



## Agenda Item Summary

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**File ID:** 22-1039

**DPQJ-1**

**Meeting Date:** 8/9/2022

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**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**REQUEST APPROVAL FOR THE 79<sup>TH</sup> AMENDMENT TO THE MARTIN DOWNS PLANNED UNIT DEVELOPMENT ZONING AGREEMENT INCLUDING A REVISED MASTER/FINAL SITE PLAN AND REVISED PHASING PLAN FOR THE MERIDIAN MARINA PROJECT (M035-210)**

**EXECUTIVE SUMMARY:**

This is a request by AC Meridian Marina, LLC for the 79th Amendment to the Martin Downs Planned Unit Development (PUD) Zoning Agreement for the Meridian Marina including a revised Master/Final Site Plan for the approximate 11 acre previously developed marina and boat storage facility located on the St. Lucie River at 1400 SW Chapman Way. Included is a request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

**PREPARED BY:** Name: Peter Walden, AICP

Title: Deputy Growth Management Director

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

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

The Meridian Marina, previously known as Martin Downs Marina, Martin Downs Yacht Club, Martin Downs Boating Club and Martin Downs Yacht Club, was developed in the early 1990's as part of the Martin Downs PUD Agreement and included four-phased master planned Marina Village. Phases 1 and 2 involved the marina basin and boat storage facility. Phase 3 included a 49-unit condominium complex which is not part of this application. Phase 4 was never developed.

The revised master/final site plan for Meridian Marina includes the addition of dry boat storage to accommodate 215 boats in addition to the existing 325 dry slips. The proposed restaurant is to be approximately 6,000 sq. ft. and the existing sales and operations offices will be reduced to 2,400 sq. ft.

Pursuant to Sec. 10.5.F.9, Land Development Regulations, Martin County Code, a public hearing before the Local Planning Agency is not required.

The following supporting documents are attached:

Staff Report  
79<sup>th</sup> Amendment to the Martin Downs PUD zoning agreement  
Revised Master/Final Site Plan  
Application Materials Including the Disclosure of Interest  
Landscape Plans  
Building Elevations  
Sign Posting Affidavit  
Staff PowerPoint  
Resolution to Deny

**ISSUES:**

None

**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 its attachments as Exhibit 1.
- Move that the Board approve the request for the 79<sup>th</sup> Amendment to the Martin Downs PUD Zoning Agreement including the Revised Master/Final Site Plan for the Meridian Marina Project, the parking rate adjustment and the commercial design alternative compliance.

**ALTERNATIVE RECOMMENDATIONS**

None

**FISCAL IMPACT:**

**RECOMMENDATION**

The applicant has paid the \$13,800.00 application fee and the \$290.00 Completeness fee.

**ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

- |  |                                       |  |
|--|---------------------------------------|--|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input checked="" type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application         | <input type="checkbox"/> Notice       | <input type="checkbox"/> Ordinance                       |
| <input type="checkbox"/> Resolution                  |                                       |  |
| <input type="checkbox"/> Other:                      |                                       |  |