

FILED FOR RECORD
COMMISSION RECORDS
MARTIN CO., FL

2019 MAY 22 AM 11:28

CAROLYN TIMMANN
CLERK OF CIRCUIT COURT

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

[blank space above reserved for recording information]

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

RESOLUTION NUMBER 19-4.13

**[REGARDING A MAJOR DEVELOPMENT REVISED FINAL SITE PLAN APPROVAL
FOR ADVANTAGE SELF STORAGE JENSEN BEACH
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. Jensen Beach Holdings, LLC, submitted an application for revised final site plan approval for the Advantage Self Storage Jensen Beach project (J040-011), located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on March 21, 2019. 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 April 23, 2019.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. The revised final site plan for the Advantage Self Storage Jensen Beach 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 Advantage Self Storage Jensen Beach project, including the request for a parking rate adjustment pursuant to Section 4.625., LDR, Martin County, Fla. (2009), is approved. Development of the Advantage Self Storage Jensen Beach project shall be in accordance with the approved revised final site plan and the Preserve Area Management Plan (PAMP), as recorded in the Official Records of Martin County, Book 2273, Page 2806-2826.

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 Advantage Self Storage Jensen Beach 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 Advantage Self Storage Jensen Beach project must be obtained within one year of revised final site plan approval, by April 23, 2020. Development of the entire project must be completed within two (2) years of revised final site plan approval, by April 23, 2021. 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. Within 60 days of the approval of the revised final site plan the applicant shall submit revised signed and sealed Drainage Report/Calculations and Construction Plan Sheets C-01, C-02, and C-03.

I. 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.

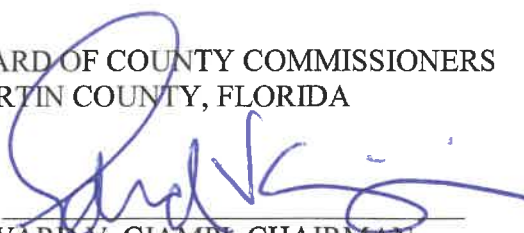
J. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 23RD DAY OF APRIL, 2019.

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
ACTING COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit B, Revised Final Site Plan

EXHIBIT A

Advantage Self Storage – Jensen Beach
528 NE Jensen Beach Boulevard 5, Jensen Beach, FL
Parcel ID: 21-37-41-000-000-00244-8
(4.4 acres – Parcel 1 - 4.26 acres; Parcel 2 – 0.18 acres)

Legal Description

PARCEL 1:

THE EAST 337.66 FEET OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT ALL OF PINECREST LAKES PHASE II AND LESS AND EXCEPT ROAD RIGHT OF WAY FOR JENSEN BEACH BOULEVARD.

PARCEL 2:

A PARCEL LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 21 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE SOUTH RIGHT OF LINE OF JENSEN BEACH BOULEVARD, BEING A 100 FOOT RIGHT OF WAY; THENCE S00°09'39"E ALONG THE WEST LINE OF SAID EAST 337.66 FEET A DISTANCE OF 550.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PINE CREST LAKES II, AS RECORDED IN PLAT BOOK 8, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°31'14"W ALONG SAID NORTH LINE A DISTANCE OF 15.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF A DRAINAGE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 221, AT PAGE 240 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°10'39"E ALONG SAID EAST LINE A DISTANCE OF 550.24 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE S89°31'38"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 12.41 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.

