

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL

2019 JUL 29 PM 3:11

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 19-6.12

**[REGARDING REVISED MAJOR FINAL SITE PLAN APPROVAL FOR WEST STUART
BUSINESS CENTER WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. West Stuart Business Center, LLC submitted an application for revised major final site plan approval for the West Stuart Business Center, located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the final site plan application at a public hearing on June 6, 2019. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board considered such application at a public hearing on June 18, 2019.
4. At the public hearing, all interested parties were given an opportunity to be heard.
5. The revised final site plan 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 major final site plan, attached hereto as Exhibit B, for West Stuart Business Center, including the request for a parking rate adjustment pursuant to Section 4.625., LDR, Martin County, Fla. (2009), is approved. Development of the West Stuart Business Center 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 final site plan for the West Stuart Business Center 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.B, LDR, Martin County Code.

F. All permits for West Stuart Business Center Revised Major Final Site plan must be obtained within one year, by June 18, 2020. Development must be completed within two years, by June 18, 2021.

G. 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.

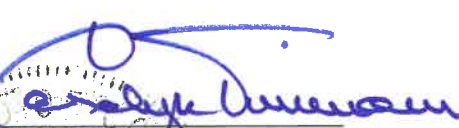
H. The Owner is not authorized to haul fill off the site. The Owner must comply with all County excavation and fill regulations.

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 18TH DAY OF JUNE, 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 AND LEGAL
SUFFICIENCY:

BY: 
KRISTA A. STOREY
ACTING COUNTY ATTORNEY

ATTACHMENTS:

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

Exhibit "A"
Legal Description

LEGAL DESCRIPTION

WEST STUART BUSINESS CENTER

PARCEL ID: 05-39-41-002-000-00180-1

LOT 18 OF THE PLAT OF THE ELLIPSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11 AT PAGE 84, IN THE OFFICE OF THE CIRCUIT COURT IN AND FOR MARTIN COUNTY, FLORIDA.

EASEMENT PARCEL 1:

TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT AS CREATED UNDER PARAGRAPH 10.3 OF THAT CERTAIN AMENDED AND RESTATED DECLARATIONS OF PROTECTIVE COVENANTS OF THE ELLIPSE, AS RECORDED IN OFFICIAL RECORDS BOOK 911, PAGE 242, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS A WORK PRODUCT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. RELIANCE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

