

FILED FOR RECORDING
COMMISSION RECORDS
MARTIN CO., FL

2019 OCT -1 PM 2:46

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 19-7.36

**[REGARDING REVISED FINAL SITE PLAN APPROVAL FOR SANDS COMMERCE
CENTER III PHASE 3 WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. Jeffrey H. Sands submitted an application for a revised Phase 3 final site plan approval for the Sands Commerce Center III project, located on lands legally described in Exhibit A, attached hereto.
2. This Board considered such application at a public meeting on July 30, 2019.
3. At the public meeting, 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 revised Phase 3 final site plan, attached hereto as Exhibit B, for Sands Commerce Center III Phase 3 is approved. Development of the Sands Commerce Center III Phase 3 project shall be in accordance with the approved revised final site plan and approved construction plans.

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 10.11, Land Development Regulations, Martin County Code, shall render approval of the revised final site plan for the Sands Commerce Center III Phase 3 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 the Sands Commerce Center III Revised Phase 3 Final Site plan must be obtained within one year, by July 30, 2020. Development must be completed within two years, by July 30, 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. No construction or alteration shall be permitted within any of the preserve areas except in compliance with the Preserve Area Management Plan (PAMP) approved by Martin County on March 7, 2007 and recorded in Official Record Book 2232 beginning at Page 1003 of the Public Records of Martin County, Florida.

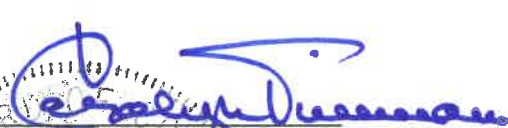
I. The Owner is not authorized to haul fill off of the site. The Owner must comply with all County excavation and fill regulations.

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 30TH DAY OF JULY, 2019.


ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: 
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: 
ED CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: 
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit B, Revised Phase 3 Final Site Plan

EXHIBIT A

Project – SANDS COMMERCE CENTER
Owner – JEFFREY H. SANDS

LEGAL DESCRIPTION:

TRACTS 11, 21, 22, 27, 28, AND 29, SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LYING WEST OF THE FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY), AND SOUTH OF THE CENTERLINE OF BESSEY CREEK.

Parcel Control Number:

14-38-40-000-009-00000-80000

