



Legislation Details (With Text)

File #: 19-0530
Type: Public Hearing Quasi Judicial **Status:** Passed
In control: Board of County Commissioners
On agenda: 6/18/2019 **Final action:** 6/18/2019
Title: WEST STUART BUSINESS CENTER REQUEST FOR REVISED FINAL SITE PLAN APPROVAL
Sponsors:
Indexes:
Code sections:

Attachments: 1. 1_2019_0506_E016-036_Staff_Report_Finaldocx.pdf, 2. 2019_0510_E016-036_Resolution.pdf, 3. 2_2019_0412_E016-036_Site Plan.pdf, 4. 3_2019_0510_E016-036_Application.pdf, 5. 4_2019_0520_E016-036_Resubmittal.pdf, 6. 5_2018_1203_E016-036_ApprovedFSP.pdf, 7. 6_2019_0510_E016-036_Disclosure.pdf, 8. 7_2019_0510_E016-036_Notice_Mailing.pdf, 9. 8_Development Signage Posting Certification - West Stuart Business Cntr.pdf, 10. 9_2019_0521_E016-036_LAD_Tearsheet.pdf, 11. 2019_0603_E016-036_Reso Denial.pdf

Date	Ver.	Action By	Action	Result
6/18/2019	1	Board of County Commissioners	approved	Pass

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:
WEST STUART BUSINESS CENTER REQUEST FOR REVISED FINAL SITE PLAN APPROVAL

EXECUTIVE SUMMARY:

West Stuart Business Center, LLC is requesting revised major final site plan approval for the development of a 91,924 square foot office and warehouse complex and the associated infrastructure on an approximate 8.5-acre parcel located in the Ellipse industrial park located between Interstate I-95 and Florida’s Turnpike in Stuart. Included with this application is a request for a Certificate of Public Facilities Reservation and a request for a parking rate adjustment pursuant to Section 4.625 LDR.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden
Title: Principal Planner

REQUESTED BY: Engineering Design and Construction, Inc. Brad Currie, AICP

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

The West Stuart Business Center is a proposed 91, 924 square foot office and warehouse complex

located on lot 18 of the platted Ellipse limited industrial subdivision. Lot 18 is an approximately 8.5 acre parcel located on the east side of SE Ellipse Way approximately 1/5 of a mile east of SE Jack James Avenue. The project is accessed from SW Kanner highway in Stuart and is between Interstate I-95 and the Florida Turnpike.

The project received development approval for 39,800 square feet of warehouse and office space and the associated infrastructure on January 24, 2018 and that portion of the project is under construction. The project at that time met the threshold for a minor development. The applicant has submitted an application for an additional 52,124 square feet of office and warehouse space and the associated infrastructure to complete the buildout of the parcel. The additional square footage trips the threshold for a major final site plan requiring consideration by the Board.

The applicant also requests a parking rate adjustment pursuant to Sec. 4.625 LDR to add an additional 39 parking spaces to facilitate the tenant needs within the complex. Staff has determined that there is no adverse effects to the surrounding properties and the additional parking spaces are pervious as required by LDR parking rate adjustment criteria.

The development has met the commercial design requirements of Article 4, Division 20, Commercial Design, and meets all other applicable development standards of the LDRs and Comprehensive Growth Management Plan.

ISSUES:

There are no issues related to this site plan application.

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board receive and file the Agenda Item and the associated staff report as Exhibit 1. Move that the Board approve the revised major final site plan and the parking rate adjustment for the West Stuart Business Center.

ALTERNATIVE RECOMMENDATIONS

None.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$9,127.00 application fee and the \$290.00 Completeness fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- Budget Transfer / Amendment
- Chair Letter
- Contract / Agreement
- Grant / Application
- Notice
- Ordinance
- Resolution
- Other:

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