

BEFORE THE BOARD OF COUNTY COMMISSIONERS

MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER 26-

**[REGARDING REVISED FINAL SITE PLAN APPROVAL FOR PALM PIKE
CROSSING LOT 5 WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. Bradford Trading Partners, LLC, submitted an application for a revised final site plan for Palm Pike Crossing Lot 5, located on lands described in Exhibit A, attached.
2. The Local Planning Agency (LPA) was scheduled to hear the application at a public hearing on April 16, 2026. The LPA's recommendations were forwarded to the Board of County Commissioners (Board) for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice, this Board considered approval at a public hearing on the application on April 21, 2026.
5. At the public hearings, all interested parties were given an opportunity to be heard.
6. The revised final site plan for Palm Pike Crossing Lot 5 is consistent with the Comprehensive Growth Management 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 for Palm Pike Crossing Lot 5 is approved. More specifically, this approval is for the construction of a three-story, 105-unit hotel, totaling 62,877 square feet and the associated infrastructure. Development of the Palm Pike Crossing Lot 5 revised final site plan shall be in accordance with the approved final site plan attached as Exhibit B.

B. The decision-maker for a particular development application, as determined by Article 10, Development Review Procedures, may approve a design plan that varies from the standards set forth in Division 20, Commercial Design, Multifamily, and Industrial Design, in order to accommodate unique site features or to provide a

more innovative design, provided that the decision-maker finds that the alternative plan generally fulfills the purpose and intent as set forth in section 4.871 or complies to the maximum extent practicable considering the configuration of the development that existed prior to the effective date of this Division 20. Accordingly, the approved Alternative Compliance requests are documented on the approved elevations.

C. 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.

D. No permits for construction or development activity shall be issued until all required documents, plans, fees and federal and state permits and approvals are received and approved as required by Section 10.11, Land Development Regulations, Martin County Code.

E. 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 Palm Pike Crossing Lot 5 project null and void.

F. 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, Land Development Regulations, Martin County Code.

G. All permits for the Palm Pike Crossing Lot 5 revised final site plan project must be obtained within one year, by April 21, 2027. Development must be completed within two years, by April 21, 2028.

H. In order to ensure that the drainage/stormwater management system functions as designed and permitted in perpetuity, Owner shall maintain the drainage/stormwater management system according to the Stormwater Management System Maintenance Plan as submitted with the revised final site plan application. The Maintenance Plan will provide that Owner shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Growth Management Director at revised final site plan approval in order to ensure it functions as intended and as approved by County. County shall not have any responsibility in maintaining the system.

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. Hauling of fill is not permitted. The Owner is not authorized to haul fill off 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.

K. 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 21ST DAY OF APRIL, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
COUNTY ATTORNEY

ATTACHMENTS:

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