



Legislation Details (With Text)

File #: 21-0820
Type: Departmental Quasi Judicial **Status:** Passed
In control: Board of County Commissioners
On agenda: 6/22/2021 **Final action:** 6/22/2021
Title: REQUEST FOR APPROVAL OF THE PALM PIKE CROSSING PLAT (P175-002)
Sponsors:
Indexes:
Code sections:

Attachments: 1. 2021_0526_P175-002_DRT_Staff_Final.pdf, 2. 2021_0608_P175-002_ComplyPlat.pdf, 3. 2021_0514_P175-002_Draft_Contract_For_Required_Improvements.pdf, 4. 2021_0514_P175-002_RESUB_Approved Common EOPC.pdf, 5. 2021_0514_P175-002_RESUB_Approved ROW EOPC.pdf, 6. 2020_0706_P175-002_Application_Materials_Extracted.pdf, 7. 2021_0329_P175-001_ApprovedMasterSitePlan.pdf, 8. 2021_0329_P175-001_ApprovedPhase1FinalSP.pdf, 9. 2021_0329_P175-001_ApprovedPhasingPlan.pdf, 10. 2020_0706_P175-002_FinancialDisclosure.pdf, 11. 2020_1112_P175-002_SignPostingCertification.pdf, 12. Resolution_to_Deny_Plat_DRAFT.pdf

Date	Ver.	Action By	Action	Result
6/22/2021	1	Board of County Commissioners	approved	Pass

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR APPROVAL OF THE PALM PIKE CROSSING PLAT (P175-002)

EXECUTIVE SUMMARY:

This is a request by Palm Pike Crossing, LLC and Palm City Wagas VII, LLC for approval of a plat for a five-lot commercial subdivision of approximately 27.5 acres with shared infrastructure. The undeveloped subject property is located on the south side of Martin Highway (CR 714) between the Florida Turnpike and SW High Meadow Avenue (CR 713) in Palm City. Included in this application is a request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

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

REQUESTED BY: David Lidberg, Lidberg Land Surveying, Inc.

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is a request by Palm Pike Crossing, LLC and Palm City Wagas VII, LLC for approval of a plat consistent with the master and final site plan for a five (5) lot commercial subdivision of approximately 27.5 acres with shared infrastructure. The undeveloped subject property is located on the south side of Martin Highway (CR 714) between the Florida Turnpike and SW High Meadow Avenue (CR 713) in Palm City. Included in this application is a request for a Certificate of Public Facilities Exemption.

Proposed is the creation of five commercial lots, with proposed commercial development on each of the lots, and supporting infrastructure. The site is undeveloped and contains wetland and upland habitat, so the site plan and plat of the subdivision include the establishment of wetland and upland preserve areas with buffers separately from the commercial lots. Access to the site will be provided from SW Martin Highway to the North and SW High Meadow Ave to the east.

The Palm Pike Crossing Master Site Plan, Phase 1 Final Site Plan, and Phasing Plan were approved by the Board of County Commissioners on April 13, 2021.

The Local Planning Agency (LPA) was not required to consider this plat application and final action on this application is required by the Board of County Commissioners (BCC) in a public meeting pursuant to Table 10.5.F.9., Section 10.5.F., LDR, Martin County, Fla. (2019).

The following supporting materials are provided for this agenda item:

- Staff Report
- Draft Contract for Construction of Required Improvements and Infrastructure
- Common Area Approved Engineers Opinion of Probable Cost
- Right of Way Approved Engineers Opinion of Probable Cost
- Application Materials
- Approved Final Site Plan
- Approved Master Site Plan
- Approved Phasing Plan
- Sign Posting Certification
- Financial Disclosure
- Draft Resolution for Denial of Plat

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 that is 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 and all its attachments including the staff report as Exhibit 1.
2. Move that the Board approve the Plat for Palm Pike Crossing including the Contract for Construction of Required Improvements and Infrastructure.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the Palm Pike Crossing request to a date certain.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$13,600 application fee and the \$290 completeness fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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