



Agenda Item Summary

File ID: 20-1107

DPQJ-2

Meeting Date: 10/27/2020

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST APPROVAL FOR OLD TRAIL PUD REPLAT NO. 1 (O037-003)

EXECUTIVE SUMMARY:

Jonathan's Landing Golf Club, Inc. requests approval of a replat of the Old Trail Planned Unit Development. The existing golf course and 74 lot residential development is situated on an approximate 442-acre parcel. The site is located approximately 1 mile west of Florida's Turnpike and is accessed via Indiantown Road in Jupiter. Included with this application is a request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

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

REQUESTED BY: Wallace Surveying Corporation, Robert Cajal

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

Jonathan's Landing Golf Club, Inc. requests approval of a replat of the Old Trail Planned Unit Development (PUD). The existing golf course and 74 lot residential development is situated on an approximate 442-acre parcel. The site is located approximately 1 mile west of Florida's Turnpike and is accessed via Indiantown Road in Jupiter. Included with this application is a request for a Certificate of Public Facilities Exemption.

The Old Trail PUD was originally approved in 1986 and platted in 1987. There are two golf courses within the Old Trail PUD. Both courses were planned to be revised and reconfigured by the Jonathan's Landing Golf Club, Inc. The first course, on the southern portion of the development was able to be remodeled with an excavation and fill permit. The applicant intends to reconfigure and update the northern golf course within the development to a greater extent than the southern course. However, according to the recorded plat, all of the lakes are platted as individual tracts. If changes were implemented that reconfigured the lake areas, the site would be inconsistent with the existing plat and preliminary development plan. Therefore, the applicant has submitted a revised master and final site plan as part of a proposed Fourth Amendment to the PUD Zoning Agreement in order to

create the open space tracts that could accommodate future changes. The proposed replat would implement the proposed revised master and final site plan.

There is no proposed infrastructure construction related to the application therefore, a contract for construction of required improvements is not required.

The following supporting items are attached:

Staff Report

Replat

Proposed Revised Master and Final Site Plan

Application Materials with Disclosure of Interest

Resubmittal Excerpt

Existing Plat

Sign Affidavit

Resolution to Deny

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

- Move that the Board receive and file the agenda item and all attachments including the staff report as exhibit one.
- Move that the Board approve the request for Old Trail PUD Replat No.1.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue this item until a date certain.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$16,600.00 application fee and the \$290.00 completeness fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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