



## Agenda Item Summary

---

**File ID:** 19-0662

**DPQJ-1**

**Meeting Date:** 7/30/2019

---

**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**SANDS COMMERCE CENTER III (S129-021), REVISED MASTER AND PHASE 3 FINAL SITE PLAN**

**EXECUTIVE SUMMARY:**

Request approval for a revised master site plan and phase 3 final site plan for the Sands Commerce Center III project located north of SW Martin Highway and west of and adjacent to, the Florida Turnpike. Included with this application is a request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

**PREPARED BY:** Name: Peter Walden

Title: Principal Planner

**REQUESTED BY:** Mathers Engineering Corporation, William J. Mathers, P.E.

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

Request for a revised master and phase 3 final site plan for the Sands Commerce Center III located north of Martin Highway and adjacent to the Florida Turnpike. The project received revised master plan and final site plan approval on October 7, 2014 through the approval of Resolution 14-10.4. The property is zoned M-2 (Industrial District) and has a Future Land Use Designation of Industrial. The property is located inside the County's Primary Urban Services District, water and wastewater services will be provided by Martin County Utilities. Included in this application is a request for a certificate of public facilities reservation.

The project received approval of a revised master and phase I final site plan on March 6, 2017 through the adoption of Resolution 17-3.11. The first phase of development included Building #17 and all of the infrastructure to support Sands Commerce Center phase 3 was approved.

The phase 2 final site plan was for the construction of Building # 16 and the adjacent loading area along with 53 parking spaces. Building #16 is a one story, 126,000 square foot warehouse/manufacturing and office facility. Phase 2 was approved on October 9, 2018.

The phase 3 final site plan is for the construction of building #15 and the associated parking area. Building #15 is a 200,000 square foot manufacturing and warehouse building. The construction of phase will conclude the development of Sands Commerce Center III.

Pursuant to Section 10.4.A.1., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).

The following supporting materials are attached to this agenda item:

Staff Report

Resolution for Approval of the Revised Master Plan

Resolution for Approval of the Phase 3 Final Site Plan

Revised Master Plan

Phase 3 Final Site Plan

Application Materials

Landscape Plan

Financial Disclosure

Sign Posting Affidavit

Draft Resolution for Denial

### **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 and staff report as exhibit 1.

Move that the Board approve the revised master site plan for Sands Commerce Center III and the phase 3 final site plan for the Sands Commerce Center III project.

#### **ALTERNATIVE RECOMMENDATIONS**

None.

### **FISCAL IMPACT:**

#### **RECOMMENDATION**

The applicant has paid the \$12,000 application fee and the \$290.00 sufficiency 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:

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback) <<http://www.martin.fl.us/accessibility-feedback>>.