



Legislation Details (With Text)

File #: 20-0956
Type: Public Hearing Quasi Judicial **Status:** Agenda Ready
In control: Board of County Commissioners
On agenda: 8/11/2020 **Final action:**
Title: REQUEST FOR APPROVAL OF HOBE SOUND PUBLIX FINAL SITE PLAN
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST FOR APPROVAL OF HOBE SOUND PUBLIX FINAL SITE PLAN

EXECUTIVE SUMMARY:

Publix Super Markets, Inc. has requested approval of a major development final site plan to develop an approximately 29,637 square foot grocery store with a 1,400 square foot attached liquor store located at the northeast corner of SE Federal Highway and SE Osprey Street in Hobe Sound. Due to an issue with the applicant's required notices, the public hearing must be continued.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Matt Stahley
Title: Senior Planner

REQUESTED BY: Publix Super Markets, Inc. (Owner), Windcrest Development Group (Agent)

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is an application for approval of a major development final site plan to develop an approximately 29,637 square foot grocery store with a 1,400 square foot attached liquor store and associated infrastructure. The grocery store and attached liquor store will encompass approximately 4.97 acres of the site, with a 0.89 acre outparcel to be developed in the future. The applicant has proposed an increased parking rate and has provided a parking rate adjustment analysis for consideration. The approximate 6.04-acre vacant parcel is located at the northeast corner of SE Federal Highway and

SE Osprey Street in Hobe Sound.

ISSUES:

The applicant's representative advised staff that there had been a glitch with its public notification mailings and has requested that the public hearing be continued to August 25, 2020.

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 continue the public hearing to August 25, 2020.

ALTERNATIVE RECOMMENDATIONS

Same as above.

FISCAL IMPACT:

RECOMMENDATION

The Applicant has paid the \$9,127.00 application fee and \$290.00 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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