



Agenda Item Summary

File ID: 22-1119

DPQJ-2

Meeting Date: 8/16/2022

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR PLAT APPROVAL FOR THE SOUTH FLORIDA GATEWAY PUD INFRASTRUCTURE PROJECT (S265-007)

EXECUTIVE SUMMARY:

This is a request by KL Waterside, LLC for approval of the subdivision plat for the South Florida Gateway PUD Infrastructure Project. The subject property is approximately 180 acres of vacant land located on the west side of SW Kanner Highway approximately 1/2 of a mile south of SW Pratt Whitney Road in Stuart. Included in the application is a request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

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

Title: Deputy Growth Management Director

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

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is a request by KL Waterside for the approval of a subdivision plat and a revised infrastructure final site plan and revised master site plan.

The South Florida Gateway PUD Zoning Agreement and Master Site Plan were approved by the Board of County Commissioners on February 1, 2022. The Final Site Plan for Subdivision Infrastructure was approved by the BOCC on May 17, 2022.

The subject property was also the subject of two comprehensive plan amendments (CPA 19-5 and 19-6) adopted on January 21, 2021. Ordinance 1153 amended the Future Land Use Map in relevant part to designate the land area Industrial. Ordinance 1152 amended the text of the Comprehensive Growth Management Plan to permit a free-standing urban service district and to establish certain parameters governing development on the site.

The Infrastructure Final Site Plan and Master Site Plan are being revised for consistency with the Plat.

A review of plats is not required by the Local Planning Agency. Final action on this application is required by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9, Land Development Regulations, Martin County Code.

The following supporting documents are attached:

Staff Report

Plat

Revised Master Plan

Infrastructure Revised Final Site Plan

Application Materials

Contract for Construction of Required Improvements and Infrastructure

Surety

Engineers Opinion of Probable Cost

Disclosure of Interest

Sign Certification

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 Plat for the South Florida Gateway Infrastructure Project, including the Contract for Construction of Required Improvements and Infrastructure, and the Revised Master and Infrastructure Final Site Plans.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$16,600 application fee and the \$290 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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