Legislation Details (With Text)

File #:	19-0377		
Type:	Public Hearing Quasi Judicial	**Status:**	Passed
		In control:	Board of County Commissioners
On agenda:	4/23/2019	**Final action:**	4/23/2019
Title:	ADVANTAGE SELF STORAGE JENSEN BEACH MAJOR REVISED FINAL SITE PLAN (J040-011)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 1-2019_0305_J040-011_DRT_Staff_FINAL.pdf, 2. 2-2019_0423_J040-011_RESO_APPR_DRAFT.pdf, 3. 2a-Exhibit A Legal Description J040-011.pdf, 4. 2b-Exhbiit B RevisedFinalSitePlan J040-011.pdf, 5. 3-2018_0411_J040-011_APP_excerpt.pdf, 6. 3a-2018_0910_J040-011_RESUB_excerpt.pdf, 7. 3b-2018_1227_J040-011_RESUB_excerpt.pdf, 8. 4-2018_1227_J040-011_ParkingRateAdjustment.pdf, 9. 5-PAMP.pdf, 10. 6-Disclosure Pages from 2018_0411_J040-011_APP-2.pdf, 11. 7-2018_0410_J040-011_Certified_Sign_Posting.pdf, 12. 8-Certified_List_of_PropertyOwners_J040-011.pdf, 13. 9-2019_0226_J040-011_SAMPLE LETTER TO SURROUNDING PROPERTY OWNERS.pdf, 14. 10-2019_0304_J040-011_LegalAd_LPA_BCC_Tearsheet.pdf, 15. 11-_LPA_Minutes_DRAFT_03-21-19.pdf, 16. 12-2019_0423_J040-011_RESO_DENY_DRAFT.pdf		

Date	Ver.	Action By	Action	Result
4/23/2019	1	Board of County Commissioners	approved	Pass

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

ADVANTAGE SELF STORAGE JENSEN BEACH MAJOR REVISED FINAL SITE PLAN (J040-011)

EXECUTIVE SUMMARY:

Jensen Beach Holdings, LLC, requests approval of a Major Revised Final Site Plan, for the development of 92,700 square-feet of residential storage within three buildings with associated infrastructure on 4.44 acres, located at 528 NE Jensen Beach Boulevard in Jensen Beach, on the south side of NE Jensen Beach Boulevard approximately 700 feet east of NE Pinecrest Lakes Boulevard. Included is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Catherine Riiska
Title: Principal Planner

REQUESTED BY: Terry McCarthy, McCarthy Summers et. al., Agent; Frank Poma, Jensen Beach Holdings, LLC, Owner; Jeffrey S. Kinder, Advantage Development Group, LLC, Contract Purchaser

PRESET:

PROCEDURES: Quasi-Judicial

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BACKGROUND/RELATED STRATEGIC GOAL:

This application is a request by Jensen Beach Holdings, LLC, for approval of a revised major final site plan for a residential storage facility project on two parcels totaling approximately 4.4 acres located at 528 NE Jensen Beach Boulevard in Jensen Beach, on the south side of NE Jensen Beach Boulevard approximately 700 feet east of NE Pinecrest Lakes Boulevard. This site was originally approved for a commercial project known as the Jensen Beach Professional Center, which did not proceed. The currently proposed project consists of one (1) two-story climate controlled building adjacent to Jensen Beach Boulevard and two (2) one-story buildings in the rear of the property for a total of 92,700 square feet of rentable space containing approximately 850 residential storage units. Included in this application is a request for a Certificate of Public Facilities Reservation.

The subject site consists of two parcels, has a future land use designation of Commercial Office/Residential (COR) and is zoned COR-1, Commercial Office/Residential District. In addition to the zoning standards, the application will be required to comply with the commercial design standards, landscape buffering requirements for commercial development adjacent to residential uses, and applicable Comprehensive Plan requirements for the COR future land use designation. Access is proposed via NE Jensen Beach Boulevard and the applicant has proposed a reduced parking rate and provided a parking rate adjustment analysis for consideration. The project is located within the Primary Urban Services District and will be serviced by Martin County Utilities for water and wastewater services.

This application meets the threshold criteria for a major development, pursuant to Section 10.11.B., LDR, Martin County, Fla. (2016), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process. The first public hearing shall be before the Local Planning Agency (LPA), who will make a recommendation on the request, pursuant to Section 10.4., LDR, Martin County, Fla. (2016). This application has been scheduled for the March 21, 2019, LPA Hearing. The second public hearing shall be before the Board of County Commissioners (BCC), who will take final action on the request, pursuant to Section 10.5., LDR, Martin County, Fla. (2016). This application has been scheduled for the April 23, 2019, BCC Hearing.

This application was heard before the Local Planning Agency on March 21, 2019, and received a unanimous (4-0) recommendation of approval.

The following supporting materials are provided attached to this Agenda Item:

1- Staff Report
2- Draft Resolution for Approval
   Site Legal Description (Exhibit A to resolution)
   Revised Final Site Plan (Exhibit B to resolution)
3- Application Materials
4- Parking Rate Adjustment
5- Existing PAMP (OR Bk 2273 Pgs 2806-2826)
6- Financial Disclosure
7- Noticing Sign Posting Certification
8- Surrounding Property Owners List
9- Noticing Letter Template
10- Noticing Legal Ad

11-Draft Minutes, March 21, 2019, Local Planning Agency
12-Draft Resolution for Denial

ISSUES:

There are no unresolved issues associated 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 that is based on a correct application of the law and competent substantial evidence in the record. Suggested procedures to follow during consideration of this matter are attached.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the Agenda item Summary and all of its attachments including the Staff Report for the record as Exhibit 1.

2. Move that the Board approve the Advantage Self Storage Jensen Beach Revised Final Site Plan, including the parking rate adjustment, and adopt the resolution of approval.

ALTERNATIVE RECOMMENDATIONS

2A. Move that the Board continue this matter to a date certain.

2B. Move that the Board deny the Advantage Self Storage Jensen Beach Revised Final Site Plan and adopt a resolution of denial setting forth the reasons for the denial.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the application review fees of $11,409.00 and sufficiency review fees of $580.00.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

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ALTERNATIVE RECOMMENDATIONS

As above.

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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