SITE PLAN APPROVAL
FOR HOBE SOUND BTS RETAIL FOR LOT 2 OF PARCEL C-4 OF THE HERITAGE RIDGE
PUD
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. Olympus Development, LLC, submitted an application for PUD final site plan approval for the Hobe Sound BTS Retail project for Lot 2 of Parcel C-4 of the Heritage Ridge PUD, located on lands legally described in Exhibit A, attached hereto.
2. Upon proper notice of hearing this Board held a public meeting on the application on November 20, 2018.
3. At the public meeting, all interested parties were given an opportunity to be heard.
4. Pursuant to Section 10.4.A.1., Land Development Regulations, this application is not required to be heard before the Local Planning Agency.
5. The PUD final site plan for the Hobe Sound BTS Retail project is consistent with the Comprehensive Plan and the Land Development Regulations.

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

A. The Hobe Sound BTS Retail PUD final site plan, attached hereto as Exhibit B, for Lot 2 of Parcel C-4 of the Heritage Ridge PUD, including the request for alternative landscape compliance pursuant to Section 4.667., LDR, Martin County, Fla. (2013), is approved. Development of Hobe Sound BTS Retail project shall be in accordance with the approved PUD final site plan.

B. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, Land Development Regulations Martin County Code.

C. Failure to submit the required documents, plans and fees as required by Section 10.9, Land Development Regulations, Martin County Code, shall render approval of the Hobe Sound BTS Retail PUD final site plan for Lot 2 of Parcel C-4 of the Heritage Ridge PUD project null and void.

D. 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, Martin County Code. Payment of appropriate fees shall be paid at the time of building permit issuance pursuant to Section 5.32.D.4.c.(3) LDR, Martin County Code.

E. All permits for the Hobe Sound BTS Retail project must be obtained within one year of PUD final site plan approval, by November 20, 2019. Development of the entire project must be completed within two (2) years of PUD final site plan approval, by November 20, 2020. No rights to obtain development orders are herein conveyed beyond the two (2) year reservation period except as permitted in Section 5.32.D.8., LDR, Martin County Code. All remaining impact fees and capital facility charges shall be paid in full within sixty (60) days of an approval of a requested extension pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.

F. The project shall install traffic control signage prohibiting right turns by trucks exiting the project onto SE Constitution Blvd. The signage shall be included in the construction plans required as part of the post-approval submittal and subject to review and approval by the County Public Works Department prior to scheduling the pre-construction meeting.

G. The Owner is not authorized to haul fill off of 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.

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. 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 20TH DAY OF NOVEMBER, 2018.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: 

CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: 

EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: 

KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, PUD Final Site Plan

EXHIBIT A

LEGAL DESCRIPTION

Lot 2, Plat C-4, Heritage Ridge, P.U.D., according to the plat thereof, recorded in Plat Book 12, Page 16, of the public records of Martin County, Florida.

Parcel Identification No. 34-38-42-091-000-00020-7

4.06 acres, m.o.l.

