



# Board of County Commissioners

2401 SE Monterey Road  
Stuart, Florida 34996

## Agenda Item Summary

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**File ID:** 20-0956

**PHQJ-1**

**Meeting Date:** 8/11/2020

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**PLACEMENT:** Public Hearings - Quasi-Judicial

**TITLE:**

**REQUEST FOR APPROVAL OF HOBE SOUND PUBLIX FINAL SITE PLAN**

**EXECUTIVE SUMMARY:**

Publix Super Markets, Inc. has requested approval of a major development final site plan to develop an approximately 29,637 square foot grocery store with a 1,400 square foot attached liquor store located at the northeast corner of SE Federal Highway and SE Osprey Street in Hobe Sound. Due to an issue with the applicant's required notices, the public hearing must be continued.

**DEPARTMENT:** Growth Management

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

**REQUESTED BY:** Publix Super Markets, Inc. (Owner), Windcrest Development Group (Agent)

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

This is an application for approval of a major development final site plan to develop an approximately 29,637 square foot grocery store with a 1,400 square foot attached liquor store and associated infrastructure. The grocery store and attached liquor store will encompass approximately 4.97 acres of the site, with a 0.89 acre outparcel to be developed in the future. The applicant has proposed an increased parking rate and has provided a parking rate adjustment analysis for consideration. The approximate 6.04-acre vacant parcel is located at the northeast corner of SE Federal Highway and SE Osprey Street in Hobe Sound.

**ISSUES:**

The applicant's representative advised staff that there had been a glitch with its public notification mailings and has requested that the public hearing be continued to August 25, 2020.

**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 continue the public hearing to August 25, 2020.

**ALTERNATIVE RECOMMENDATIONS**

Same as above.

**FISCAL IMPACT:**

**RECOMMENDATION**

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

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

**ALTERNATIVE RECOMMENDATIONS**

Same as above.

**DOCUMENT(S) REQUIRING ACTION:**

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

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