



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 22-0916

PHQJ-2

Meeting Date: 6/21/2022

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

PUBLIC HEARING TO CONSIDER AMENDMENT OF THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT CLASSIFICATION RELATED TO COMPREHENSIVE PLAN AMENDMENT (CPA) 22-01, WILLIS CUSTOM YACHTS

EXECUTIVE SUMMARY:

Willis Custom Yachts submitted an application to assign the WGC, Waterfront General Commercial zoning district classification to 2.065 acres of undesignated abandoned right of way located on the north and south side of the St. Lucie Canal and accessed from SW Jack James Drive and SW Swallowtail Way, and to rezone from the LI, Limited Industrial District to the GI, General Industrial District, a ±6.85-acre portion of the 66.2-acre parcel located at the intersection of SW Blue Water Way and SW Jack James Drive.

DEPARTMENT: Growth Management

PREPARED BY: Name: Glenn Rosado
Title: Planner

REQUESTED BY: WGI, Inc., Matthew Barnes, AICP, Project Manager

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

Comprehensive Growth Management Plan Policy 4.4A.1 provides that “Parcels being considered for amendment to the future land use designation shall be concurrently evaluated for rezoning to the most appropriate zoning district in the most recently adopted Land Development Regulations.” A concurrent rezoning is required for each Future Land Use Map (FLUM) amendment where the amendment creates an inconsistency with the current zoning designation.

Analysis of the proposed rezoning can be found in the staff report attached to this Board item. Consideration of the request to change from undesignated to WGC on 2.0654 acres is contingent upon the approval of CPA 22-01, Willis Custom Yachts.

At a public hearing on April 21, 2022, the Local Planning Agency considered the request and voted 3-0 to approve the proposed change from undesignated to WGC on 2.065 acres and from LI to GI on 6.85 acres.

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 amend the Martin County Zoning Atlas to change the zoning district classification on 2.065 acres from undesignated to WGC, Waterfront General Commercial and from LI, Limited Industrial to GI, General Industrial on 6.85 acres.

ALTERNATIVE RECOMMENDATIONS

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

FISCAL IMPACT:

RECOMMENDATION

Staff time

ALTERNATIVE RECOMMENDATIONS

Staff time

DOCUMENT(S) REQUIRING ACTION:

<input type="checkbox"/> Budget Transfer / Amendment	<input type="checkbox"/> Chair Letter	<input type="checkbox"/> Contract / Agreement
<input type="checkbox"/> Grant / Application	<input type="checkbox"/> Notice	<input type="checkbox"/> Ordinance
<input type="checkbox"/> Other:		<input checked="" type="checkbox"/> Resolution

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