



Legislation Details (With Text)

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Type: Departmental Quasi Judicial **Status:** Passed

In control: Board of County Commissioners

On agenda: 2/25/2020 **Final action:** 2/25/2020

Title: MARINER VILLAGE SQUARE REQUEST FOR 6TH PUD AMENDMENT AND REVISED MASTER AND PHASE 2 FINAL SITE PLAN APPROVAL

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2020_0203_M160-011_StaffReport_Finaldocx.pdf, 2. 2020 6th PUD Amendment.pdf, 3. 2020_0207_M160-011_Resolution_Phase 2.pdf, 4. 2020_0207_M160-011_Revised_Master_Plan.pdf, 5. 2020_0227_M160-011_Revised_Phasing_Plan.pdf, 6. 2020_0207_M160-011_Phase_2_Infrastructure_Plan.pdf, 7. 2020_0207_M160-011_Lot 2_Final_Site_Plan.pdf, 8. 2020_0124_M160-011_Revised_elevations.pdf, 9. 2020_0207_M160-011_Landscape_Plans.pdf, 10. 2020_0207_M160-011_Application_Materials.pdf, 11. 2020_0207_M160-011_Resubmittal_Materials.pdf, 12. 2019_0409_M160-011_Sign_Cert.pdf, 13. 2020_0207_M160-011_Reso_Denial.pdf

Date	Ver.	Action By	Action	Result
2/25/2020	1	Board of County Commissioners	approved	Pass

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

MARINER VILLAGE SQUARE REQUEST FOR 6TH PUD AMENDMENT AND REVISED MASTER AND PHASE 2 FINAL SITE PLAN APPROVAL

EXECUTIVE SUMMARY:

Request for the 6th PUD amendment and revised master and phase 2 final site plan approval for Mariner Village Square, an approximate 20-acre commercial PUD consisting of 4 phases of development. Phase 1 is an existing office building, the proposed phase 2 consists of a 3-story residential storage facility and the development infrastructure. Included is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

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

REQUESTED BY: Lucido and Associates, Morris Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

Requesting approval of the sixth amendment to the Mariner Village Square PUD and a concurrent revised master and phasing plan and a revised phase 2 final site plan. Mariner Village Square is an existing Commercial PUD situated on approximately 20 acres located on the west side of US Highway 1 across from the Mariner Sands Drive intersection. The property has a future land use designation of General Commercial and has a Planned Unit Development (PUD) zoning designation. Included with this application is a request for a Certificate of Public Facilities Reservation.

The project originally received approval in 1986. A final site plan for Phase 1 was obtained in 1988 and Phase 1 was completed with the construction of a two-story bank/office building and infrastructure improvement including left- and right-hand turn lanes from US Highway 1.

The PUD agreement has been amended 5 times but no additional improvements to the property have been constructed.

The proposed 6th amendment revises the phasing plan. The residential storage facility will become phase 2 and the current phase 2, the assisted living facility, will become phase 4.

The phase 2 final site plan consists of a 115,000 square foot 3-story residential storage building that incorporates RV and boat storage on the north side of the building. Phase 2 also encompasses the construction of the access drive and infrastructure for the entire site.

ISSUES:

There are no unresolved issues related to the 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.

The following supporting documents are attached to this item:

- Staff Report
- 6th Amendment to the PUD Agreement
- Resolution to Approve
- Site plans
- Elevations
- Landscape Plans
- Application Materials
- Resubmittal Materials
- Sign Posting Affidavit
- Resolution to Deny

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board Receive and file the agenda item and all of its attachments as exhibit 1.
2. Move that the Board approve the 6th amendment to the Mariner Village Square PUD agreement and approve the revised master and phasing plan and phase 2 final site plans for lot 2 and the development infrastructure.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$13,800 development review fee and the \$290 completeness fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

Same as above

DOCUMENT(S) REQUIRING ACTION:

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

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