



Legislation Details (With Text)

File #: 19-0662
Type: Departmental Quasi Judicial **Status:** Passed
In control: Board of County Commissioners
On agenda: 7/30/2019 **Final action:** 7/30/2019
Title: SANDS COMMERCE CENTER III (S129-021), REVISED MASTER AND PHASE 3 FINAL SITE PLAN
Sponsors:
Indexes:
Code sections:
Attachments: 1. 2019_0604_S129-021_Staff_Report_Final.pdf, 2. 2019_0626_S129-021_Master_Reso.pdf, 3. 2019_0626_S129-021_FinalSite_Reso.pdf, 4. 2019_0619_S129-021_Master.pdf, 5. 2019_0619_S129-021_RFSP.pdf, 6. 2019_0619_S129-021_Application material.pdf, 7. 2019_0507_S129-021_LP.pdf, 8. 2019_0619_S129-019_Disclosure.pdf, 9. 2019_0626_S129-021_Sign Posting.pdf, 10. 2019_0619_S129-020_DENIAL_DO.pdf

Date	Ver.	Action By	Action	Result
7/30/2019	1	Board of County Commissioners	approved	Pass

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

SANDS COMMERCE CENTER III (S129-021), REVISED MASTER AND PHASE 3 FINAL SITE PLAN

EXECUTIVE SUMMARY:

Request approval for a revised master site plan and phase 3 final site plan for the Sands Commerce Center III project located north of SW Martin Highway and west of and adjacent to, the Florida Turnpike. Included with this application is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Peter Walden
Title: Principal Planner

REQUESTED BY: Mathers Engineering Corporation, William J. Mathers, P.E.

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

Request for a revised master and phase 3 final site plan for the Sands Commerce Center III located north of Martin Highway and adjacent to the Florida Turnpike. The project received revised master plan and final site plan approval on October 7, 2014 through the approval of Resolution 14-10.4. The

property is zoned M-2 (Industrial District) and has a Future Land Use Designation of Industrial. The property is located inside the County's Primary Urban Services District, water and wastewater services will be provided by Martin County Utilities. Included in this application is a request for a certificate of public facilities reservation.

The project received approval of a revised master and phase I final site plan on March 6, 2017 through the adoption of Resolution 17-3.11. The first phase of development included Building #17 and all of the infrastructure to support Sands Commerce Center phase 3 was approved.

The phase 2 final site plan was for the construction of Building # 16 and the adjacent loading area along with 53 parking spaces. Building #16 is a one story, 126,000 square foot warehouse/manufacturing and office facility. Phase 2 was approved on October 9, 2018.

The phase 3 final site plan is for the construction of building #15 and the associated parking area. Building #15 is a 200,000 square foot manufacturing and warehouse building. The construction of phase will conclude the development of Sands Commerce Center III. Pursuant to Section 10.4.A.1., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).

The following supporting materials are attached to this agenda item:

- Staff Report
- Resolution for Approval of the Revised Master Plan
- Resolution for Approval of the Phase 3 Final Site Plan
- Revised Master Plan
- Phase 3 Final Site Plan
- Application Materials
- Landscape Plan
- Financial Disclosure
- Sign Posting Affidavit
- Draft Resolution for Denial

ISSUES:

There are no issues related to this 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 staff report as exhibit 1.

Move that the Board approve the revised master site plan for Sands Commerce Center III and the phase 3 final site plan for the Sands Commerce Center III project.

ALTERNATIVE RECOMMENDATIONS

None.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$12,000 application fee and the \$290.00 sufficiency 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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