

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

**RESOLUTION NUMBER 21-**

**[REGARDING MAJOR FINAL SITE PLAN APPROVAL FOR PALM PIKE CROSSING  
PHASE I WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. Palm Pike Crossing, LLC and Palm City Wagas VIII, LLC submitted an application for major final site plan approval for the Palm Pike Crossing project, 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 March 18, 2021. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board considered such application at a public hearing on April 13, 2021.
4. At the public hearing, all interested parties were given an opportunity to be heard.
5. The 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 final site plan, attached hereto as Exhibit B, for Palm Pike Crossing Phase 1, including the request for an environmental waiver application pursuant to Section 4.3.B, Land Development Regulations, Martin County Code is approved. Development of the Palm Pike Crossing project shall be in accordance with the approved final site plan and the Preserve Area Management Plan attached hereto as Exhibit C.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department 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 Palm Pike Crossing 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, Land Development Regulations, Martin County Code.

F. All permits for the Palm Pike Crossing Phase 1 final site plan must be obtained within one year, by April 13, 2022. Development must be completed within two years, by April 13, 2023.

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. As depicted on the final site plan, the Owner shall convey the following to the County: 7.75-feet along SW Martin Highway, 15-feet along SW High Meadow Avenue, a 25-foot corner clip at the corner of SW High Meadow Avenue and SW Horseshoe Trail, 25-feet along SW Horseshoe Trail from SW High Meadow Avenue to just past the project entrance, and 10-feet along the remainder of SW Horseshoe Trail. This dedication shall be made in conjunction with the plat application.

J. The proposed development includes off-site construction within the SW Martin Highway, SW High Meadow Avenue, and SW Horseshoe Trail rights-of-way, including but not limited to, turn lanes, sidewalks, modifications to an existing signal, and the addition of a mast-arm traffic signal. The final design of the off-site improvements will be reviewed and approved separately through a County Right-of-way Use Permit, which shall be accompanied by the appropriate insurance, security, and maintenance of traffic plan. These improvements must be complete, certified to, and accepted by the County Engineer prior to the issuance of the first certificate of occupancy.

K. The Owner shall pay the sum of \$167,400 (Payment) within 60 days of the Phase 1 final site plan approval for Palm Pike Crossing for the second northbound left turn lane on CR-713 (SW High Meadow Avenue) at CR-714 (SW Martin Highway). This represents 110% of the probable cost to construct the second northbound left turn lane as accepted by the County Engineer and will be applied as a pre-payment of the project's transportation impact fees. The County agrees to use the Payment to fund the construction of the second northbound left turn lane as part of its Capital Improvement Plan.

L. A Right-of-Way Maintenance Agreement must be executed for the construction and maintenance of the proposed improvements within the SW Horseshoe Trail unopened right-of-way.

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 13TH DAY OF APRIL 2021.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

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

BY: \_\_\_\_\_  
STACEY HEATHERINGTON, CHAIR

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, Preserve Area Management Plan

## **Exhibit A**

## **Exhibit B**

## **Exhibit C**