



Legislation Details (With Text)

**File #:** 20-0816  
**Type:** Departmental Quasi Judicial      **Status:** Passed  
**In control:** Board of County Commissioners  
**On agenda:** 8/11/2020      **Final action:** 8/11/2020  
**Title:** REQUEST FOR REVISED MASTER/FINAL SITE PLAN APPROVAL FOR THE RESERVE AT JENSEN BEACH (S185-012)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2020\_0721\_S185-012\_Staff\_Report\_Final.pdf, 2. 2020\_0717\_S185-012\_Resolution\_to\_Approve.pdf, 3. 2020\_0717\_S185-012\_Legal\_Description.pdf, 4. 2020\_0630\_S185-012\_Revised\_Master\_Final Site Plan.pdf, 5. 2020\_0717\_S185-012\_PAMP.pdf, 6. 2020\_0630\_S185-012\_Application Materials.pdf, 7. 2020\_0717\_S185-012\_Resubmittal\_Excerpt.pdf, 8. 2020\_0630\_S185\_012\_Construction\_Plans.pdf, 9. 2020\_0630\_S185-012\_Landscape\_Plans.pdf, 10. 2020\_0630\_S185-012\_Elevations.pdf, 11. 2020\_0717\_S185-012\_PWD FY20 CIP Amendment Savannah Road Roundabout.pdf, 12. 2020\_0716\_S185-012\_CIP\_Budget\_Resolution.pdf, 13. 2020\_0717\_S185-012\_Roundabout\_Construction\_plans.pdf, 14. 2020\_0717\_S185-012\_Survey.pdf, 15. 2020\_0717\_S185-012\_Revised\_OwnershipDocs.pdf, 16. 2020\_0630\_S185-012\_Sign\_Affidavit.pdf, 17. 2020\_0717\_S185-012\_ResoDenial.pdf

Date	Ver.	Action By	Action	Result
8/11/2020	1	Board of County Commissioners	approved	Pass

**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**REQUEST FOR REVISED MASTER/FINAL SITE PLAN APPROVAL FOR THE RESERVE AT JENSEN BEACH (S185-012)**

**EXECUTIVE SUMMARY:**

Jensen CAP Investments, LLC, requests approval for a revised master/final site plan for the development of 197 multi-family residential apartments on an approximate 23-acre site located on the east side of NE Savannah Road between NE Coy Senda and NE Business Park Place in Jensen Beach. Included is a request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

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

**REQUESTED BY:** Lucido and Associates, Morris A. Crady, AICP

**PRESET:**

**PROCEDURES:** Quasi-Judicial

## **BACKGROUND/RELATED STRATEGIC GOAL:**

This is an application for a residential, major development revised master/final site plan. The applicant is proposing the development of multi-family residential apartments consisting of 197 units within nine, 3-story buildings, including a clubhouse/pool amenity, supporting infrastructure, and upland preserve on approximately 23 acres, resulting in a total gross residential density of 8.56 units per acre. The subject site is located on the east side of NE Savannah Road between NE Coy Senda and NE Business Park Place in Jensen Beach. The project spans an area between NE Savannah Road on the west and the FEC Railroad right-of-way on the east, includes a portion of Warner Creek, is primarily undeveloped, and contains rare and unique upland habitat.

A master site plan was approved for the site for a multi-family development of apartments on October 23, 2012, via Resolution # 12-10.27. No application was submitted for a final site plan approval and the project did not build-out. The master site plan approval timetable was extended by multiple applicable State extensions and currently requires a final site plan approval by April 24, 2021.

The project site has a split future land use designation and corresponding split zoning classification. The two parcels with frontage on NE Savannah Road have a Commercial Office/Residential (COR) future land use designation and have a COR-2, Commercial Office/Residential zoning classification. The rear parcel that abuts the FEC railway right-of-way has a Medium Density Residential future land use designation and has a RM-8, Medium Density Residential District zoning classification. The project has demonstrated compliance with the development standards for each respective zoning district and future land use category.

As part of the development approval, the applicant has agreed to fund the construction of a four-way roundabout at the intersection of NE Savannah Road and NE Coy Senda with a contribution in addition to the required transportation impact fees which are due. In turn, the Board is asked to accept the contribution and the impact fees through a Budget Resolution and commit to the construction of a roundabout through a Capital Improvement Plan (CIP) sheet. The contribution plus the required transportation impact fees will be due within sixty (60) days of approval of the revised master/final site plan.

Pursuant to Sec. 10.5.F.9 a review of this application was not necessary by the Local Planning Agency.

The following supporting materials are attached to this item:

- Staff Report
- Resolution to Approve
- Exhibit A Legal Description
- Exhibit B Revised Master/Final Site Plan
- Exhibit C PAMP
- Application Materials Excerpt
- Approved Master Plan
- Resubmittal Excerpt
- Construction Plans
- Landscape Plans
- Building Elevations
- Roundabout CIP Sheet
- CIP Budget Resolution
- Roundabout Construction Plans

Survey  
Revised Ownership Documents Including Disclosure of Interest  
Sign Affidavit  
Resolution to Deny

**ISSUES:**

There are no unresolved 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 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 its attachments including the staff report as exhibit one.

Move that the Board approve the request for revised master/final site plan for the Reserve at Jensen Beach.

Move that the Board approve a Budget Resolution and CIP Sheet accepting and committing the contribution plus the required transportation impact fees to fund the construction of a roundabout at the intersection of SE Savannah Road and NE Coy Senda.

**ALTERNATIVE RECOMMENDATIONS**

Move that the Board continue the agenda item to a date certain.

**FISCAL IMPACT:**

**RECOMMENDATION**

The applicant has paid the \$12,000.00 application fees and the \$290.00 Completeness fee.

Funding Source	County Funds	Non-County Funds
<b>Subtotal</b>		
<b>Project Total</b>		

**ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

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

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