

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 \_\_\_\_\_**

**[REGARDING A MAJOR DEVELOPMENT FINAL SITE PLAN APPROVAL  
FOR MC320 PROJECT  
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. MC320, LLC, submitted an application for final site plan approval for the MC320 project, located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency (LPA) considered the application at a public hearing on May 7, 2020. 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 May 19, 2020.
5. At the public hearing, 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 final site plan attached hereto as Exhibit B is approved. Development of the MC320 project shall be in accordance with the approved final site plan and Lake Area Management Plan (LAMP) attached hereto as Exhibit C.
- B. All required applicable state and federal permits and approvals shall be submitted to Martin County 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 10.11, Land Development Regulations, Martin County, Fla. (2019).

- D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County, Fla. (2019), shall render approval of the final site plan for Phase 1 of the Creative Land Management 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 MC320 final site plan must be obtained within one year, by May 19, 2021. Excavation must be completed within three years, by May 19, 2023. No rights to obtain development orders are herein conveyed beyond the three (3) 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. 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. An annual progress report shall be submitted to the Engineering Department within 30 days of the anniversary date of the permit for all filling or mining permits that have a duration of more than one year. The report shall be prepared by a Florida registered engineer, shall demonstrate that the permit criteria have been met to date and that the project is in compliance with all other applicable permits. The annual progress report shall include record ("as-built") drawings of all work done to the date of the report. The following certification statement must also appear with the annual certification report [MARTIN COUNTY, FLA., LDR SECTION 4.349. (2001)]:  
I hereby notify Martin County of the completion of all excavation and filling for the above referenced project and certify that they have been constructed in conformance with the plans and specifications permitted by the county including, but not limited to, all area and quantities of vegetated littoral and upland buffer zones, all excavation and fill material quantities, excavation depths, and natural resources protection. (A copy of the approved permit drawings is attached.) I hereby affix my seal this \_\_\_\_\_ day of \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, 20\_\_\_\_.
- I. Within 30 days of the completion of the excavation and/or filling or mining, a Florida registered professional engineer, a Florida registered professional surveyor and mapper, or a Florida registered professional landscape architect shall certify that the excavation was constructed in substantial conformance with the plans and specifications approved by the county. A certification statement must also appear on the certification report. MARTIN COUNTY, FLA., LDR SECTION 4.351. (2001)
- J. All disturbed mining/excavation/fill areas shall be reclaimed, and reclamation shall begin immediately following excavation/fill or each phase of excavation/fill, whichever occurs first. All disturbed and reclaimed areas shall be planted or seeded with a permanent native ground cover to reduce the loss of topsoil due to water and wind erosion, to prevent the establishment of

prohibited plant species and to provide adequate growing conditions for reclamation planting requirements. MARTIN COUNTY, FLA., LDR SECTION 4.348.C. (2001)

- K. A three-year performance bond/security and executed commitment is required to ensure that restoration of the excavation and/or fill or mining site shall be completed, including items such as, but not limited to, general clean-up, grading, and vegetation of the lake banks littoral zones, and upland transition zone. The amount of the security shall be approved by the County Engineer, and shall be based on 110 percent of a cost estimate prepared by a Florida registered Engineer of the general clean up, grading, and site restoration include in the required littoral zone and upland planting by an environmental professional. The guarantees for phased project may be bonded separately. MARTIN COUNTY, FLA., LDR SECTION 4.350. (2001)
- L. A hauling operations report and payment of associated hauling fees shall be submitted quarterly to the County Engineering department. MARTIN COUNTY, FLA., LDR SECTION 4.343.C. (2001).
- M. 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 19TH DAY OF MAY, 2020.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

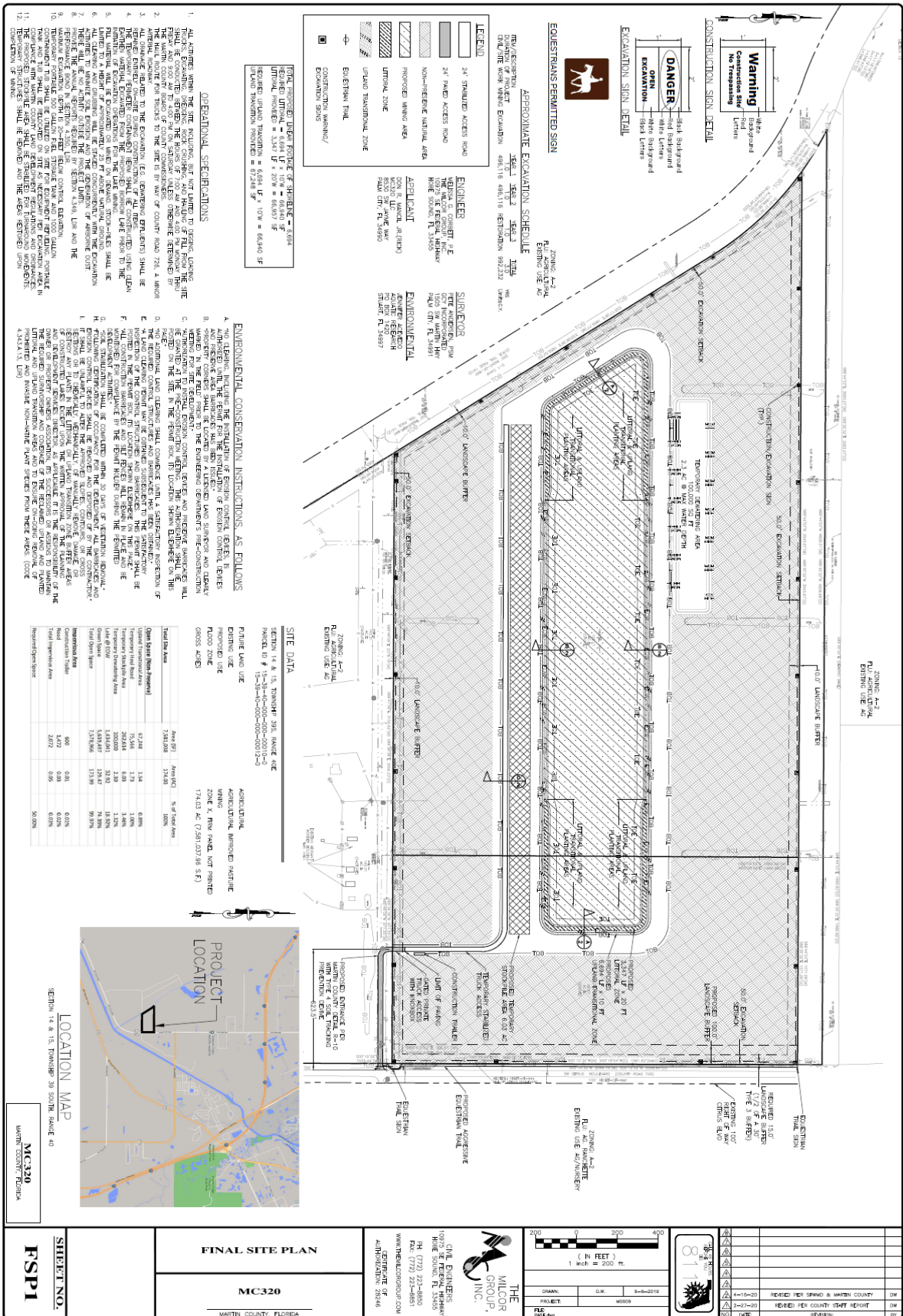
BY: \_\_\_\_\_  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

**ATTACHMENTS:**

Exhibit A, Legal Description  
Exhibit B, Final Site Plan  
Exhibit C, LAMP

<div style="border: 1px solid black; padding: 5px; text-align: center;"> <small>CALL 800 NUMBER FOR INFORMATION</small>  <div style="display: flex; justify-content: space-around; align-items: center;"> <span style="font-size: 2em; font-weight: bold;">811</span> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div> <small>VERTICAL DATUM MARK 88</small>  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"><small>DATE</small></td> <td style="width: 33%;"><small>D.M.</small></td> <td style="width: 33%;"><small>11-02-18</small></td> </tr> <tr> <td><small>PROJECT</small></td> <td colspan="2"><small>88000</small></td> </tr> </table> </div> <div style="text-align: right;"> <small>DATE</small>  <small>TIME</small>  <small>FILE NO.</small>  <small>WORK DAY</small> </div> </div>	<small>DATE</small>	<small>D.M.</small>	<small>11-02-18</small>	<small>PROJECT</small>	<small>88000</small>		<div style="display: flex; align-items: center;"> <div> <p style="margin: 0;"><b>THE MILCOR GROUP, INC.</b></p> <p style="margin: 0;"><small>CIVIL ENGINEERS</small></p> <p style="margin: 0;"><small>10875 SE FEDERAL HIGHWAY</small></p> <p style="margin: 0;"><small>HOBE SOUND, FL 33455</small></p> <p style="margin: 0;"><small>PH: (772)223-6880</small></p> <p style="margin: 0;"><small>FAX: (772) 223-6881</small></p> <p style="margin: 0;"><small>WWW.THEMILCORGROUP.COM</small></p> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div> <small>CERTIFICATE OF AUTHORIZATION: 20046</small> </div> <div> <small>DATE</small>  <small>TIME</small>  <small>FILE NO.</small>  <small>WORK DAY</small> </div> </div>
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<p><b>EXHIBIT</b></p>		<p><b>A</b></p>							





## Exhibit C