



Legislation Details (With Text)

**File #:** 20-0664  
**Type:** Public Hearing Quasi Judicial    **Status:** Passed  
**In control:** Board of County Commissioners  
**On agenda:** 5/19/2020    **Final action:** 5/19/2020  
**Title:** MC320, LLC REQUEST FOR MAJOR FINAL SITE PLAN APPROVAL  
**Sponsors:**  
**Indexes:**  
**Code sections:**

**Attachments:** 1. 2020\_0421\_M226-001\_Staff\_Report\_Final.pdf, 2. 2020\_0428\_M226-001\_Resolution.pdf, 3. 2020\_0424\_M226-001\_LAMP.pdf, 4. 2020\_0421\_M226-001\_FinalSitePlan.pdf, 5. 2020\_0421\_M226-001\_ApplicationMaterials.pdf, 6. 2020\_0421\_M226-001\_ConstructionPlans.pdf, 7. 2020\_0421\_M226-001\_LandscapePlans.pdf, 8. Revised Bond Packet MC320 42420(Milcor).pdf, 9. 2020\_0421\_M226-001\_Disclosure.pdf, 10. 2020\_0420\_M226-001\_LegalAd.pdf, 11. 2020\_0421\_M226-001\_notificationSampleLetter.pdf, 12. 2019\_1218\_M226-001\_SignPostingCertification.pdf, 13. 2020\_0420\_M226-001\_ResoDenial.pdf

Date	Ver.	Action By	Action	Result
5/19/2020	1	Board of County Commissioners	approved	Pass

**PLACEMENT:** Public Hearings - Quasi-Judicial

**TITLE:**  
**MC320, LLC REQUEST FOR MAJOR FINAL SITE PLAN APPROVAL**

**EXECUTIVE SUMMARY:**

MC320, LLC requests approval of a Major Final Site Plan (M226-001) for the development of a sand mining operation resulting in the construction of an approximate 33-acre lake on an approximate 174-acre parcel. Included is a request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

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

**REQUESTED BY:**

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

Request approval for a Major Final Site Plan for the development of a sand mining operation resulting in the construction of an approximate 33-acre lake. The project will be located on an approximate 174-acre parcel located on the west side of SW Citrus Boulevard about 3/4 of a mile

south of SW 96<sup>th</sup> Street in Palm City Farms. Included with this application is a request for a Certificate of Public Facilities Reservation.

The property is currently vacant and was formally utilized for Citrus production. There is no existing habitat or wetlands on the site.

The property has a land use designation of Agricultural and a Zoning District designation of A-2, Agricultural. The property is located outside of the Primary Urban Services Boundary, there are no proposed utilities for the development of the site.

This application is scheduled for consideration by the Local Planning Agency on May 7, 2020.

The following supporting documents are attached to this item:

Staff Report

Resolution to Approve

Lake Area Management Plan

Final Site Plan

Application Materials

Construction Plans

Landscape Plans

Bond Package

Disclosure

Sample Notification

Legal Ad

Sign Posting Affidavit

Resolution for Denial

### **ISSUES:**

There are no unresolved issues with 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 Summary and its attachments including the Staff Report as Exhibit 1.
- Move that the Board approve the request for major final site plan approval for the MC320 project.

#### **ALTERNATIVE RECOMMENDATIONS**

Move that the Board continue the request for major site plan approval to a date certain.

**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
<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:

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