



Agenda Item Summary

File ID: 20-0742

DPQJ-1

Meeting Date: 6/16/2020

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST PLAT APPROVAL FOR MARINER VILLAGE SQUARE PLAT III, PUD (M160-012)

EXECUTIVE SUMMARY:

This is a request by Ribbon Ventures, LLC for approval of the Mariner Village Square Plat III, PUD being a re-plat of Plat II, consistent with the approved final site plans for a four-lot commercial subdivision of approximately 18.4 acres with shared infrastructure, wetland and upland preserves and shared access. The site is located on the west side of SE Federal Highway at the intersection with Mariner Sands Drive in Stuart.

DEPARTMENT: Growth Management

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

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

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

Requesting plat approval for the Mariner Village Square Plat III, PUD. Mariner Village Square is an existing Commercial PUD situated on approximately 18.4 acres located on the west side of US Highway One at the intersection with Mariner Sands Drive. The property has a future land use designation of General Commercial and has Planned Unit Development (PUD) zoning designation.

The project originally received approval in 1986. A final site plan for Phase One was obtained in 1988 and Phase One was completed with the construction of a two-story bank/office building and infrastructure improvements including left and right-hand turn lanes from US Highway One. The Sixth Amendment to the PUD Zoning Agreement including a revised master site plan as well as Phase 2 final site plans were approved on February 25, 2020.

The proposed plat will re-plat existing platted property to make it consistent with the approved Sixth Amendment to the PUD Zoning Agreement, revised master site plan and Phase 2 final site plans.

The Local Planning Agency was not required to hear this application and final action is required by the Board of County Commissioners at a public meeting pursuant to Table 10.5.F.9, Section 10.5.F.

The following supporting documents are attached to this agenda item:

Staff Report
Plat
Approved EOPC
Approved Site Plan
Application Materials Excerpt
Resubmittal Materials Excerpt
Survey
Disclosure of Interest
Sign Affidavit
Resolution of Denial

The Contract for Required Improvements and Infrastructure for Mariner Village Square Plat III, PUD is undergoing review and will be provided by Supplemental Memorandum.

ISSUES:

There are no unresolved issues with 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

1. Move that the Board receive and file the Agenda Item Summary and all attachments including the staff report for the record as Exhibit 1.
2. Move that the Board approve the plat for Mariner Village Square Plat III, PUD and the Contract for Construction of Required Improvements and Infrastructure with the accompanying security.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the Mariner Village Square PUD Plat request to a date certain.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$16,000.00 development review fee and the \$290.00 completeness fee.

Funding Source	County Funds	Non-County Funds
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Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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