

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

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

RESOLUTION NUMBER 18-11.14

**[REGARDING A MAJOR DEVELOPMENT REVISED FINAL SITE PLAN APPROVAL
FOR BH STORAGE STUART
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. BH Storage Stuart, LLC, submitted an application for revised final site plan approval for the BH Storage Stuart project, located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on October 18, 2018. The LPA's recommendations were forwarded to the Board of County Commissioners for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on November 20, 2018.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. The revised final site plan for the BH Storage Stuart 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 revised final site plan, attached hereto as Exhibit B, for the BH Storage Stuart project, including the request for a parking rate adjustment pursuant to Section 4.625., LDR, Martin County, Fla. (2009), is approved. Development of the BH Storage Stuart project shall be in accordance with the approved revised final site plan.

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 and fees are received and approved as required by Section 10.9, Land Development Regulations Martin County Code.

D. 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 revised final site plan for the BH Storage Stuart 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, 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.

F. All permits for the BH Storage Stuart project must be obtained within one year of revised final site plan approval, by November 20, 2019. Development of the entire project must be completed within two (2) years of revised 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.

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 & LEGAL SUFFICIENCY:

BY: 
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Final Site Plan

Exhibit A BH Storage Stuart Legal Description

Parcel Control Numbers:

55-38-41-000-075-00041-1

55-38-41-000-075-00042-0

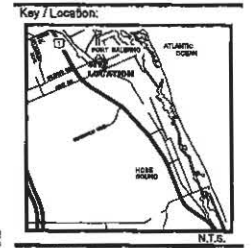
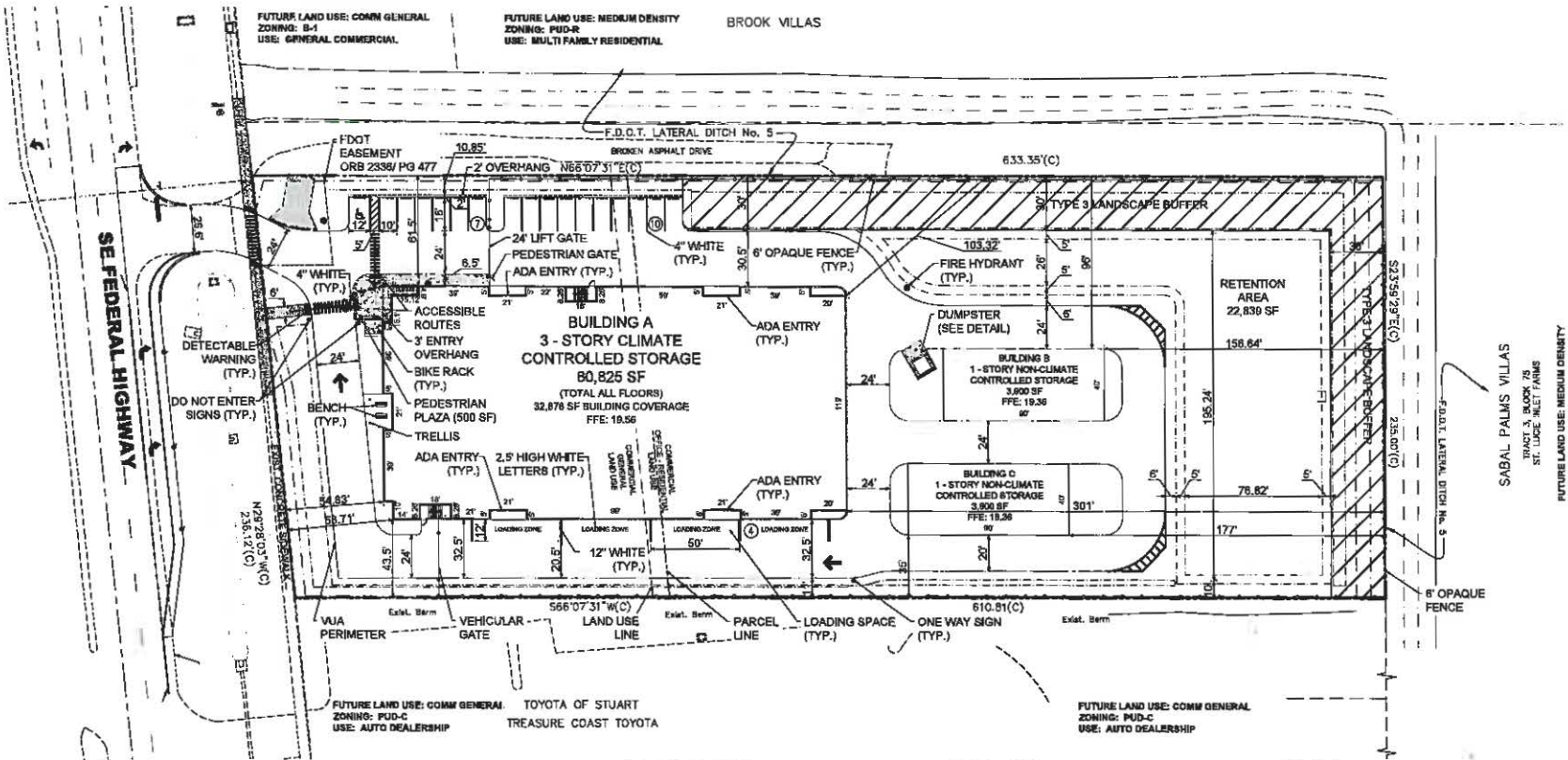
Parcel A

That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

Parcel B

The South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, less that portion lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

ALL CONTAINING 3.36 ACRES MORE OR LESS.



Project Team:

Client & Property Owner:	Bahia Verde Properties, LLC 211 E. Sunrise Blvd., Suite 100 Stuart, FL 34954
Architect:	Truitt, LLC 101 NW 1st Avenue Ft. Lauderdale, FL 33304
Site Engineer:	Paula L. Lucido, P.E., CEM 101 NW 1st Avenue Ft. Lauderdale, FL 33304
Traffic Engineer:	Paula L. Lucido, P.E., CEM 101 NW 1st Avenue Ft. Lauderdale, FL 33304
Land Planner/ Landscape Architect:	Lucido & Associates 101 NW 1st Avenue Ft. Lauderdale, FL 33304

BH Storage Stuart Marlin County, Florida **Revised** **Final Site Plan**

Legal Description

Parcel A
That part of the South 25th Street of the North 25th Street of Tract 4, Block 75, 07, LUCIE INLET FARM, according to the plat thereof filed January 4, 1971 as recorded in Plat Book 1, page 96, of the Public Records of Palm Beach County, Florida, being immediately easterly of, adjacent to and parallel with the easterly right of way line of U.S. Highway No. 1 (State Road No. 1), and extending easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, 07, Lucie Inlet Farm, according to the plat thereof filed in Plat Book 1, page 96, Tract 4, Block 75, 07, Lucie Inlet Farm, Florida Public Records, from said easterly right of way line of U.S. Highway No. 1 (State Road No. 1).

Parcel B
The South 25th Street of the North 25th Street of Tract 4, Block 75, 07, LUCIE INLET FARM, according to the plat thereof filed January 4, 1971 as recorded in Plat Book 1, page 96, of the Public Records of Palm Beach County, Florida, being immediately easterly of, adjacent to and parallel with the easterly right of way line of U.S. Highway No. 1 (State Road No. 1), and extending easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, 07, Lucie Inlet Farm, according to the plat thereof filed in Plat Book 1, page 96, Tract 4, Block 75, 07, Lucie Inlet Farm, Florida Public Records, from said easterly right of way line of U.S. Highway No. 1 (State Road No. 1).

Parcel Control Number

55-38-41-000-075-00041-1
55-38-41-000-075-00042-0

Building Coverage

Commercial General (GC) Area:	47,200 sf
Max. Building Coverage (60%):	28,320 sf
Proposed Building Coverage (38%):	17,718 sf
Commercial Office - Residential (COR) Area:	98,889 sf
Max. Building Coverage (40%):	39,556 sf
Proposed Building Coverage (23%):	22,380 sf
Total Building Coverage Proposed (27%):	40,078 sf

General Notes

- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent parcels, and to minimize a reduction in soil and water. Noxious weeds shall be used on site to prevent the vegetation to be retained.
- All prohibited exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- All buildings, parking and access areas shall document compliance with the requirements of the Americans with Disabilities Act prior to the issuance of a building permit.
- All signs shall be in accordance with Marlin County applicable codes and ordinances in effect at the time of permit application.
- The maximum height of light poles in the parking lot shall be 30 feet, light poles within non-vehicular pedestrian areas shall be 20 feet.
- Proposed light poles shall be selected to minimize screen plans to adjacent residential areas and roadways.
- Refer to Landscape Plan for landscape details and specifications.
- All downspouts and drains shall not discharge across any pedestrian paths or walkways.

Residential Storage Prohibitions

- Applicable to Commercial Office Residential Land Use Only
- Section 3.4(a). A residential storage facility shall not be used for any commercial or industrial manufacturing, or as a basis for any manufacturing or retail sales or service activity.
- Section 3.4(c). Storage of explosives shall be prohibited.
- Policy 4.13A(1)(b). Building shall be restricted to structures with small modular adaptive exclusively to storage of personal items of residential clients. Commercial tenants shall be severely prohibited.

Open Space Requirements

Commercial General (GC) Area:	47,200 sf
Required Open Space (20%):	9,440 sf
Provided Open Space (24%):	11,340 sf
Commercial Office - Residential (COR) Area:	98,889 sf
Required Open Space (40%):	39,556 sf
Provided Open Space (51%):	50,889 sf
Total Open Space Provided:	62,217 sf

Site Data:

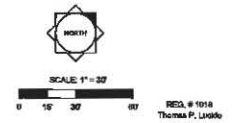
Total Site Area:	146,188 sf. (3.36 Ac.) (100%)
Site Development Area:	146,188 sf. (3.36 Ac.)
Impervious Area:	93,972 sf. (1.93 Ac.) (64%)
Building:	40,078 sf. (1.92 Ac.)
Vehicle Use Area:	42,496 sf. (1.97 Ac.)
Storage & Retention Access Areas:	1,498 sf. (0.03 Ac.)
Pervious Area:	62,217 sf. (1.43 Ac.) (42%)
Retention Area:	22,830 sf. (0.50 Ac.)
Landscaping Area:	39,378 sf. (0.88 Ac.)
Existing Use:	Commercial General & Single Family Residential
Proposed Use:	Residential Storage Facility
Existing Zoning:	GC and R-3A
Future Land Use Designation:	Comm. General and COR

Building Data

Gross Floor Area:	88,025 sf.
Proposed Maximum Height (Commercial General):	40'
Proposed Maximum Height (COR Land Use):	29'-4"
Stories:	Building A: (3) Stories Buildings B & C: (1) Story
Building Coverage:	40,078 sf. 27%
Open Space (including Retention Area):	62,217 sf. 43%
Parking Requirements	
Storage Facility:	88,025 sf @ 1 space per 1,500 sf
Parking Required:	54 Spaces
Parking Provided:	17 Spaces*
	Includes 1 ADA Space
Loading Spaces Required:	4 Spaces
Loading Spaces Provided:	4 Spaces

* Per parking rate adjustment

Date	By	Description
10/28/17	J.L.	Initial Site Plan
5/3/18	J.L.	Final Site Plan
6/12/18	J.L.	Second Revision
10/22/18	J.L.	Update Height per LPA



Designer: J.L. Date: _____
 Engineer: J.L.
 Project Number: 17-425
 Municipal Number: _____
 Computer File: 17-425 BH Storage Stuart - Site Plan.dwg

SP-1

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