



Legislation Details (With Text)

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Type: Public Hearing Quasi Judicial **Status:** Passed

In control: Board of County Commissioners

On agenda: 4/13/2021 **Final action:** 4/13/2021

Title: REQUEST FOR APPROVAL OF A MASTER SITE PLAN, PHASING PLAN, AND PHASE 1 FINAL SITE PLAN FOR PALM PIKE CROSSING, AND REQUEST TO LOWER THE SPEED LIMIT ON SW HIGH MEADOW AVENUE

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2021_0310_P175-001_DRT_Staff_Final.pdf, 2. 2021_0329_P175-001_MasterSitePlan.pdf, 3. 2021_0329_P175-001_PhasingPlan.pdf, 4. 2021_0329_P175-001_Phase1FinalSP.pdf, 5. 2021_0319_P175-001_MasterPlan_Resolution_to_Approve_Draft.pdf, 6. Exhibit_A_MasterPlan.pdf, 7. 2021_0314_P175-001_Phase1Final_Resolution_to_Approve_Draft.pdf, 8. Exhibit_A_Phase_1_Final.pdf, 9. FY22 CIP Sheet - SW High Meadow Ave Left-Turn Lane at SW Martin Highway.pdf, 10. 2021_0310_P175-001 Reso to Approve Speed Limit.pdf, 11. 2019_1213_P175-001_Application_Materials_Extracted.pdf, 12. 2021_0309_P175-001_PAMP.pdf, 13. 2019_1213_P175-001_Financial_Disclosure.pdf, 14. 2019_1213_P175-001_Surrounding_Property_Owners_List_Certification.pdf, 15. 2021_0302_P175-001_Sample_Notice_Letter_To_Surrounding_Property_Owners.pdf, 16. 2019_1213_P175-001_Sign_Certification.pdf, 17. 2021_0303_P175-001_Legal_AD_Tearsheet.pdf, 18. Supplemental_Memo.pdf, 19. 2021_0405_Staff_BCC_Presentation.pdf, 20. 2021_0405_Applicant_BCC_Presentation.pdf

Date	Ver.	Action By	Action	Result
4/13/2021	1	Board of County Commissioners	approved	Pass

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST FOR APPROVAL OF A MASTER SITE PLAN, PHASING PLAN, AND PHASE 1 FINAL SITE PLAN FOR PALM PIKE CROSSING, AND REQUEST TO LOWER THE SPEED LIMIT ON SW HIGH MEADOW AVENUE

EXECUTIVE SUMMARY:

This is a request by Palm Pike Crossing, LLC and Palm City Wagas VII, LLC for approval of a master site plan, phasing plan, and Phase 1 final site plan. Phase 1 includes a gas station, retail store, and associated infrastructure for the entire project. The undeveloped property is approximately 27.5 acres and located south of Martin Highway (CR 714) between the Florida Turnpike and High Meadow Avenue (CR 713) in Palm City.

DEPARTMENT: Growth Management

PREPARED BY: Name: Matt Stahley
Title: Senior Planner

REQUESTED BY: Palm Pike Crossing, LLC & Palm City Wagas VII, LLC (Owners), Brandon Ulmer, Thomas Engineering Group (Agent)

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This application is a request by Palm Pike Crossing, LLC and Palm City Wagas VII, LLC for approval of a master site plan, phasing plan, and Phase 1 final site plan. The project includes a total of five commercial lots proposed to be developed in four phases. Phase 1 includes a gas station, retail store, and associated infrastructure for the entire project. The undeveloped subject property is approximately 27.5 acres and located south of Martin Highway (CR 714) between the Florida Turnpike and SW High Meadow Avenue (CR 713) in Palm City.

The entire subject property is zoned LI, Limited Industrial District with a future land use designation of Industrial. The project is located within the primary urban service district and will be serviced by Martin County Utilities for water and wastewater services. The proposed site plan includes the creation of shared internal access drives with a single ingress/egress connection to SW Martin Highway to the north, and an ingress/egress connection with a new signalized intersection on SW High Meadow Ave at the projects eastern entrance.

Environmental staff has reviewed the proposed environmental waiver application for the alternative secondary access to the site off SW High Meadow Avenue and is recommending approval pursuant to Section 4.3, LDR, Martin County Fla. (2018). The project proposes 5.7 acres of preserve area to be established as a part of the Phase 1 final site plan in accordance with the Preserve Area Management Plan (PAMP) included in this application.

The applicant has agreed to pay \$167,400.00 within 60 days of the final site plan approval for the second northbound left turn lane on SW High Meadow Avenue. This represents 110% of the probable cost to construct the second northbound left turn lane as accepted by the County Engineer and will be applied as a pre-payment of the project's transportation impact fees. The County agrees to use the payment to fund the construction of the second northbound left turn lane as part of its Capital Improvement Plan, as described in the FY22 CIP sheet attached to the agenda item.

Due to the proposed improvements on SW High Meadow Avenue, staff has determined that establishing a maximum speed of 45 MPH and repealing the existing posted speed limit of 55 MPH on SW High Meadow Avenue from SW Golden Bear Way to SW Martin Highway is appropriate.

This project was considered by the Local Planning Agency on March 18, 2021. The LPA recommended approval of the project by a vote of 4-0.

The following supporting items are attached:

- Staff Report
- Master Site Plan
- Phasing Plan
- Phase 1 Final Site Plan

- Resolution to Approve Master Site Plan
- Exhibit A-Master Site Plan
- Resolution to Approve Phase 1 Final Site Plan
- Exhibit A- Phase 1 Final Site Plan
- FY22 CIP Sheet
- Resolution to Approve Speed Limit Reduction on SW High Meadow Ave
- Application Materials
- Preserve Area Management Plan (PAMP)
- Financial Disclosure
- Surrounding property owners list certification
- Sample Notice Letter
- Sign Posting Certification
- Legal Ad

ISSUES:

None

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

1. Move that the Board receive and file the Agenda Item Summary and all its attachments including the Staff Report for the record as Exhibit 1.
2. Move that the Board approve the Master Site Plan and Phasing Plan.
3. Move that the Board approve Phase 1 Final Site Plan including the Preserve Area Management Plan and Environmental Waiver.
4. Move that the Board approve a CIP Sheet committing the required transportation impact fees to fund the construction of the second northbound left turn lane on CR-713 (SW High Meadow Avenue) at CR-714 (SW Martin Highway).
5. Move that the Board approve the resolution reducing the speed limit on C.R. 713 (SW High Meadow Ave) to 45 MPH.

ALTERNATIVE RECOMMENDATIONS

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

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$12,580.00 application review fee and 290.00 completeness fee.

ALTERNATIVE RECOMMENDATIONS

Same as above

DOCUMENT(S) REQUIRING ACTION:

- Budget Transfer / Amendment Chair Letter Contract / Agreement
 Grant / Application Notice Ordinance Resolution
 Other: 3 Resolutions, 1 CIP Sheet

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