



## Agenda Item Summary

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**File ID:** 20-0436

**DPQJ-1**

**Meeting Date:** 2/25/2020

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**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**MARINER VILLAGE SQUARE REQUEST FOR 6<sup>TH</sup> 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 6<sup>th</sup> 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
- 6<sup>th</sup> 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 6<sup>th</sup> 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
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<b>Subtotal</b>		
<b>Project Total</b>		

**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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