



Agenda Item Summary

File ID: 22-1059

PHQJ-2

Meeting Date: 8/16/2022

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST BY PALM PIKE CROSSING, LLC FOR MAJOR SITE PLAN APPROVAL FOR PALM PIKE CROSSING LOT 5, PHASE 4 (P175-005)

EXECUTIVE SUMMARY:

This is request by Palm Pike Crossing, LLC for major final site plan approval to develop a 120,600 square foot residential storage facility and associated infrastructure on an approximate 4.2-acre undeveloped site located on Lot 5, Phase 4 of the Palm Pike Crossing Platted subdivision located at the corner of SW Martin Highway and SW High Meadow Avenue in Palm City. Included in this application 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: Thomas Engineering Group, LLC, Brandon Ulmer

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This application is a request by Palm Pike Crossing, LLC for a major final site plan approval for the development of a 120,600 square foot residential storage facility and associated infrastructure. The future land use designation of the property is Industrial with a LI, Limited Industrial zoning classification. Access to the site is proposed through the internal access drive established with the phase 1 final site plan and master site plan. Martin County Utilities will provide water and wastewater services to the site.

The Palm Pike Crossing master site plan and phase 1 final site plan were approved by the Board of County Commissioners on April 13, 2021. The Palm Pike Crossing Plat was approved by the Board of County Commissioners on June 22, 2021. The proposed development must be consistent with the approved master site plan and plat.

This matter will be considered by the Local Planning Agency (LPA) on August 4, 2022. The LPA's recommendation will be forwarded to the Board.

The following supporting Documents are attached:

Staff Report
Resolution To Approve
Elevations
Disclosure of Interest
Legal Ad
Resolution to Deny

Final Site Plan
Application Materials
Landscape Plans
Notice to Surrounding Properties
Sign Posting Affidavit
Staff Presentation

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 including the staff report as Exhibit 1.
- Move that the Board approve the Final Site Plan for Lot 5, Phase 4 of Palm Pike Crossing.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$9,127.00 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:

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