



Agenda Item Summary

File ID: 23-0545

DPQJ-1

Meeting Date: 3/7/2023

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR THE 7TH AMENDMENT TO THE MARINER VILLAGE SQUARE PLANNED UNIT DEVELOPMENT AGREEMENT, INCLUDING REVISED MASTER AND PHASING PLANS AND PHASE 4 FINAL SITE PLAN

EXECUTIVE SUMMARY:

This is a request by Ribbon Ventures, LLC for approval of the 7th Amendment to the Mariner Village Square Planned Unit Development (PUD) Zoning Agreement including a revised master and phasing plan and a revised phase 4 final site plan. Mariner Village Square is an existing commercial PUD situated on approximately 20 acres located on the west side of US Highway 1 across from the Mariner Sands Drive intersection. The property has a future land use designation of General Commercial and has PUD zoning designation. Included with 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: Lucido and Associates, Morris A. Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

The project originally received approval in 1986. A final site plan for Phase 1 was obtained in 1988 and Phase 1 was completed with the construction of a two-story bank/office building and infrastructure improvement including left- and right-hand turn lanes from US Highway 1.

A phase 2 final infrastructure plan and phase 2 final site plan were approved with the 6th Amendment to the PUD on February 25, 2020. The infrastructure plans allowed development of right-of-way and stormwater improvements for the overall project and the phase 2 final site plan approved a 115,000 square foot public storage facility on approximately 3 acres of the total site.

The phase 4 final site plan will consist of a 64-unit vehicular storage facility in four buildings totaling 93,982 square foot. The timetable for the development will also be updated.

Pursuant to Sec. 10.5.F., Table 10.5.F.9, Land Development Regulations, Martin County Code, a review of this application by the Local Planning Agency is not required.

The following supporting items are attached:

Staff Report

7th Amendment to the Mariner Village Square PUD

Revised Master Site Plan

Revised Phasing Plan

Phase 4 Final Site Plan

Resolution to Approve Phase 4

Application Materials

Landscape Plans

Elevations

Disclosure of Interest

Sign Posting Certification

Resolution to Deny

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 7th Amendment to the Mariner Village Square PUD Zoning Agreement including the Revised Master and Phasing Plans and Phase 4 Final Site Plan.

ALTERNATIVE RECOMMENDATIONS

Direct staff accordingly.

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:

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

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