

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

RESOLUTION NUMBER 26-

**[REGARDING PHASE 1 AND 2 FINAL SITE PLAN APPROVAL FOR
MARTIN COMMERCE PARK PUD
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. Martin Commerce Park, LLC., submitted an application for the approval of the Phase 1 and 2 final site plan for the Martin Commerce Park Planned Unit Development (PUD), located on lands described in Exhibit A, attached.
2. Pursuant to Table 10.5.F.9., Land Development Regulations (LDR), Martin County Code, a review of this application is not required by the Local Planning Agency (LPA).
3. Upon proper notice, this Board considered approval at a public meeting on the application on August 25, 2026.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The final site plan for Phase 1 and 2 of the Martin Commerce Park PUD 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 Phase 1 and 2 final site plan for the Martin Commerce Park PUD is approved. More specifically, this approval is for the development of all infrastructure and preserve area requirements for the entire project site, seven buildings totaling approximately 485,492 square feet of gross floor area, and outdoor storage, on an approximate 120.66-acre portion of the 167.18-acre property. Development of Phase I and 2 of the Martin Commerce Park PUD 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 final site plan for the Martin Commerce Park PUD Phase 1 and 2 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. Development for Phase 1 and 2 of the Martin Commerce Park PUD shall be per Exhibit E Timetable of Development in the approved Martin Commerce Park PUD Zoning Agreement.
- H. 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.
- 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. 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.
- 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 25TH DAY OF AUGUST, 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, Lots 1 and 2 Legal Description
Exhibit B, Phase 1 and 2 Final Site Plan