



Legislation Details (With Text)

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Type: Departmental Quasi Judicial **Status:** Passed

In control: Board of County Commissioners

On agenda: 8/11/2020 **Final action:** 8/11/2020

Title: REQUEST FOR REVISED MASTER/FINAL SITE PLAN APPROVAL FOR THE RESERVE AT JENSEN BEACH (S185-012)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2020_0721_S185-012_Staff_Report_Final.pdf, 2. 2020_0717_S185-012_Resolution_to_Approve.pdf, 3. 2020_0717_S185-012_Legal_Description.pdf, 4. 2020_0630_S185-012_Revised_Master_Final Site Plan.pdf, 5. 2020_0717_S185-012_PAMP.pdf, 6. 2020_0630_S185-012_Application Materials.pdf, 7. 2020_0717_S185-012_Resubmittal_Excerpt.pdf, 8. 2020_0630_S185_012_Construction_Plans.pdf, 9. 2020_0630_S185-012_Landscape_Plans.pdf, 10. 2020_0630_S185-012_Elevations.pdf, 11. 2020_0717_S185-012_PWD FY20 CIP Amendment Savannah Road Roundabout.pdf, 12. 2020_0716_S185-012_CIP_Budget_Resolution.pdf, 13. 2020_0717_S185-012_Roundabout_Construction_plans.pdf, 14. 2020_0717_S185-012_Survey.pdf, 15. 2020_0717_S185-012_Revised_OwnershipDocs.pdf, 16. 2020_0630_S185-012_Sign_Affidavit.pdf, 17. 2020_0717_S185-012_ResoDenial.pdf

Date	Ver.	Action By	Action	Result
8/11/2020	1	Board of County Commissioners	approved	Pass

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR REVISED MASTER/FINAL SITE PLAN APPROVAL FOR THE RESERVE AT JENSEN BEACH (S185-012)

EXECUTIVE SUMMARY:

Jensen CAP Investments, LLC, requests approval for a revised master/final site plan for the development of 197 multi-family residential apartments on an approximate 23-acre site located on the east side of NE Savannah Road between NE Coy Senda and NE Business Park Place in Jensen Beach. Included is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden, AICP
Title: Principal Planner

REQUESTED BY: Lucido and Associates, Morris A. Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is an application for a residential, major development revised master/final site plan. The applicant is proposing the development of multi-family residential apartments consisting of 197 units within nine, 3-story buildings, including a clubhouse/pool amenity, supporting infrastructure, and upland preserve on approximately 23 acres, resulting in a total gross residential density of 8.56 units per acre. The subject site is located on the east side of NE Savannah Road between NE Coy Senda and NE Business Park Place in Jensen Beach. The project spans an area between NE Savannah Road on the west and the FEC Railroad right-of-way on the east, includes a portion of Warner Creek, is primarily undeveloped, and contains rare and unique upland habitat.

A master site plan was approved for the site for a multi-family development of apartments on October 23, 2012, via Resolution # 12-10.27. No application was submitted for a final site plan approval and the project did not build-out. The master site plan approval timetable was extended by multiple applicable State extensions and currently requires a final site plan approval by April 24, 2021.

The project site has a split future land use designation and corresponding split zoning classification. The two parcels with frontage on NE Savannah Road have a Commercial Office/Residential (COR) future land use designation and have a COR-2, Commercial Office/Residential zoning classification. The rear parcel that abuts the FEC railway right-of-way has a Medium Density Residential future land use designation and has a RM-8, Medium Density Residential District zoning classification. The project has demonstrated compliance with the development standards for each respective zoning district and future land use category.

As part of the development approval, the applicant has agreed to fund the construction of a four-way roundabout at the intersection of NE Savannah Road and NE Coy Senda with a contribution in addition to the required transportation impact fees which are due. In turn, the Board is asked to accept the contribution and the impact fees through a Budget Resolution and commit to the construction of a roundabout through a Capital Improvement Plan (CIP) sheet. The contribution plus the required transportation impact fees will be due within sixty (60) days of approval of the revised master/final site plan.

Pursuant to Sec. 10.5.F.9 a review of this application was not necessary by the Local Planning Agency.

The following supporting materials are attached to this item:

Staff Report

Resolution to Approve

Exhibit A Legal Description

Exhibit B Revised Master/Final Site Plan

Exhibit C PAMP

Application Materials Excerpt

Approved Master Plan

Resubmittal Excerpt

Construction Plans

Landscape Plans

Building Elevations

Roundabout CIP Sheet

CIP Budget Resolution

Roundabout Construction Plans

Survey
Revised Ownership Documents Including Disclosure of Interest
Sign Affidavit
Resolution to Deny

ISSUES:

There are no unresolved issues related to 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 based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board receive and file the agenda item and its attachments including the staff report as exhibit one.

Move that the Board approve the request for revised master/final site plan for the Reserve at Jensen Beach.

Move that the Board approve a Budget Resolution and CIP Sheet accepting and committing the contribution plus the required transportation impact fees to fund the construction of a roundabout at the intersection of SE Savannah Road and NE Coy Senda.

ALTERNATIVE RECOMMENDATIONS

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

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$12,000.00 application fees and the \$290.00 Completeness fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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