



Agenda Item Summary

File ID: 19-0507

Meeting Date: 7/30/2019

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR A TIMETABLE EXTENSION FOR THE COVE/SALERNO PARCEL

EXECUTIVE SUMMARY:

Cove/Salerno Partners, LLC requests a timetable extension for an approved major final site plan for the hauling of fill materials in excess of 10,000 cubic yards to the subject property. The project received approval on March 30, 2010 and was not completed. The parcel is located between SE Salerno Road and SE Cove Road in Stuart.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Peter Walden
Title: Principal Planner

REQUESTED BY: The Milcor Group, Melissa G. Corbett, P.E.

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

The parcel known as the Cove Salerno Parcel located between SE Salerno Road and SE Cove road just east of SW Kanner Highway received major site plan approval on March 30, 2010 (Resolution 10 -3.20) for the hauling of fill to the site in excess of 10,000 cubic yards. Cove/ Salerno Partners, LLC has requested a timetable extension to complete the hauling of fill to the site as proposed in the 2010 application.

The 47-acre parcel was the site of the Wright Fish Farm for several decades. The farm produced tropical fish for aquariums in more than 50 manmade ponds throughout the property. The ponds were mostly filled in around 2010 via the major site plan and SFWMD permit approvals. The site has remained basically untouched since that time and several ponds still exist that need to be filled in order to complete the proposed project's intended goals.

The original development order approved the hauling of 180,564 cubic yards of fill to the site. Plans submitted with this application indicate 47,177 cubic yards are needed for completion. The timetable extension would allow one year to secure any permits required and two years to complete the project from the approval date.

The following items are attachments to this agenda:

- 1 Staff Report
- 2 Resolution to Approve
- 3 Application Materials
- 4 Excavation and Fill Form
- 5 Estimate of fill plan
- 6 Approved Final Site Plan
- 7 Disclosure of Interest
- 8 Sign Posting Affidavit
- 9 Resolution to Deny

ISSUES:

There are no 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 that is 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 with the attached staff report as exhibit 1.
Move that the Board approve the timetable extension for the Cove Salerno Parcel major final site plan.

ALTERNATIVE RECOMMENDATIONS

None.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$2,950.00 application 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:

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