

2012 AUG -8 AM 9: 59

MARSHA EWING
CLERK OF CIRCUIT COURT

Prepared by BY _____ D.C.
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

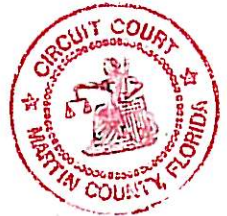
Martin County
Building Department
Reviewed For Code Compliance

[Blank space above line reserved for recording data]

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

RESOLUTION NUMBER 12-7.17

**[REGARDING THE SAILFISH POINT PUD STEALTH TELECOMMUNICATIONS TOWER
(MARINA MAINTENANCE PARCEL)
REQUEST FOR REVISED FINAL SITE PLAN APPROVAL FOR
WITH CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**



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

1. Sailfish Point Property Owners and Country Club Association, Inc, jointly with Dynamic Towers, Inc. submitted an application for the Sailfish Point PUD Marina Maintenance Parcel for revised final site plan approval for a 120 foot tall telecommunications tower located on lands legally described in Exhibit A, attached hereto.
2. The subject request is determined to be in compliance with the Sailfish Point PUD Agreement previously approved by this Board of County Commissioners.
3. The Local Planning Agency considered this request a public hearing on June 21, 2012, and filed a recommendation for approval of the revised final site plan.
4. This Board considered such application for revised final site plan approval at a public hearing on July 24, 2012.
5. 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 Final Site Plan for the Sailfish Point PUD Marina Maintenance Parcel for a 120 foot tall stealth telecommunications tower project is approved. Development of the Sailfish Point PUD Marina Maintenance Parcel for a 120 foot tall stealth telecommunications tower project shall be in accordance with the approved Revised Final Site Plan, reduced and attached as Exhibit B.

B. 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.

C. Approval of the Sailfish Point PUD Marina Maintenance Parcel for a 120 foot tall stealth telecommunications tower is subject to meeting all requirements for payment of fees, recordation

of documents and fully implementing the provisions of the Sailfish Point PUD Zoning Agreement.

D. Failure to submit the required documents, plans and fees as required by Section 10.9, Land Development Regulations, Martin County Code, shall render the revised final site plan approval null and void.

E. Permits must be obtained within one year of final site plan approval. Development of the entire project, including infrastructure and vertical construction, must be completed in accordance with the Timetable of Development in the Sailfish Point PUD Zoning Agreement. No rights to obtain development orders are herein conveyed beyond the timetable period except as permitted by the Martin County Code. All remaining impact fees and capital facility charges, as applicable, shall be paid in full within sixty (60) days of final action by the Board of County Commissioners in accordance with Martin County Code.

F. The PUD Development Revised Final Site Plan is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption as set forth in Section 5.32.B. Land Development Regulations, Martin County Code subject to compliance with conditions and fee payments established with the Sailfish Point PUD Zoning Agreement.

G. 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 24TH DAY OF JULY 2012.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: *Marsha Ewing*
MARSHA EWING, CLERK

BY: *Edward V. Ciampi*
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND CORRECTNESS:

BY: *Krista A. Storey*
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

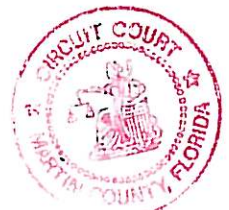


EXHIBIT A

LEGAL DESCRIPTION

(PER O.R. BOOK 1166, PAGE 957 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA)

PARCEL "E1" MARINA FACILITIES, PLAT NO. 2A SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 72 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Parcel Control Number: 08-38-42-012-000-00010-9

Acreage: 2.22



SITE DATA

Total site area: 88,764 sq ft (2.23 acres)
Zoning: PLD-R
Future Land Use: Estate Density 2 LPA
Existing Use: Mixed forestry
Proposed Use: Existing Marine facility with Proposed Tower
PCN: 08-38-42-018-000-0010-2

OPEN SPACE

| | |
|------------------|----------------------|
| Total open space | 4.58 sq ft reduction |
| Preserve area | N/A |
| Wetland | N/A |
| Upland | N/A |

IMPERVIOUS AREA

Total developed area: 84,764 sq ft (2.22 acres) (100%)
 Building: 5,737 sq ft, no change
 Pavement, Paved: 53M increase for equipment pads
 Slabwork: no change
 Surface water: N/A

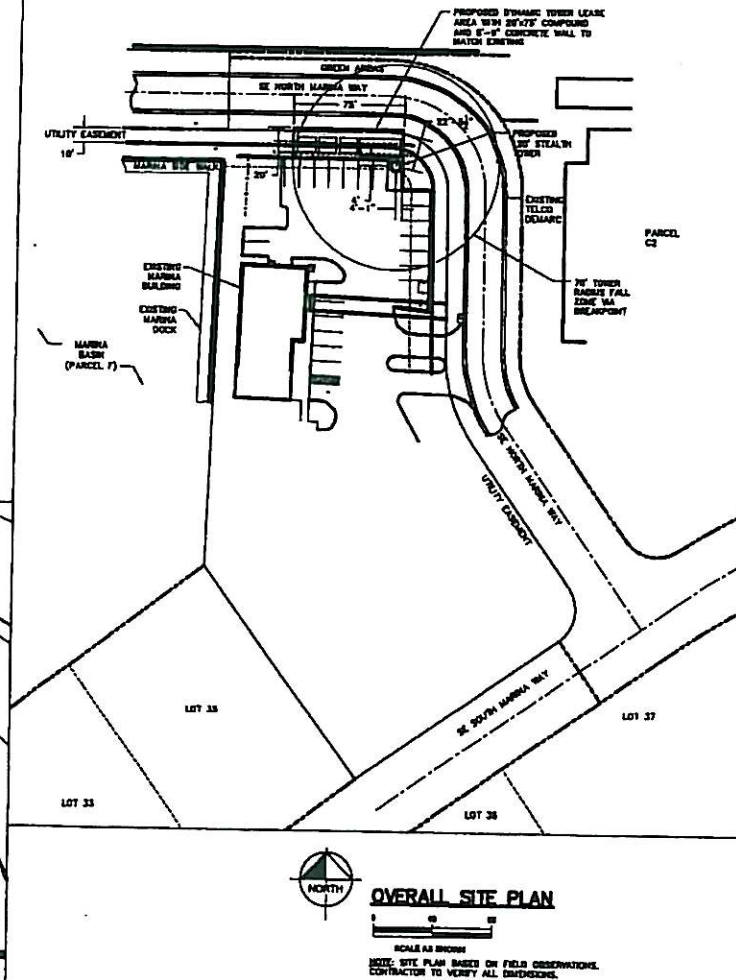
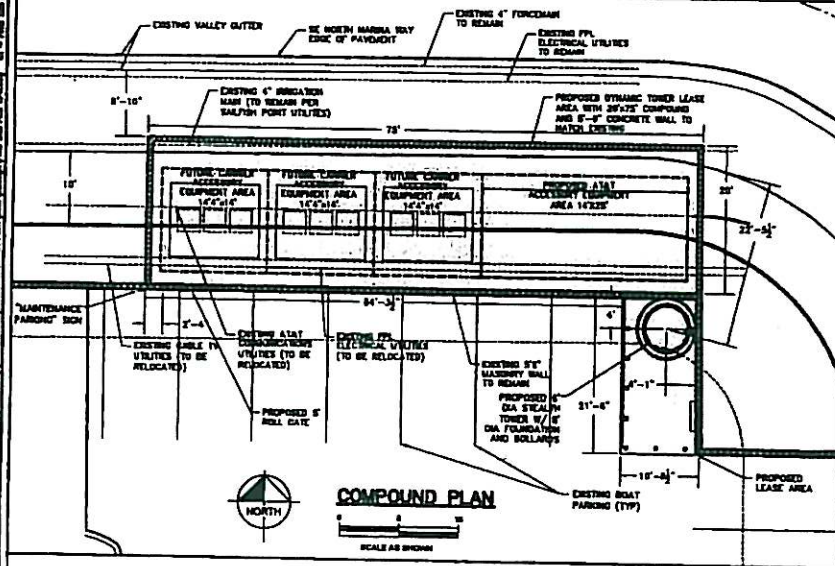
BUILDING DATA

Total gross floor area: 5,727 sq ft, no change
Building coverage: no change
Height: 2-story, no change

PARKING

Provide: no change
Require: no change

NOTE: THE TOWER IS TO BE ENGINEERED TO PROVIDE A BREAKPOINT AT 70' HEIGHT CONSISTENT WITH THE SHOWN FALL ZONE.



LEGAL DESCRIPTION
(PER D.R. BOOK 1188, PAGE 857 OF THE PUBLIC
RECORDS OF MARTIN COUNTY, FLORIDA)

PHEDEL "E1" MARINA FACILITIES, PLAT NO. 24 SALT
POINT P.L.O., AS RECORDED IN PLAT BOOK 2, PAGE 72
OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

DYNAMIC TOWERS INC.
575 NW MERCANTILE PLACE
SUITE 104
PORT SAINT LUCIE, FL 34886

PROJECT INFORMATION

SAILFISH POINT
TOWER

8000 SE NORTH WINDY WAY
STUART, FL 34904
MARTIN COUNTY

CURRENT ISSUE DATE: 12 JANUARY 2012

ISSUED FOR: _____

... PERMITTING

| LINE | DATE | DESCRIPTION |
|------|---------|----------------------|
| 1 | 1/27/18 | PER COUNTY COMMITTEE |
| 2 | 2/4/12 | PER COUNTY COMMITTEE |
| 3 | 10/5/07 | PER COUNTY COMMITTEE |

SEAL: STATE OF
FLORIDA
PROFESSIONAL ENGINEER
JUN 28 2012

PLANS PREPARED BY:

 **Kinsley-Horn
and Associates, Inc.**
© 1987 KINSELEY-HORN AND ASSOCIATES, INC.
10521 SW VILLAGE CENTER DR #103
PT. ST. LUCIE, FL 34887
(381) 343-3800

PROVIDER:
DYNAMIC TOWERS INC
575 NW MERCANTILE PLACE
SUITE 104
PORT ST. LUCIE, FL 34986

| | | |
|---------------------|-----|-----|
| DRAIN BY: CHK. APV. | | |
| APS | LLF | LIR |

| | |
|------------------|----------|
| KEYS H. SCHAMEN | PE 0023 |
| RUSSELL HARRISON | PE 81567 |
| LES REPERT | PE 87323 |

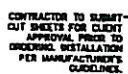
**MAJOR DEVELOPMENT
FINAL SITE PLAN**

SHEET NUMBER _____ DIVISION _____

| | |
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| C-1 | |
|-----|--|

144121008

EXHIBIT B

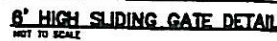


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DIAL 611

Save what's left.
Call before you die.

WASH STATE FIRE & RESCUE, INC.



KHA Job #: 144121008