



## Legislation Details (With Text)

**File #:** 22-0759

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

**In control:** Board of County Commissioners

**On agenda:** 5/17/2022 **Final action:** 5/17/2022

**Title:** REQUEST BY KL WATERSIDE, LLC FOR FINAL SITE PLAN APPROVAL FOR SOUTH FLORIDA GATEWAY PUD PLAT INFRASTRUCTURE PLAN (S265-002)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2022\_0425\_S265-002\_Staff\_Report\_Final.pdf, 2. 2022\_0426\_S265-002\_Resolution\_to\_Approve.pdf, 3. 2022\_0408\_S265-002\_Plant\_Infrastructure\_Plan.pdf, 4. 2022\_0428\_S265-001\_Stamped\_MSP.pdf, 5. 2022\_0408\_S265-002\_Application\_Materials.pdf, 6. 2022\_0425\_S265-002\_Landscape\_Plans.pdf, 7. 2022\_0408\_S265-002\_Disclosure\_of\_Interest.pdf, 8. 2022\_0425\_S265-001\_Legal\_Description.pdf, 9. 2021\_0615\_S265-002\_Sign\_Cert.pdf, 10. 2022\_0426\_S265-002\_Reso\_To\_Deny.pdf, 11. South Florida Gateway.pdf

Date	Ver.	Action By	Action	Result
5/17/2022	1	Board of County Commissioners	approved	Pass

**PLACEMENT:** Departmental - Quasi-Judicial

### TITLE:

**REQUEST BY KL WATERSIDE, LLC FOR FINAL SITE PLAN APPROVAL FOR SOUTH FLORIDA GATEWAY PUD PLAT INFRASTRUCTURE PLAN (S265-002)**

### EXECUTIVE SUMMARY:

This is a request for approval of the South Florida Gateway Planned Unit Development (PUD) plat infrastructure final site plan for an approximate 180-acre parcel which is part of a 500-acre parent tract owned by KL Waterside, LLC. The project is located on the west side of SW Kanner Highway approximately 3/4 of a mile south of SW 96th Street. The property has been used for agricultural purposes, has been cleared and has no wetlands or existing native habitat. Included is a request for a Certificate of Public Facilities Exemption.

**DEPARTMENT:** Growth Management

**PREPARED BY:** **Name:** Peter Walden, AICP  
**Title:** Deputy Growth Management Director

**REQUESTED BY:** Lucido and Associates, Morris Crady, AICP

**PRESET:**

**PROCEDURES:** Quasi-Judicial

### BACKGROUND/RELATED STRATEGIC GOAL:

The proposed plat infrastructure final site plan for the South Florida Gateway PUD will provide the basis for future industrial development by creating lots and the associated infrastructure to support the development. Access is proposed on SW Kanner Highway and water and waste water service will be provided by Martin County Utilities.

The South Florida Gateway PUD Zoning Agreement including the master site plan was approved on February 1, 2022. The project is part of a free standing urban service district.

The project has received expedited staff review due to the targeted industries proposed for the development.

A review of this application by the Local Planning Agency was not required pursuant to Section 10.5.F.9., LDR.

The following supporting items are attached:

Staff Report  
Resolution to Approve  
Final Site Plan  
Approved Master Site Plan  
Application Materials  
Landscape Plans  
Disclosure of Interest  
Legal Description  
Sign Certification  
Draft Resolution to Deny  
Staff PowerPoint

### **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**

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board approve the request for the South Florida Gateway PUD Plat Infrastructure Final Site Plan.

## ALTERNATIVE RECOMMENDATIONS

None

## FISCAL IMPACT:

## RECOMMENDATION

The applicant has paid the \$9,127.00 application fee and the \$290.00 completeness fee.

## ALTERNATIVE RECOMMENDATIONS

None

## 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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