



## AGENDA

**LOCAL PLANNING AGENCY  
AUGUST 8, 2024  
AT 5:30 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

### **LOCAL PLANNING AGENCY**

**Chair - Kelly Laurine  
Vice Chair - Sean Forbes  
Board Member - Margaret Bromfield  
Board Member - William Mathers  
Board Member - Deana Peterson  
Board Member - John Reynaud  
Board Member - Ryan Strom  
Ex Officio Board Member - Mark Sechrist**

### **ADMINISTRATIVE**

**Development Director - Jodi Nentwick-Kugler  
Board Secretary - Susej T. Meleqi**

Agenda items are available on our website at <http://www.cityofstuart.us>  
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: [mkindel@ci.stuart.fl.us](mailto:mkindel@ci.stuart.fl.us)

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**(RC)** next to an item denotes there is a City Code requirement for a Roll Call vote.  
**(QJ)** next to an item denotes that it is a quasi-judicial matter or public hearing.

## **CALL TO ORDER**

## **ROLL CALL**

## **PLEDGE OF ALLEGIANCE**

1. ADVISORY BOARD MEMBER OATH

## **APPROVAL OF AGENDA**

## **APPROVAL OF MINUTES**

2. APPROVAL OF 03/14/2024 LPA MINUTES

## **COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)**

## **COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

## **ACTION ITEMS**

3. 710 MARTIN LUTHER KING BOULEVARD MAJOR CODE CONDITIONAL USE - PROJECT LIFT (RC):

RESOLUTION No. 75-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR CODE CONDITIONAL USE APPROVAL TO THE CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR THE PROPERTY LOCATED AT 710 MARTIN LUTHER KING BOULEVARD, CONSISTING OF 2.4 ACRES; TO ALLOW THE USE OF VOCATION TRAINING FACILITY, RELIEF FROM ON-STREET LANDSCAPING, RIGHT-OF-WAY THOROUGHFARES, AND OFF-STREET PARKING REQUIREMENTS FOR PROJECT LIFT; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL AND FOR OTHER PURPOSES.

4. 710 MARTIN LUTHER KING BOULEVARD - REZONE TO BUSINESS AND MIXED-USE (BMU) ZONING DISTRICT (RC):

ORDINANCE No. 2532-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, TO REZONE A 2.4-ACRE PARCEL; LOCATED AT 710 MARTIN LUTHER KING BOULEVARD, BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO BUSINESS AND MIXED-USE (BMU) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

## **STAFF UPDATE**

## **ADJOURNMENT**



**WHAT IS CIVILITY?** Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

**PUBLIC COMMENT:** If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

**CONSENT CALENDAR:** Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

**QUASI-JUDICIAL HEARINGS:** Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Local Planning Agency**

**Meeting Date:** 8/8/2024

**Prepared by:** Susej Meleqi

**Title of Item:**

ADVISORY BOARD MEMBER OATH

**Summary Explanation/Background Information on Agenda Request:**

Advisory Board Members serving the City of Stuart will take an Oath before the City Clerk/City Attorney for public record.

**Funding Source:**

N/A

**Recommended Action:**

Board members take an Oath.

**ATTACHMENTS:**

1. Board Member Oath\_ LPA



## **CITY OF STUART**

### **Oath of Office**

I, \_\_\_\_\_, am qualified under the Constitution, Laws of Florida, and the Code of Ordinances for the City of Stuart, Florida to serve as a member of the LOCAL PLANNING AGENCY and that I will well and faithfully perform the duties of an advisory board member on which I am about to enter, so help me God.

\_\_\_\_\_  
**Name**

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence \_\_\_\_ or online notarization \_\_\_\_, this 8<sup>th</sup> day of August 2024, \_\_\_\_\_, who is personally known to me or who has produced Florida driver license as identification.

\_\_\_\_\_  
Deputy City Clerk

(Notary Seal)

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Local Planning Agency**

**Meeting Date:** 8/8/2024

**Prepared by:** Susej Meleqi

**Title of Item:**

APPROVAL OF 03/14/2024 LPA MINUTES

**Summary Explanation/Background Information on Agenda Request:**

APPROVAL OF 03/14/2024 LPA MINUTES

**Funding Source:**

N/A

**Recommended Action:**

Approve minutes.

**ATTACHMENTS:**

1. 03142024 LPA Minutes

**MINUTES  
LOCAL PLANNING AGENCY OF THE CITY OF STUART  
MARCH 14, 2024  
AT 5:30 PM  
COMMISSION CHAMBERS  
121 SW FLAGLER AVE.  
STUART, FLORIDA 34994**

**LOCAL PLANNING AGENCY**

**Chair - Kelly Laurine  
Vice Chair - Sean Forbes  
Board Member - Margaret Bromfield  
Board Member - William Mathers  
Board Member - Deana Peterson  
Board Member - Ryan Strom  
Board Member - VACANT  
Ex Officio Board Member - Mark Sechrist**

**ADMINISTRATIVE**

**Development Director - Jodi Nentwick-Kugler  
Board Secretary - Susej T. Meleqi**

**CALL TO ORDER**

5:30 PM

**ROLL CALL**

PRESENT: Vice Chair Forbes, Board Member Bromfield, Board Member Peterson, Board Member Strom

ABSENT: Chair Laurine, Board Member Mathers

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**5:32 PM MOTION: Approve.**

**MOVED BY: Margaret Bromfield**

**SECONDED BY: Ryan Strom**

**Motion approved unanimously.**

Michael Mortell, City Manager swore in Deana Peterson. Board Member Peterson took her Oath for the LPA Board.

## **APPROVAL OF MINUTES**

1. APPROVAL OF 02/08/2024 LPA MINUTES

**5:34 PM MOTION: Approve.**

**MOVED BY: Ryan Strom**

**SECONDED BY: Margaret Bromfield**

**Motion approved unanimously.**

## **COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)**

None.

## **COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

Vice Chair Forbes

- Spoke on the growth in the City and what growth truly means.

## **ACTION ITEMS**

2. **APPLICANT REQUESTED CONTINUANCE TO A DATE CERTAIN OF APRIL 11, 2024 - THIS MATTER WILL NOT BE HEARD BY THE BOARD ON MARCH 14, 2024**

EDEN / MAR-STUART CPUD - SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT GENERALLY LOCATED AT 3970 SE FEDERAL HIGHWAY (LEGISLATIVE):

ORDINANCE No. 2527-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S. §163.3187; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 22.76-ACRE PARCEL FROM COMMERCIAL TO THE NEIGHBORHOOD SPECIAL DISTRICT FUTURE LAND USE DESIGNATION, FOR A MAXIMUM RESIDENTIAL DENSITY OF 7.64 DWELLING UNITS PER ACRE; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**5:40 PM MOTION: Approval to continue the item.**

**MOVED BY: Ryan Strom**

**SECONDED BY: Deana Peterson**

**Motion approved unanimously.**

3. **APPLICANT REQUESTED CONTINUANCE TO A DATE CERTAIN OF APRIL 11, 2024 - THIS MATTER WILL NOT BE HEARD BY THE BOARD ON MARCH 14, 2024**

EDEN / MAR-STUART CPUD - MAJOR COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) AMENDMENT GENERALLY LOCATED AT 3970 SE

FEDERAL HIGHWAY (QJ):

ORDINANCE No. 2528-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR CPUD AMENDMENT TO THE 12.31-ACRE MAR-STUART (MARKET PLACE) COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) LOCATED ON THE WEST SIDE OF SE FEDERAL HIGHWAY, TO INCORPORATE A 22.76-ACRE PARCEL WITHIN THE OVERALL MAR-STUART CPUD FOR A TOTAL LAND AREA OF 35.07-ACRES; AND ALLOWING FOR A FIVE (5) PHASE DEVELOPMENT FOR THREE (3) ADDITIONAL AUTOMOBILE DEALERSHIPS, ONE (1) DEALERSHIP CARWASH, A TWO-STORY PARKING DECK, TWO (2) 8,800 SQUARE FOOT ONE-STORY COMMERCIAL BUILDINGS, A 2,500 SQUARE FOOT ONE-STORY RESTAURANT/DRIVE THROUGH, AND THREE (3) FOUR-STORY BUILDINGS TO ACCOMMODATE 268-UNIT MULTI-FAMILY UNITS, FOR A MAXIMUM RESIDENTIAL DENSITY OF 7.64 DWELLING UNITS PER ACRE; PROVIDING FOR MASTER SITE PLAN APPROVAL; PROVIDING FOR A PHASED DEVELOPMENT SCHEDULE; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SPECIFIED COMMERCIAL USES; PROVIDING FOR SIGNAGE REQUIREMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**5:40 PM MOTION: Approval to continue the item.**

**MOVED BY: Margaret Bromfield**

**SECONDED BY: Ryan Strom**

**Motion approved unanimously.**

4. CLARITY POINTE PUD - SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT LOCATED AT 500 SE INDIAN STREET (LEGISLATIVE)(RC):

ORDINANCE No. 2529-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTS FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AS DEFINED IN F.S.§163.3187; AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR AN APPROXIMATE 9.46-ACRE PARCELS OF LAND FROM MULTI-FAMILY RESIDENTIAL TO THE COMMERCIAL FUTURE LAND USE DESIGNATION; AMENDING THE FUTURE LAND USE MAP; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND OTHER PURPOSES

Jodi Nentwick Kugler, Development Director, presented the projects notice, location, site history, adjacent land use & zoning, existing future land use, proposed future land use, and maximum build out.

Board Members had several questions. City Manager, Michael Mortell responded.

Brad Curry, representative for the project, introduced himself and the applicant, Jason Ackner.

**PUBLIC COMMENT:**

1. Barbara Petitt - SE Willoughby Terrace; Had several questions regarding the project and expressed her concerns about the project.
2. Sean Reed - SW 6th St; Spoke on the land use code of the City vs the County.
3. Rosi Shepard - SW North Carolina; Spoke in favor of the land use change.
4. Christina Tucker - SE Indian St; Stated she was the owner of Coastal detox and expressed her concerns on the project.

**5:52 PM MOTION: Approve.**

**MOVED BY: Margaret Bromfield**

**SECONDED BY: Ryan Strom**

**VOTE: MOTION PASSES 3/1.**

**YES: Margaret Bromfield, Sean Forbes, Ryan Strom**

**NO: Deana Peterson**

5. CLARITY POINTE PUD - REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) ZONING DESIGNATION LOCATED AT 500 SE INDIAN STREET (QJ)(RC):

ORDINANCE No. 2530-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REQUESTING TO REZONE FROM THE CITY OF STUART OFFICIAL ZONING ATLAS FROM RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) TO THE MIXED-USE PLANNED UNIT DEVELOPMENT (MXPUD) DESIGNATION FOR APPROXIMATELY 9.46 ACRE PARCELS OF LAND LOCATED ON THE SOUTH SIDE OF SE INDIAN STREET AND APPROXIMATELY 540 FEET EAST OF KANNER HIGHWAY, TO CONVERT THE EXISTING 84-BED ASSISTED LIVING FACILITY (ALF) WITH MEMORY CARE KNOWN AS CLARITY POINTE TO ALLOW FOR AN INPATIENT PRIMARY MENTAL HEALTH AND RESIDENTIAL DRUG AND ALCOHOL FACILITY WITH MEDICAL DETOX; PROVIDING FOR MASTER SITE PLAN APPROVAL; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SPECIFIED COMMERCIAL USES; PROVIDING FOR SIGNAGE REQUIREMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND OTHER PURPOSES.

Ms. Kugler presented the project's public notice, location, existing zoning district, mixed use planned unit development, zoning and future land use compatibility, 2016 approval site plan, wetland mitigation, and staff recommended approval to the City Commission.

Board Members asked staff questions about parking and traffic analysis.

Mr. Curry presented the project and responded to the Board Members questions and provided a brief background on the applicant.



Jason Ackner, Applicant, spoke on the project and what the facility would entail.

Board Members entered into questions and answer with the applicant.

**PUBLIC COMMENT:**

1. Ross Tucker - SE Indian St; Stated he believes that Mr. Ackner is doing his best but stated he believes the numbers provided are not accurate.
2. Christina Tucker - SE Indian St; Spoke on the amount of parking spaces and the number of beds within this facility.

Board Members and applicant continued discussion.

7:09 PM Vice Chair Forbes passed gavel to Board Member Strom

**7:09 PM MOTION: Approve.**  
**MOVED BY: Margaret Bromfield**  
**SECONDED BY: Sean Forbes**  
**VOTE: MOTION FAILED 2/2.**  
**YES: Margaret Bromfield, Sean Forbes**  
**NO: Deana Peterson, Ryan Strom**

**STAFF UPDATE**

**ADJOURNMENT**

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**Susej T. Meleqi, Board Secretary**

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**Kelly Laurine, Chair**

**Minutes to be approved at the LPA  
Meeting this 8th day of August, 2024.**

# CITY OF STUART, FLORIDA

## AGENDA ITEM REQUEST

### Local Planning Agency

**Meeting Date:** 8/8/2024

**Prepared by:** Jodi Nentwick

**Title of Item:**

710 MARTIN LUTHER KING BOULEVARD MAJOR CODE CONDITIONAL USE - PROJECT LIFT (RC):

RESOLUTION No. 75-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, CONSIDERING A MAJOR CODE CONDITIONAL USE APPROVAL TO THE CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR THE PROPERTY LOCATED AT 710 MARTIN LUTHER KING BOULEVARD, CONSISTING OF 2.4 ACRES; TO ALLOW THE USE OF VOCATION TRAINING FACILITY, RELIEF FROM ON-STREET LANDSCAPING, RIGHT-OF-WAY THOROUGHFARES, AND OFF-STREET PARKING REQUIREMENTS FOR PROJECT LIFT; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

The City of Stuart hereby submits applications for the approval of a Minor Development Plan, Rezoning, and Conditional Use to redevelop ±2.17 acres of an existing ±2.4-acre Commercial site to accommodate a proposed project lift vocational training facility. The remaining ±0.23 acres is a proposed future ROW dedication.

The address is 710 SE MLK Boulevard, Stuart, FL 34994. The property is located at the southwest corner at the intersection of Martin Luther King Boulevard and Tarpon Avenue and is within the municipal boundaries of the City of Stuart. The proposed building will house Project Lift, which is a vocational training center.

The City has received a grant which is providing the funding for the acquisition and development of a vocational training facility.

The subject property is currently within the following Zoning District and Land Use:

Zoning Districts: Commercial Planned Unit Development (CPUD)

Land Use: East Stuart

**WAIVER REQUEST TABLE**

|                              | <b>CODE SECTION</b>            | <b>REQUIRED</b>                        | <b>PROVIDED</b>                                                                                                         |
|------------------------------|--------------------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>ON-STREET LANDSCAPING</b> | LDC 3.02.09 ESN-50             | 10 TREES BEYOND PROPOSED PROPERTY LINE | APPLICANT PROVIDING 31 TREES IN FUTURE ROW AND 24 TREES ONSITE (SEE LANDSCAPE PLANS PROVIDED HEREIN)                    |
| <b>PARKING</b>               | LDC 6.01.13 OFF-STREET PARKING | 1 SPACE/300 SQFT                       | 1 SPACE/450 SQFT DUE TO SIZE OF BUILDING (SEE PARKING STUDY ASSOCIATED WITH THE PROPOSED DEVELOPMENT FOR JUSTIFICATION) |

|                                 |         |                                   |                                                                                                                  |                                                                                                                                                                     |
|---------------------------------|---------|-----------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SCHOOL INSTITUTIONAL USE</b> | 3.02.03 | CONDITIONAL USE<br>PERMITTED USES | REQUIRED FOR<br>APPROVAL OF A<br>"SCHOOL USE" FOR<br>AREAS ZONE BMU<br>WITHIN THE EAST<br>STUART<br>NEIGHBORHOOD | APPLICANT IS PROVIDING<br>REQUIRED<br>APPLICATION DOCUMENTS<br>TO PURSUE CONDITIONAL<br>USE APPROVAL FOR THE<br>SITE TO BECOME A<br>VOCATIONAL<br>TRAINING FACILITY |
|---------------------------------|---------|-----------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The applicant is seeking relief from on-street landscaping due to the ROW dedication and future streetscape project being designed and processed by others in the future. A parking study is available to provide justification for the reduced parking provided onsite which explains that the anticipated users of the parking facilities for a development of this nature are mainly employees. Additionally, the future ROW dedication project is anticipated to provide on-street parking which could be utilized for people needing to access the Project Lift site. Lastly, the applicant is pursuing a rezoning request to have the site's zoning become Business Mixed Use. If this rezoning request is accepted, the site requires conditional use approval for School Institutional Uses.

**Funding Source:**

N/A

**Recommended Action:**

RECOMMEND TO THE CITY COMMISSION

**ATTACHMENTS:**

1. CRB STAFF REPORT - CONDITIONAL USE
2. APPLICANT'S CONDITIONAL USE APPLICATION
3. APPLICANT'S JUSTIFICATION STATEMENT
4. PROPOSED SITE PLAN & ENGINEERING
5. SURVEY
6. TRAFFIC IMPACT ANALYSIS
7. PARKING STATEMENT
8. PROJECT LIFT EXTERIOR ELEVATIONS
9. PROJECT LIFT FLOOR PLANS
10. 3.02.00.\_\_\_\_EAST\_STUART\_NEIGHBORHOOD\_CODE



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**To:** Community Redevelopment Board (CRB)  
**From:** Jodi Kugler, Development Director  
**Meeting Date:** August 6, 2024  
**Subject:** 710 Martin Luther King Boulevard  
*Major Conditional Code Use*

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**GENERAL INFORMATION:**

**Applicant & Owners:** City of Stuart  
Community Redevelopment Agency (CRA)  
121 SW Flagler Avenue  
Stuart, FL 34994

**Agent of Record:** Kimley-Horn & Associates  
Peter Van Rens, P.E.  
445 24<sup>th</sup> Street, Suite 200  
Vero Beach, FL 32960

**Location:** 710 SE Martin Luther King Boulevard, Stuart FL 34994

**Parcel I.D.:** 04-38-41-000-000-00250-3

**Parcel Size:** +/-2.4-acres

**Existing Land Use:** East Stuart

**Existing Zoning:** Commercial Planned Unti Development (CPUD)

**Proposed Zoning:** *Business and Mixed Use*

**Existing Use:** Abandoned gas station & car wash

**Proposed Use:** *Vocational Training Facility*

**Overlay District:** Community Redevelopment Area (CRA)  
East Stuart Neighborhood Overlay District

***A. Project Description***

The applicant is seeking approval for a Major Urban Conditional Use petition from Commercial Planned Unit (CPUD) to Business and Mixed-Use (BMU) zoning within the East Stuart Neighborhood Code Overlay District to redevelop the 2.4-acre commercial site to accommodate a proposed vocation training facility



known as “Project Lift”. The property is located at the intersection of Martin Luther King Boulevard and Tarpon Avenue and is within the municipal boundaries of the City of Stuart.

LDC Section 3.02.02. – Regulating plan defines the *Business and Mixed-use Zoning District (BMU)*. The *BMU Zoning District encompasses East Stuart's traditional business area, abutting the south side of Martin Luther King Jr. Boulevard adjacent to Central and East Avenues. The area is currently characterized by several vacant parcels, a few scattered single-family and multi-family residences and a small number of businesses. The desired development pattern of business and office uses with proximity to residential uses promotes a vibrant mixed-use neighborhood.*”



## Adjacent Land Use & Zoning:

| Location                |              | Zoning District                                  | Future Land Use    | Existing Land Use                    |
|-------------------------|--------------|--------------------------------------------------|--------------------|--------------------------------------|
| <b>Subject Property</b> |              | <b>CPUD: Commercial Planned Unit Development</b> | <b>East Stuart</b> | <b>Gas &amp; Car Wash Facilities</b> |
|                         | <b>North</b> | GRO: General Residential Office                  | East Stuart        | Multi-Family                         |



|                     |       |                                                                      |             |                   |
|---------------------|-------|----------------------------------------------------------------------|-------------|-------------------|
| Adjacent<br>Parcels | South | SFD: Single-Family<br>Duplex & GRO:<br>General Residential<br>Office | East Stuart | Single-Family     |
|                     | East  | BMU: Business<br>Mixed Use                                           | East Stuart | Convalescent Home |
|                     | West  | GRO: General<br>Residential Office                                   | East Stuart | Single-Family     |

## ***B. Site Design***

Currently, the property has a Downtown Future Land Use designation and Urban Waterfront Zoning District designation and is situated within the Boundary of the City of Stuart's Community Redevelopment Area (CRA).

The 0.23-acre property was developed in 1955 and consists of an existing 931-square-foot single-family home with an attached 252-square-foot office.

## ***C. Land Development Code Review (LDC)***

Land Development Code Section 11.01.11 identifies specific policy provisions required to be considered when assessing a request for an Urban Planning Unit Development petition. Staff prepared a review of the petition based on the criteria and provided a detailed analysis based on the specific and applicable criteria as follows.

Pursuant to the Land Development Code Section 11.01.09(G)(2) subsection **a through l**, the factors that the Community Redevelopment Board (CRB), Local Planning Agency (LPA), and the City Commission shall consider when making its determination are as follows:

- A. The proposed use is not contrary to the established land uses in the immediate area.** The proposed use is not contrary to the established land uses in the immediate area. The site was previously an abandoned gas station and carwash and is proposed to be redeveloped to a vocational training facility. It is intended to provide public access along MLK Boulevard and promote interconnectivity with the neighborhood. The land use is proposed to remain East Stuart. The property to the east is currently zoned BMU thus the Project Lift would be consistent with its abutting property. To allow a school within a BMU zoned area conditional use is required and since the proposed vocational training facility is most in line with the school institutional use, the applicant is seeking conditional use approval.
- B. The proposed use would not significantly depart from the densities or intensities of the use in the school's surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.** The facility will consist of the training areas, a small kitchen, and a break room. The occupancy for the building is anticipated to be roughly 14 staff members and 16 students during the day. The anticipated hours of operation are Monday through Friday 8 AM – 5 PM.
- C. The proposed use will not be contrary to the proposed land use plan and will not have an**



**adverse effect on the goals, policies, and objectives of the comprehensive plan.**

Project lift vocational school will not have adverse effects on any goals, policies, or objectives of the comprehensive plan. The proposed vocational training facility creates a space previously unused for the public to further education and develop themselves. It is intended to contribute positively to the community and offer a service from the city to its constituents.

**D. The existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.**

The existing district boundaries are logically drawn in relation to existing conditions on the property. The applicant doesn't foresee any future changes to the district boundary and agree with where the site is in the city of Stuart.

**E. The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.**

The proposed use will not create or excessively increase the traffic flow near our site. The proposed redevelopment is providing additional ADA accessible pedestrian paths, a fire lane, and parking spaces for the proposed facility. Additionally, there is also an anticipated future on street parking project separate from our project that will create more parking spots for the redevelopment. A traffic analysis is to be included as part of this package as well.

**F. The proposed use will not create drainage or storm water quality problem:**

The proposed use will not create drainage or storm water quality problems. Additionally, for the proposed project lift Kimley-Horn & Associates is providing a drainage plan that displays the proper drainage and storm water system that will be used.

**G. The proposed use will not significantly reduce light or air to adjacent areas.**

The proposed use for the City of Stuart project lift site will not significantly reduce light or air to the adjacent properties. The adjacent properties shouldn't see a reduction because the proposed redevelopment does not vary significantly from the previous layout. A photometric site plan is included as a part of this development application.

**H. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.**

The proposed building will house Project Lift, which is a vocational training center. The proposed facility is intended to provide work and behavior training for newcomers to the work force. More than half of the building space is allocated to trade learning. The remaining house the counseling and administrative support staff.



- I. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood; and**

The proposed use is not out of scale with the uses permitted by right in the district and with existing uses in the neighborhood. Project lift's goal is to redevelop this property to greatly enhance opportunities for City of Stuart constituents and to help generate a space for the public to use.

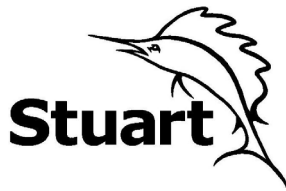
- J. There is no other adequate site for the proposed use in districts in which the proposed use permitted by right within the city.**

The existing site is an underutilized property that is owned by the city, the addition of a vocational school by project lift would reactivate the space. The proposed vocational training facility creates a space previously unused for the public to further education and develop themselves. It is intended to contribute positively to the community and offer a service from the city to its constituents.

#### ***D. Public Notification – CRB***

On July 19, 2024, the applicant provided notification letters to property owners located within 300 feet of the proposed petition. One (3) public notification sign detailing the Community Redevelopment Board (*CRB*) and City Commission Public Hearing was posted on the premises.





**City of Stuart**  
**121 SW Flagler Ave.**  
**Stuart, FL 34994**  
**development@ci.stuart.fl.us**  
**(772) 288-5326**

Received by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Approved by: \_\_\_\_\_

## **Application for Conditional Use Permit**

Project ID# \_\_\_\_\_  
(Staff Entry)

|                                           |                                  |
|-------------------------------------------|----------------------------------|
| Pre-App Conference Date: April 11th, 2024 | Application Date: July 9th, 2024 |
|-------------------------------------------|----------------------------------|

### SITE INFORMATION

|                                                                                                       |                                             |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------|
| Project Name: Project Lift                                                                            | Parcel ID#: 04-38-41-000-000-00250-3        |
| Site Address: 710 MLK JR BLVD, STUART, FL                                                             |                                             |
| Subdivision:                                                                                          | Lot(s):                                     |
| Site Acreage: +/- 2.17 of the +/- 2.4 total                                                           | Flood Zone/Base Flood Elevation: Zone X     |
| Current Zoning District / CRA Subdistrict (if applicable): Commercial Planned Unit Development (CPUD) |                                             |
| Current Comprehensive Plan Future Land Use Designation: East Stuart Neighborhood                      |                                             |
| Existing Land Use: East Stuart Neighborhood                                                           | Proposed Land Use: East Stuart Neighborhood |
| Proposed Square Footage (if applicable): 12,547 Sqft                                                  | Proposed Zoning: BMU                        |

### PETITIONER INFORMATION

|                                                                               |                                                                       |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Property Owner: City of Stuart                                                | Phone Number / Email Address:                                         |
| Property Owner's Mailing Address: 121 SW FLAGLER AVE, STUART, FL 34994        |                                                                       |
| Applicant (if not Owner): City of Stuart                                      | Phone Number / Email Address: pgandhi@ci.stuart.fl.us<br>772-283-2532 |
| Applicant's Mailing Address: 445 24th Street, Suite 200, Vero Beach, FL 32960 |                                                                       |
| Agent/Contact Person: Peter J. Van Rens                                       | Phone Number / Email Address: Peter.VanRens@kimley-horn.com           |
| Agent's Mailing Address: 445 24th Street, Suite 200, Vero Beach, FL 32960     |                                                                       |
| Architect: Scott Hughes - Humm                                                | Engineer: Peter J. Van Rens, P.E. - Kimley-Horn                       |
| Planner:                                                                      | Landscape Architect: Kyler Durham - Kimley-Horn                       |

# Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared \_\_\_\_\_

Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a \_\_\_\_\_ in the City of Stuart, FL.
3. That he/she has appointed Peter Van Rens to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: City of Stuart

[Signature]  
Signature of Owner:

Michael J. Mortell / City Manager

By: Name/Title

Street Address  
121 SW Flagler Ave

City, State, Zip Code Stuart, FL 34994

P.O. Box  
772-283-2532

City, State, Zip Code

Telephone Number

Fax Number

pgandhi@ci.stuart.fl.us

Email Address:

STATE OF FLORIDA, COUNTY OF Martin

Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this

9<sup>th</sup> day of July, 2024

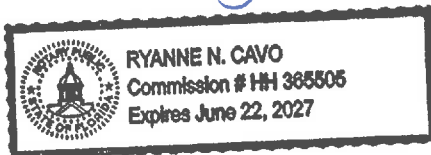
By Michael J. Mortell / City Manager of  
the City of Stuart, FL.

Personally Known OR Produced Identification  
Type of Identification Produced:

[Signature]  
Notary Public

My Commission expires:

6/22/27



# Financial Responsibility Form

(Please Print or Type)

The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

|                                        |
|----------------------------------------|
| Name:<br>City of Stuart                |
| Title:<br>Owner                        |
| Company:<br>City of Stuart             |
| Company Address:<br>121 SW Flagler Ave |

|                                         |
|-----------------------------------------|
| City/State/Zip Code:<br>Stuart/FL/34994 |
| Telephone Number:<br>772-283-2532       |
| Facsimile Number:                       |
| Email Address (optional):               |

I hereby certify that all information contained herein is true and correct.

1. Signed this 9th day of July, 2024.

  
Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

# Application Requirements

Fee: \$1,598.00 – Conditional Use Permit *(this does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees.)*

**Submittal Requirements:** A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit). The data requirements for a site plan and a concept plan are available at the Development Department.

**Note:** An application for a Conditional Use Permit may not be filed if the City Commission has denied an application for a Conditional Use Permit for the subject property within the previous two years.

The applicant has the burden of proof to demonstrate to the City Commission that the following standards are met:

1. The proposed use is not contrary to the established land uses in the immediate area;
2. The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.
3. The proposed use will not be contrary to the proposed land use plan and will not have an adverse effect on the goals, policies and objectives of the Comprehensive Plan;
4. The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
5. The proposed use will not create or excessively increase traffic congestion or otherwise affect Public Safety;
6. The proposed use will not create drainage or a storm water quality problem;
7. The proposed use will not significantly reduce light or air to adjacent areas;
8. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district;
9. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood; and
10. There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the City.

**Approving Authority:** The Development Director is required to prepare a staff report and recommendation concerning this application for the City Commission public hearing.

**Justification:** Please provide justification supporting the request for a Conditional Use Permit *(include additional pages if needed)*:

*(over)*



July 18, 2024

Planning and Zoning Department  
City of Stuart  
121 SW Flagler Ave.  
Stuart, FL 34994

**RE:    *Project Lift - Stuart***  
          ***Justification Statement***  
          ***Minor Development Plan / Rezoning / Conditional Use***

## Request Summary

On behalf of the applicant, the City of Stuart, Kimley-Horn and Associates, Inc. (hereinafter referred to as the agent) has prepared and hereby respectfully submits applications for the approval of a Minor Development Plan, Rezoning, and Conditional Use to redevelop ±2.17 acres of an existing ±2.4-acre commercial site to accommodate a proposed project lift vocational training facility. The remaining ±0.23 acres is proposed future ROW dedication and is being designed by others. The property address is 710 SE MLK Boulevard, Stuart, FL 34994. The property is located at the southwest corner of the intersection of Martin Luther King Boulevard and Tarpon Avenue and is within the municipal boundaries of the City of Stuart. The subject property's Parcel ID is 04-38-41-000-000-00250-3. The proposed building will house Project Lift which is a vocational training center. The proposed facility is intended to provide work and behavior training for newcomers to the work force. More than half of the building space is allocated to trade learning. The remaining sections of the building provide space for the counseling and administrative support staff.

The subject property is currently within the following Zoning District and Land Use:

**Zoning Districts:** Commercial Planned Unit Development (CPUD)

**Land Use:** East Stuart

## Surrounding Uses

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east, and west of the overall property. Note that the acreages, uses, number of units, etc. listed below are from the Property Appraiser of Martin County's website.

### **NORTH:**

| <b><i>PCN</i></b>        | <b><i>Acreage per PA</i></b> | <b><i>Zoning</i></b> | <b><i>Use</i></b> |
|--------------------------|------------------------------|----------------------|-------------------|
| 04-38-41-000-000-00190-6 | 3.64                         | R-3                  | Multifamily       |

### EAST:

| <b>PCN</b>              | <b>Acreage per PA</b> | <b>Zoning</b> | <b>Use</b>        |
|-------------------------|-----------------------|---------------|-------------------|
| 4-38-41-017-008-00220-4 | 0.1956                | BMU           | Convalescent Home |

### WEST:

| <b>PCN</b>               | <b>Acreage per PA</b> | <b>Zoning</b> | <b>Use</b>    |
|--------------------------|-----------------------|---------------|---------------|
| 04-38-41-016-006-00010-3 | 0.105                 | GRO           | Single Family |

### SOUTH:

| <b>PCN</b>               | <b>Acreage per PA</b> | <b>Zoning</b> | <b>Use</b>    |
|--------------------------|-----------------------|---------------|---------------|
| 04-38-41-016-005-00140-8 | 0.13                  | SFD           | Single Family |
| 04-38-41-016-004-00160-6 | 0.111                 | GRO           | Single Family |

## Site Design

The proposed development for the subject site will include a ±12,574 SF vocational training facility with related parking and drainage improvements. The existing site contains a gas station and car wash facilities. The design promotes urban infill by repurposing an existing site into a facility the public can utilize and receive services from. The proposed site consists of a proposed building fronting MLK Boulevard, ADA and standard parking spaces, a proposed shared use path, a proposed dumpster enclosure, and stormwater management ponds. Proposed bike rack facilities and bench seating are incorporated in the northeast corner of the proposed site to accommodate community members. The proposed shared use path runs North to South through the West side of the site per East Stuart standards incorporating a proposed 11' walkway, pedestrian lighting, and tree plantings. The required 25' two-way driveway lengths are provided throughout the site as well. Access to the proposed facility is to be provided via an ingress/egress on Tarpon Avenue as well as SE Lake Street. Pedestrian access off MLK Boulevard is proposed. Landscape and site lighting are included for evaluation in this submittal package as well for proposed foliage throughout the site.

The facility will consist of the training areas, counselling areas, and a break room. The occupancy for the building is anticipated to be roughly 14 staff members and 16 students during the day. Project Lift has two main programs for participants; the first is for students who are no longer enrolled in the school system and the second is for after-school training and counselling. Due to this, the proposed Project Lift building will be actively serving the East Stuart community for many hours throughout the day. The anticipated hours of operation are Monday through Friday 8 AM – 10:30 PM (subject to change). In terms of the proposed façade to replicate the manufacturing environment that the students will occupy after employment, the architecture utilizes garage style glazing providing natural light into the workspaces. The proposed windows also respond to the CRA's expectations to create a dynamic street frontage. There is a dedicated space for the use of the students and staff that serves as a "break room" which will not require a grease trap. The break room is an internal meeting space where the primary purpose is for staff training. The maximum occupancy for the break room is 20

people. The proposed Project Lift site falls within the “East Stuart Code Overlay” which has its own requirements for the site. Below is a waiver request table for the proposed project lift development.

| WAIVER REQUEST TABLE            |                                |                                                                                                                |                                                                                                                                                |
|---------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | CODE SECTION                   | REQUIRED                                                                                                       | PROVIDED                                                                                                                                       |
| <b>ON-STREET LANDSCAPING</b>    | LDC 3.02.09 ESN-50             | 10 TREES BEYOND PROPOSED PROPERTY LINE                                                                         | APPLICANT PROVIDING 31 TREES IN FUTURE ROW AND 24 TREES ONSITE (SEE LANDSCAPE PLANS PROVIDED HEREIN)                                           |
| <b>PARKING</b>                  | LDC 6.01.13 OFF-STREET PARKING | 1 SPACE/300 SQFT                                                                                               | 1 SPACE/450 SQFT DUE TO SIZE OF BUILDING (SEE PARKING STUDY ASSOCIATED WITH THE PROPOSED DEVELOPMENT FOR JUSTIFICATION)                        |
| <b>SCHOOL INSTITUTIONAL USE</b> | 3.02.03 PERMITTED USES         | CONDITIONAL USE REQUIRED FOR APPROVAL OF A “SCHOOL USE” FOR AREAS ZONE BMU WITHIN THE EAST STUART NEIGHBORHOOD | APPLICANT IS PROVIDING REQUIRED APPLICATION DOCUMENTS TO PURSUE CONDITIONAL USE APPROVAL FOR THE SITE TO BECOME A VOCATIONAL TRAINING FACILITY |

The applicant is seeking relief from on-street landscaping due to the ROW dedication and future streetscape project being designed and processed by others in the future. A parking study is available to provide justification for the reduced parking provided onsite which explains that the anticipated users of the parking facilities for a development of this nature are mainly employees. Additionally, the future ROW dedication project is anticipated to provide on-street parking which could be utilized for people needing to access the Project Lift site. Lastly, the applicant is pursuing a rezoning request to have the site’s zoning become Business Mixed Use. If this rezoning request is accepted, the site requires conditional use approval for School Institutional Uses, thus a conditional use application package is also provided with this development package.

## Low Impact Design

The proposed project lift incorporates low impact design in through several proposed onsite elements. This design proposes a neighborhood open space in the category of “green space” which encompasses 1,500 square feet of landscaped area at the northeast corner of the site near the intersection of M.L.K. Jr Blvd and SE Tarpon Ave. The green space is next to a proposed bike rack and bench amenity. The project’s landscaping design also encompasses street trees. Street trees will be provided on Tarpon St where parking in the future development will be added in the ROW as well as street trees along Lake St prioritizing maintenance of the existing shade trees for the proposed 8’ sidewalk there too. These street trees allow for the cohesiveness of the site between phase 1, phase 2, and the existing neighborhood. Shade is provided along the walkway over the sidewalk as well as the parked cars utilizing future on-street parking. A shared use path lined with pedestrian lighting and shade trees is proposed on the west side of the site for community use following East Stuart Neighborhood Code standard ESN-40. Bioretention is proposed as apart of the proposed stormwater management system for the site. Both bioretention ponds located on site provide quality and quantity components to meet criteria, thus providing a decentralized stormwater management strategy. These techniques are encouraged to slow and treat stormwater runoff while providing additional community benefits.

## Future ROW

The Project Lift development is proposing a Right-of-Way dedication along 3 property lines for the purposes of future streetscape improvements along the roadways the site abuts which are MLK Blvd, Tarpon Ave, and Lake St. MLK Blvd will have proposed on-street parking on the side of project lift. It will most closely follow East Stuart Neighborhood Code’s ESN-39 thoroughfare plan standard with the necessary deviations because of continued design efforts and public involvement. The timeline for the streetscape improvements for MLK Blvd is currently a complete design by 2026/2027 and construction complete by 2028/2029. The MLK Blvd streetscape improvement project with the City of Stuart CRA department is currently in the design phase.

During Project Lift’s Phase 2 development, Lake St and Tarpon Ave will be improved. Lake Street will include a sidewalk improvement which will follow East Stuart Neighborhood Code’s ESN-36 thoroughfare plan standard. Tarpon St is proposed to include on-street parking and will most closely follow East Stuart Neighborhood Code’s ESN-37 thoroughfare plan standard. Phase 2 improvements are anticipated to occur 5 years after PH I approval (2029) with construction complete in 2030. Preliminary opinion of probable costs are forthcoming for the above mentioned streetscape improvements.

## City of Stuart Comprehensive Plan

The proposed vocational training facility creates a space previously unused for the public to further education and develop themselves. It is intended to contribute positively to the community and offer a service from the city to its constituents. Below are the various City of Stuart Comprehensive Plan elements and how the Project Lift site intends to uphold them.

### A. Future Land Use Element

The future land use for this site is designated East Stuart. The proposed development is consistent with the East Stuart future land use as it is a training facility for the community. The site was previously an abandoned gas station and carwash and is proposed to be redeveloped for vocational training. It is intended to provide public access along MLK



Boulevard and promote interconnectivity with the neighborhood via a proposed shared use path.

**B. Transportation Element**

The proposed redevelopment of this site is providing additional ADA accessible pedestrian paths, a fire lane, and parking spaces for the proposed facility. The site promotes compact development by repurposing a historically commercial space with a facility that can be utilized by constituents. A traffic analysis is included as a part of this package.

**C. Housing Element**

The proposed redevelopment does not apply to the housing element of the comprehensive plan.

**D. Infrastructure Element**

The proposed development aligns with the infrastructure element by proposing necessary infrastructure to serve the site including sanitary sewer gravity lines and potable water. Additionally, proposed drainage elements improve the site from the existing condition by reducing runoff by means of increased pervious area and a stormwater management pond system.

**E. Conservation Element**

The proposed redevelopment does not apply to the conservation element of the comprehensive plan.

**F. Recreation And Open Space Element**

The proposed redevelopment provides a green space in the NE corner to satisfy the neighborhood open space requirements set forth in the East Stuart code standards.

**G. Intergovernmental Coordination Element**

The proposed redevelopment will require permitting efforts across multiple jurisdictions which will align with the goals, objectives, and policies of the intergovernmental coordination element of the comprehensive plan.

**H. Capital Improvement Element**

The proposed redevelopment does not apply to the capital improvement element of the comprehensive plan.

**I. Coastal Element**

The proposed redevelopment does not apply to the coastal element of the comprehensive plan.

**J. Public Schools Facilities Element**

The proposed redevelopment does not apply to this element of the comprehensive plan.

**K. Economic Development Element**

The proposed redevelopment brings business to an existing vacant commercial lot which will positively impact the economy of the City of Stuart. The development offers employment opportunities for citizens as well. These principles illustrate that the project aligns with the economic development element of the comprehensive plan.

**Rezoning/ Conditional Use Justification**

The applicant would like to proceed with a rezoning application for this development. The site is currently zone CPUD. The applicant would like the zoning of this property to become BMU. The nature of this site is intended to serve the public, and it is believed if the property were to be rezoned to BMU at the time of this development, it would best fit the vocational training center for the site. It is understood that a conditional use application would also be required for this redevelopment if the BMU zoning were to move forward thus the conditional use justification included below.

**A. The proposed use is not contrary to the established land uses in the immediate area.**

The proposed use is not contrary to the established land uses in the immediate area. The site was previously an abandoned gas station and carwash and is proposed to be redeveloped to a vocational training facility. It is intended to provide public access along MLK Boulevard and promote interconnectivity with the neighborhood. The land use is proposed to remain East Stuart. The property to the east is currently zoned BMU thus the Project Lift would be consistent with its abutting property. To allow a school within a BMU zoned area a conditional use is required and since the proposed vocational training facility is most in line with the school institutional use, the applicant is seeking conditional use approval.

**B. The proposed use would not significantly depart from the densities or intensities of the use in the school's surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.**

The facility will consist of the training areas, a small kitchen, and a break room. The occupancy for the building is anticipated to be roughly 14 staff members and 16 students during the day. The anticipated hours of operation are Monday through Friday 8:00 AM – 10:30 PM.

**C. The proposed use will not be contrary to the proposed land use plan and will not have an adverse effect on the goals, policies, and objectives of the comprehensive plan.**

Project lift vocational school will not have adverse effects on any goals, policies, or objectives of the comprehensive plan. The proposed vocational training facility creates a space previously unused for the public to further education and develop themselves. It is intended to contribute positively to the community and offer a service from the city to its constituents.

**D. The existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.**

The existing district boundaries are logically drawn in relation to existing conditions on the property. The applicant doesn't foresee any future changes to the district boundary and agree with where the site is in the city of Stuart.

**E. The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.**

The proposed use will not create or excessively increase the traffic flow near our site. The proposed redevelopment is providing additional ADA accessible pedestrian paths, a fire lane, and parking spaces for the proposed facility. Additionally, there is also an anticipated future on street parking project separate from our project that will create more parking spots for the redevelopment. A traffic analysis is to be included as part of this package as well.

**F. The proposed use will not create drainage or storm water quality problem:**

The proposed use will not create drainage or storm water quality problems. Additionally, for the proposed project lift Kimley-Horn & Associates is providing a drainage plan that displays the proper drainage and storm water system that will be used.

**G. The proposed use will not significantly reduce light or air to adjacent areas.**

The proposed use for the City of Stuart Project Lift site will not significantly reduce light or air to the adjacent properties. The adjacent properties shouldn't see a reduction because the proposed redevelopment does not vary significantly from the previous layout. A photometric site plan is included as a part of this development application.

**H. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.**

The proposed building will house Project Lift which is a vocational training center. The proposed facility is intended to provide work and behavior training for newcomers to the work force. More than half of the building space is allocated to trade learning. The remaining houses the counseling and administrative support staff.

**I. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood; and**

The proposed use is not out of scale with the uses permitted by right in the district and with existing uses in the neighborhood. Project Lift's goal is to redevelop this property to greatly enhance opportunities for City of Stuart constituents and to help generate a space for the public to use.

**J. There is no other adequate site for the proposed use in districts in which the proposed use permitted by right within the city.**

The existing site is an underutilized property that is owned by the city, the addition of a vocational school by Project Lift would reactivate the space. The proposed vocational training facility creates a space previously unused for the public to further education and develop themselves. It is intended to contribute positively to the community and offer a service from the city to its constituents.

## Conclusion

On behalf of the property owner, Kimley-Horn respectfully requests favorable review and consideration of these applications for Minor Development Plan, Conditional Use, and Rezoning. The project manager at Kimley-Horn is Peter Van Rens who can be reached at (772)794-4073 or via email at [Peter.VanRens@kimley-horn.com](mailto:Peter.VanRens@kimley-horn.com) Please contact us with any questions or for additional information in support of the requested application.

Sincerely,

Peter Van Rens, P.E.  
Project Manager







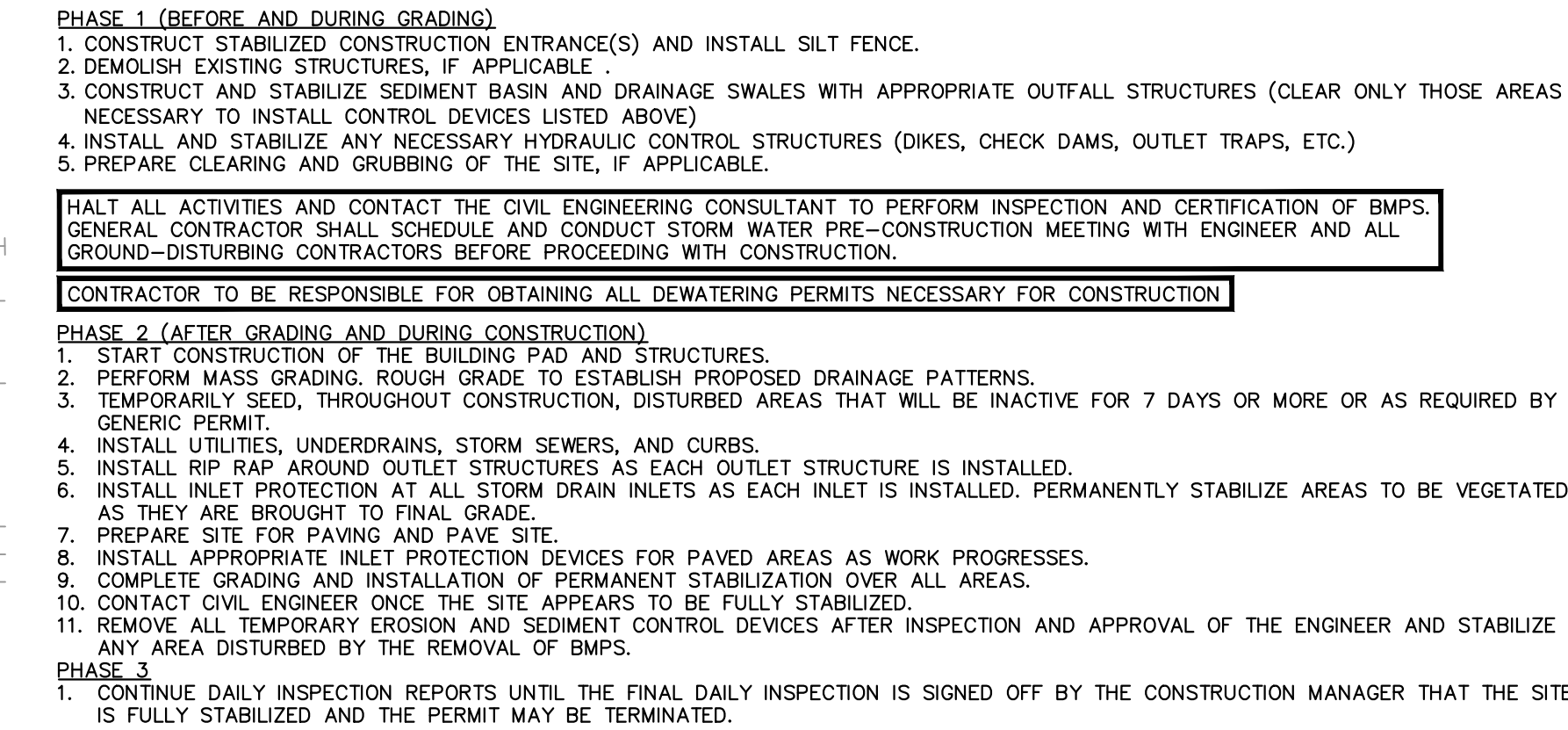






- [illegible]





## LAND CLEARING NOTES

1. FOR STABILIZATION FOLLOWING LAND CLEARING, SOIL TO BE SODDED OR SEEDED AND MULCHED.
2. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL DEVICES AND BARRICADES HAS BEEN OBTAINED.
3. A LAND CLEARING PERMIT MAY BE OBTAINED SUBSEQUENT TO THE SATISFACTORY INSPECTION OF THE CONTROL STRUCTURE BARRICADES. THIS PERMIT SHALL BE POSTED IN THE PERMIT BOOK, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE.
4. ALL CONSTRUCTION ON DITCHES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
5. FOLLOWING CERTIFICATION OF OCCUPANCY FOR THE DEVELOPMENT, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.

## FLOOD INFORMATION

FLOOD ZONE "X", BASED ON FLOOD INSURANCE RATE MAP 120185: COMMUNITY NAME AND NUMBER, MARTIN COUNTY; PANEL 0153, SUFFIX H, MAP REVISED FEBRUARY 19, 2020.,

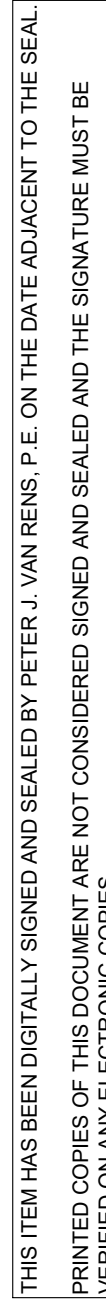
## EROSION CONTROL LEGEND

|                                                                                       |                                                                                  |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
|  | PROPOSED INLET PROTECTION<br>PER DETAIL ON SHEET C-009                           |
|  | AREA OF PERMANENT STABILIZATION<br>(REFER TO LANDSCAPE PLANS AND SPECIFICATIONS) |
|  | FLOW ARROW                                                                       |
|  | PROPOSED SILT FENCE<br>PER DETAIL ON SHEET C-008                                 |
|  | PROPOSED SILT FENCE<br>PER DETAIL ON SHEET C-009                                 |
|  | EXISTING CONTOUR                                                                 |
|  | PROPOSED CONTOUR                                                                 |

I CERTIFY THAT THE PERMITTEE'S EROSION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES FOR SUCH REQUIREMENTS, ALSO THAT THE PLAN PROVIDES FOR THE ADEQUATE MAINTENANCE NOTIFICATIONS OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL PERMIT. I ALSO CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

|                             |           |
|-----------------------------|-----------|
| PROFESSIONAL ENGINEERS NAME | SIGNATURE |
| PE CERT. NO.                | DATE:     |

Always call 811 two full business days before you dig to have underground utilities located and marked.



# Kimley»»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
 PHONE: 772-794-4100  
 WWW.KIMLEY-HORN.COM      REGISTRY NO. 35106

The seal is circular with a double-lined border. The outer ring contains the text "PETER J. VAN REN'S" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The inner circle contains the text "STATE OF FLORIDA" and "LICENSE No. 55653" on the left, and "DATE: 7/12/2024" on the right, also separated by stars.

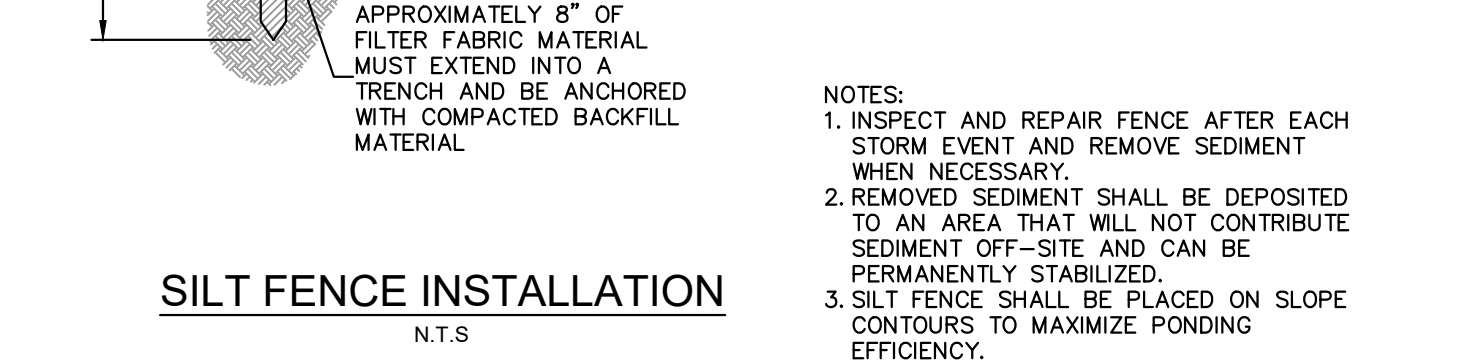
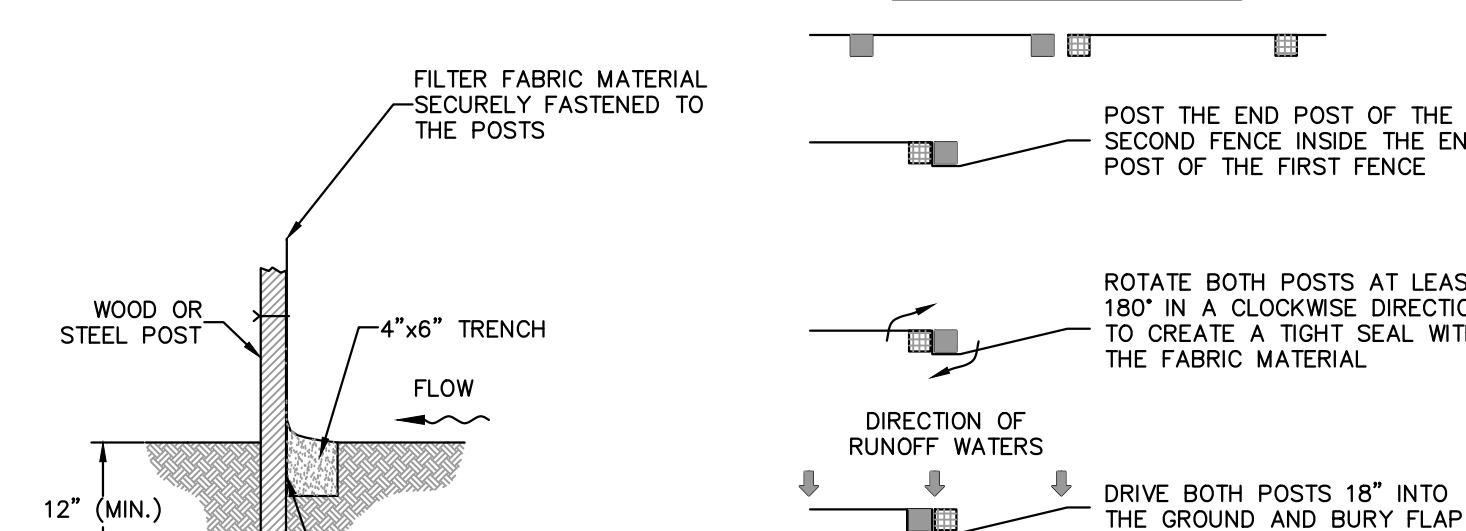
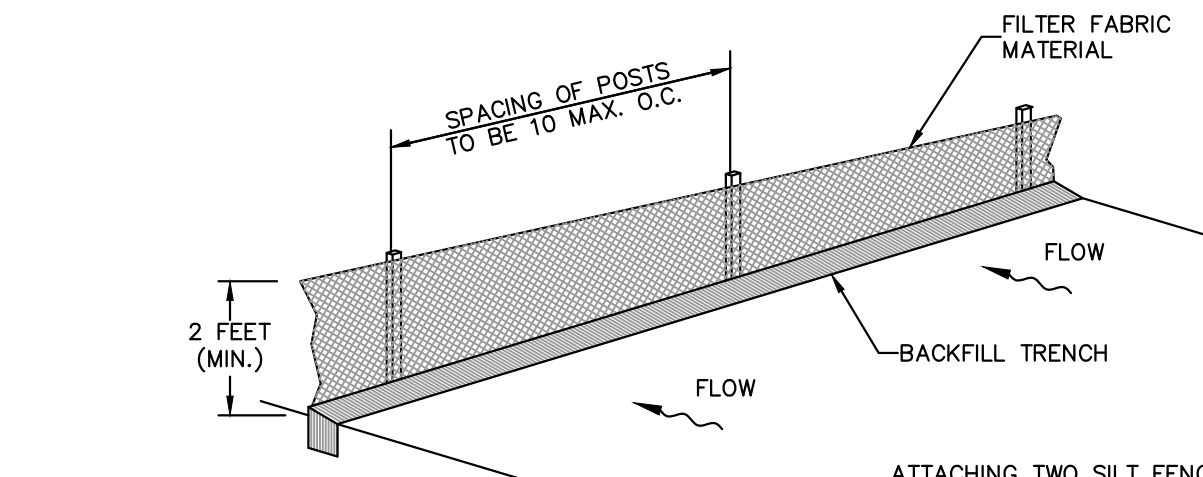
|              |       |                |    |
|--------------|-------|----------------|----|
| SHEET NUMBER | C-006 | CITY OF STUART | FL |
|--------------|-------|----------------|----|



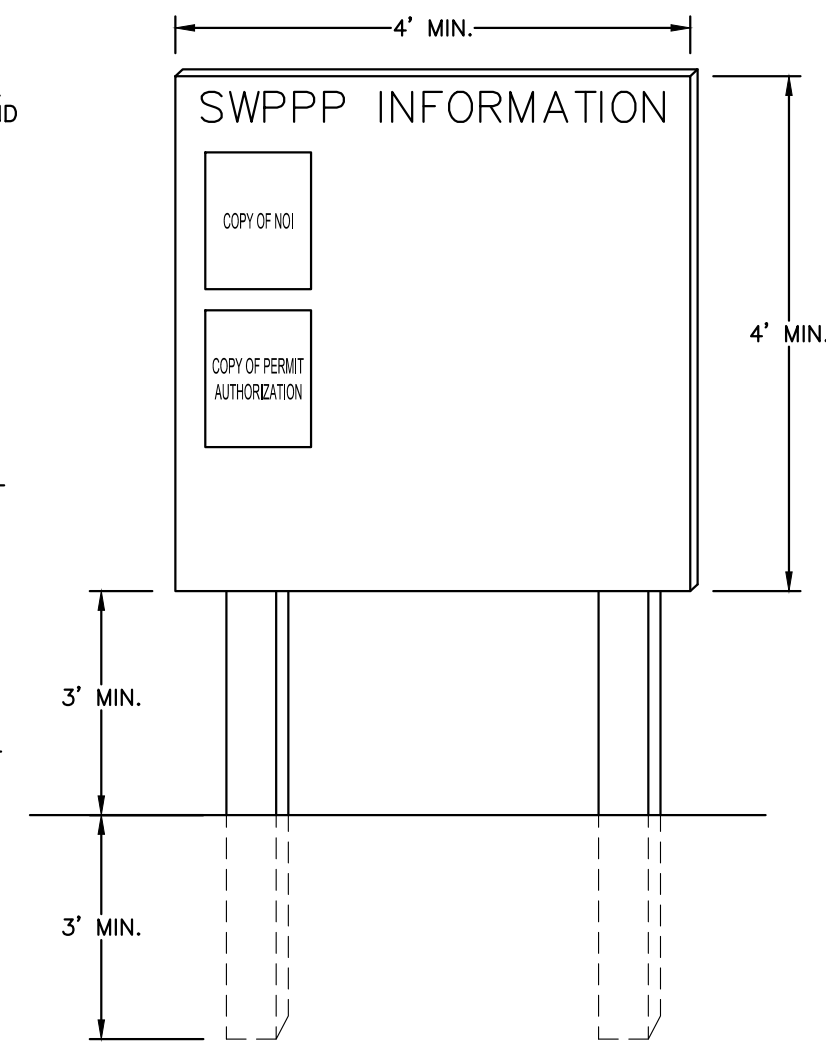
Plotted By: Graham, Shelby    Sheet Set: STUART VOCATIONAL    Layout: C-008    EROSION CONTROL DETAILS    July 12, 2024    12:41:38pm    K:\VRB\_DEVELOPMENT\City of Stuart\ORA CAD\PlanSheets\C-008.dwg    K:\VRB\_DEVELOPMENT\City of Stuart\ORA CAD\PlanSheets\C-008.dwg    This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document and its contents is prohibited without the written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EROSION CONTROL NOTES

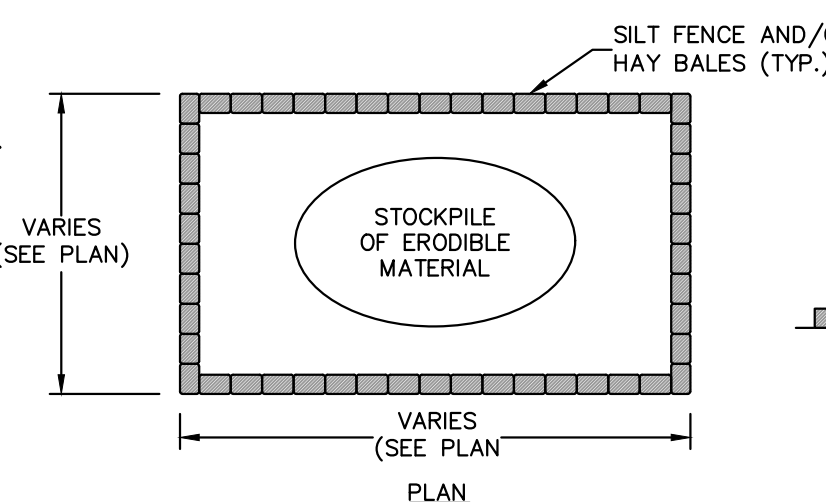
1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL, DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL" AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.



SILT FENCE INSTALLATION  
N.T.S.

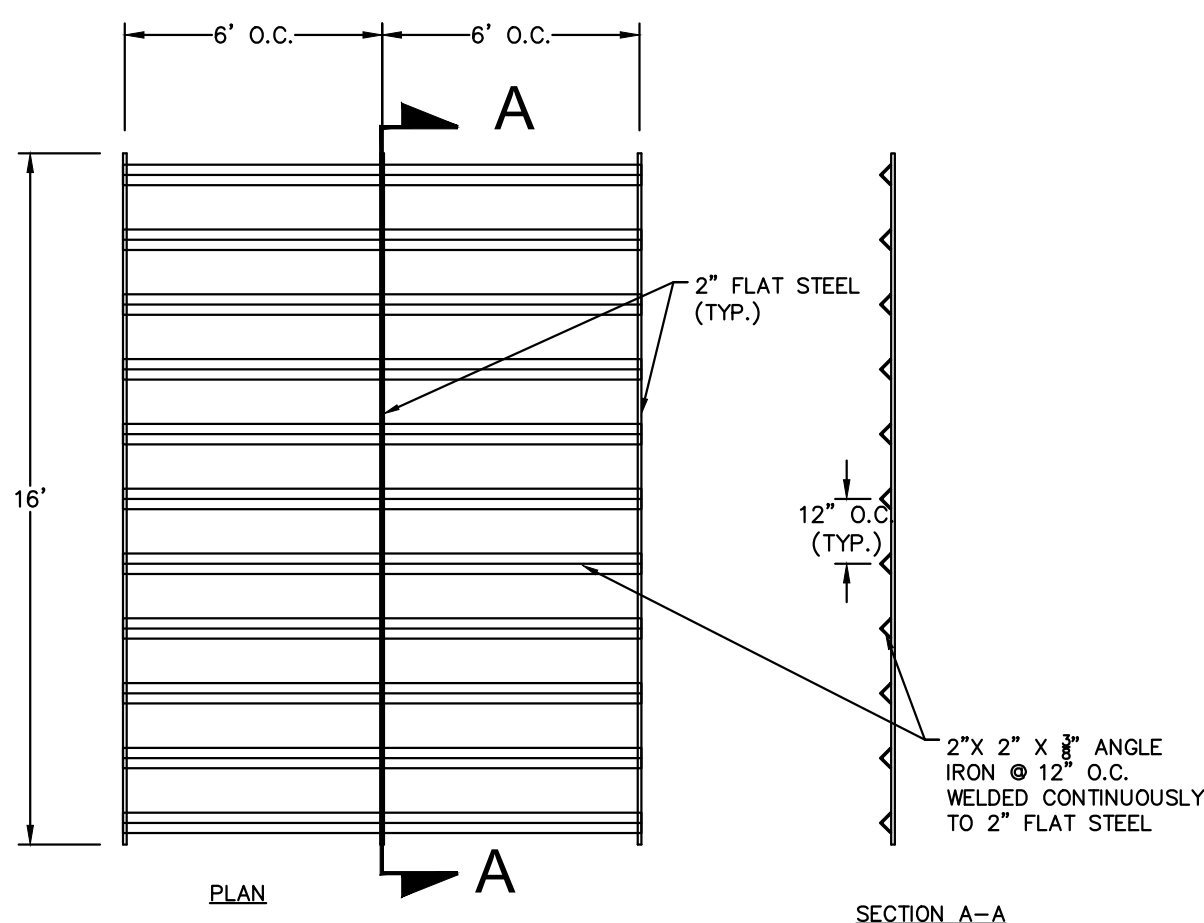


SWPPP INFORMATION SIGN  
N.T.S.

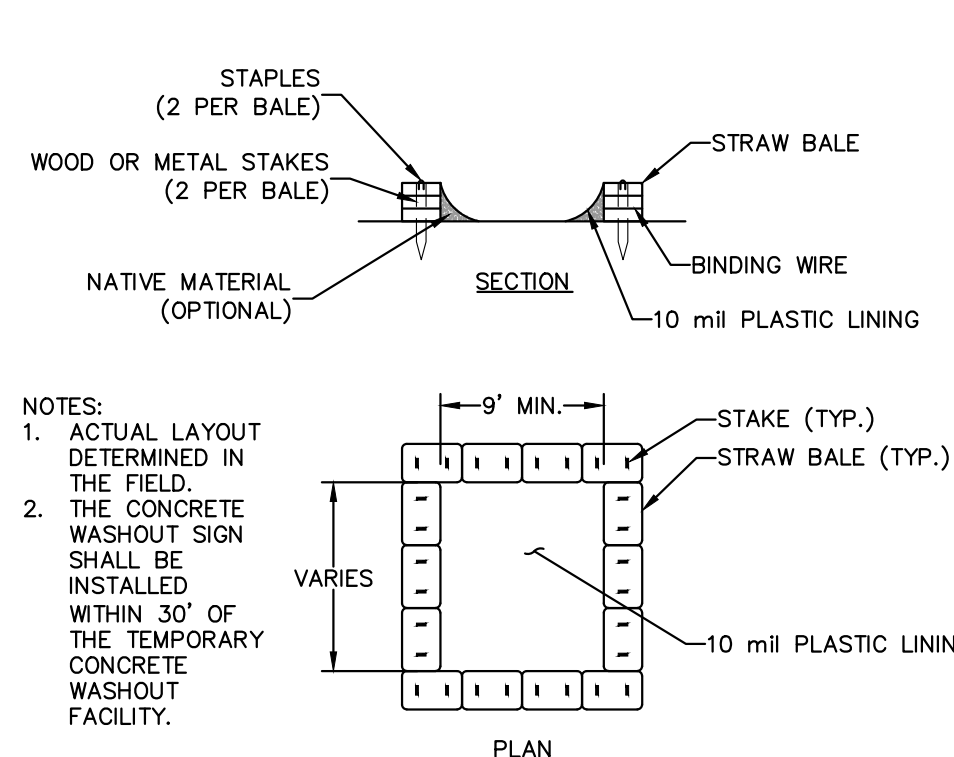


SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL  
N.T.S.

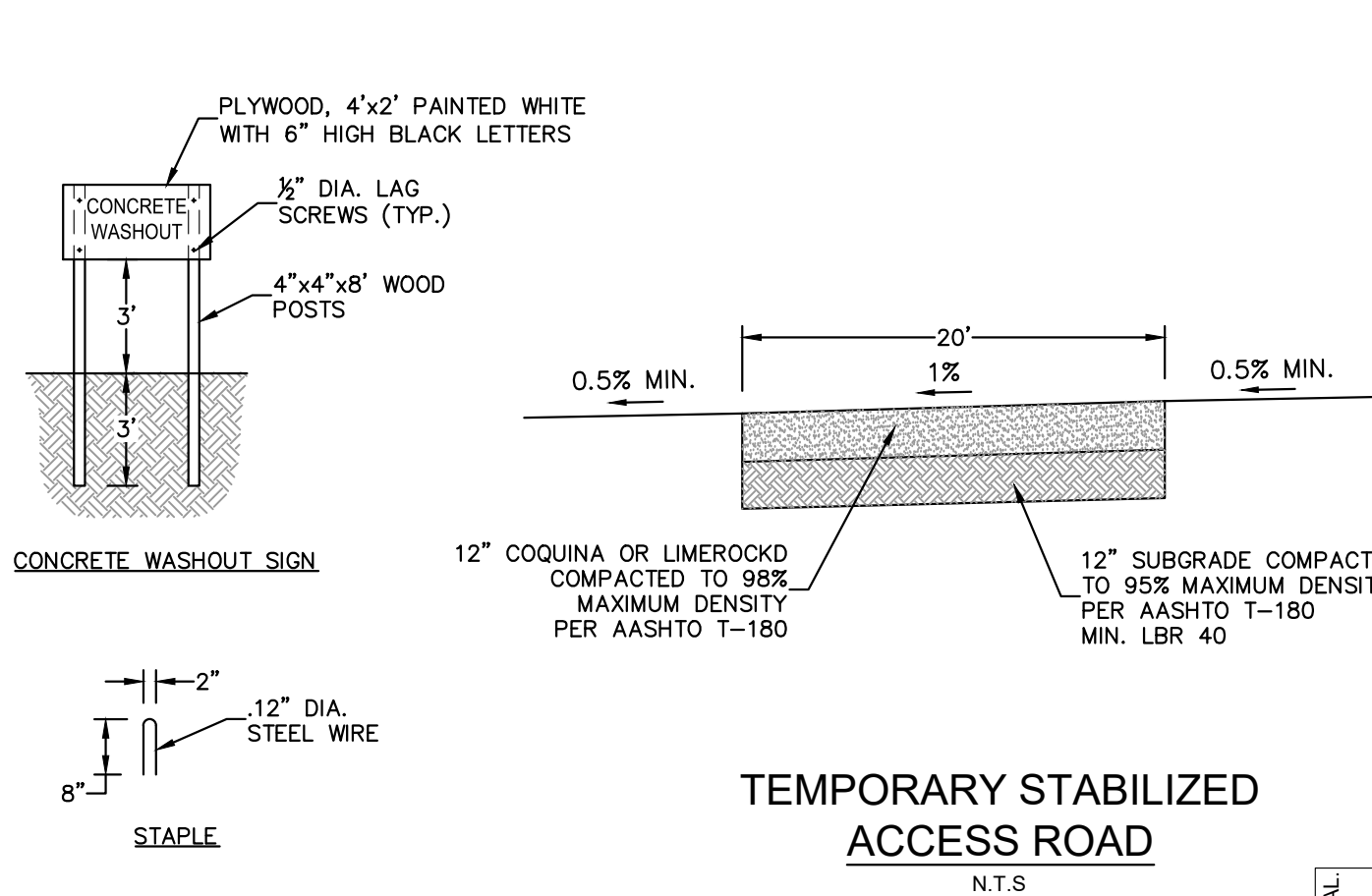
NOTE: WHEN STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.



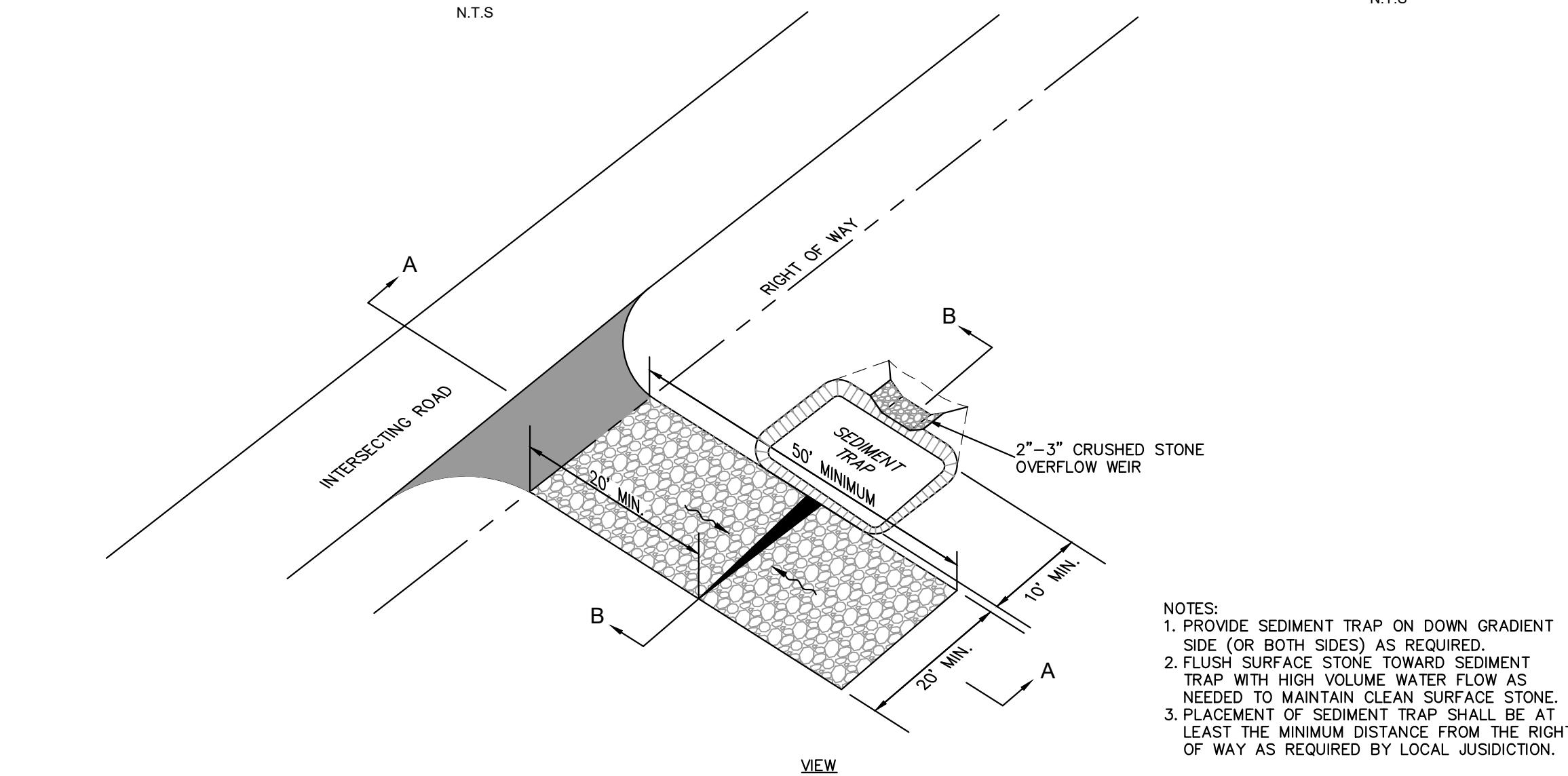
WASH RACK  
N.T.S.



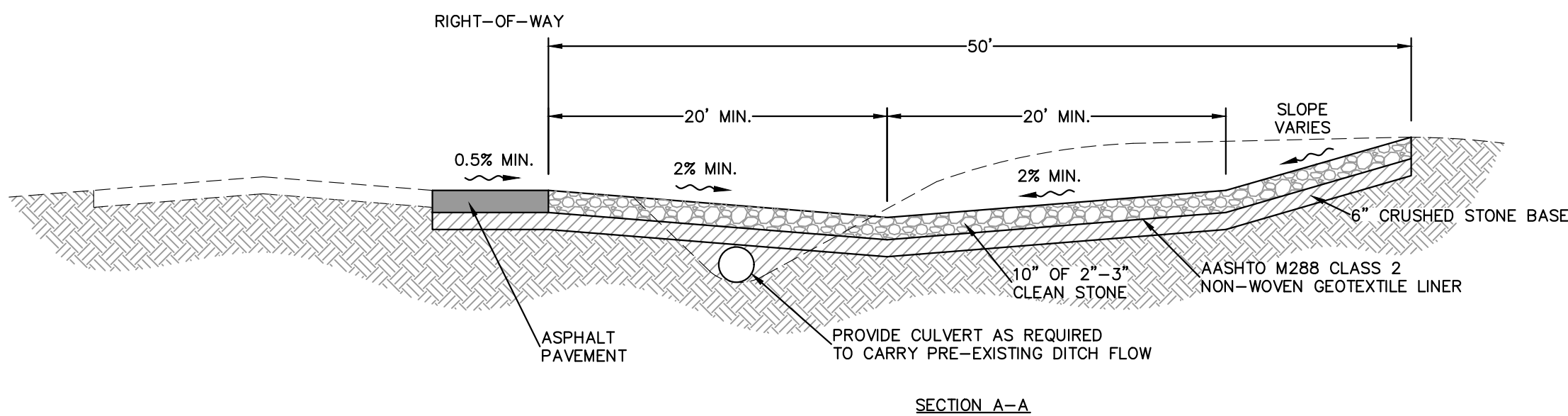
CONCRETE & STUCCO WASTE MANAGEMENT  
N.T.S.



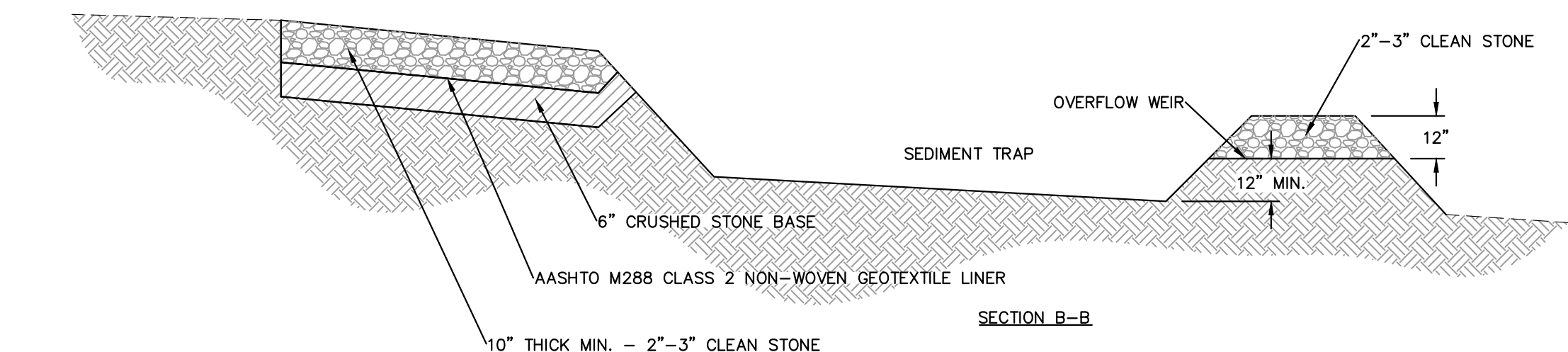
TEMPORARY STABILIZED ACCESS ROAD  
N.T.S.



- NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
  2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
  3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION.



CONSTRUCTION EXIT  
N.T.S.



CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

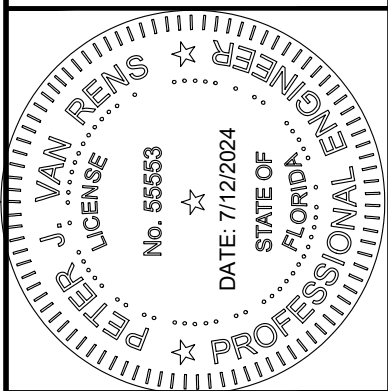
Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |

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PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106



|             |            |
|-------------|------------|
| KHA PROJECT | 147496090  |
| DATE        | 04/22/2024 |
| SCALE       | AS SHOWN   |
| DESIGNED BY | -----      |
| DRAWN BY    | -----      |
| CHECKED BY  | PVR        |

**STUART VOCATIONAL**

**EROSION CONTROL DETAILS**

SHEET NUMBER **C-008**

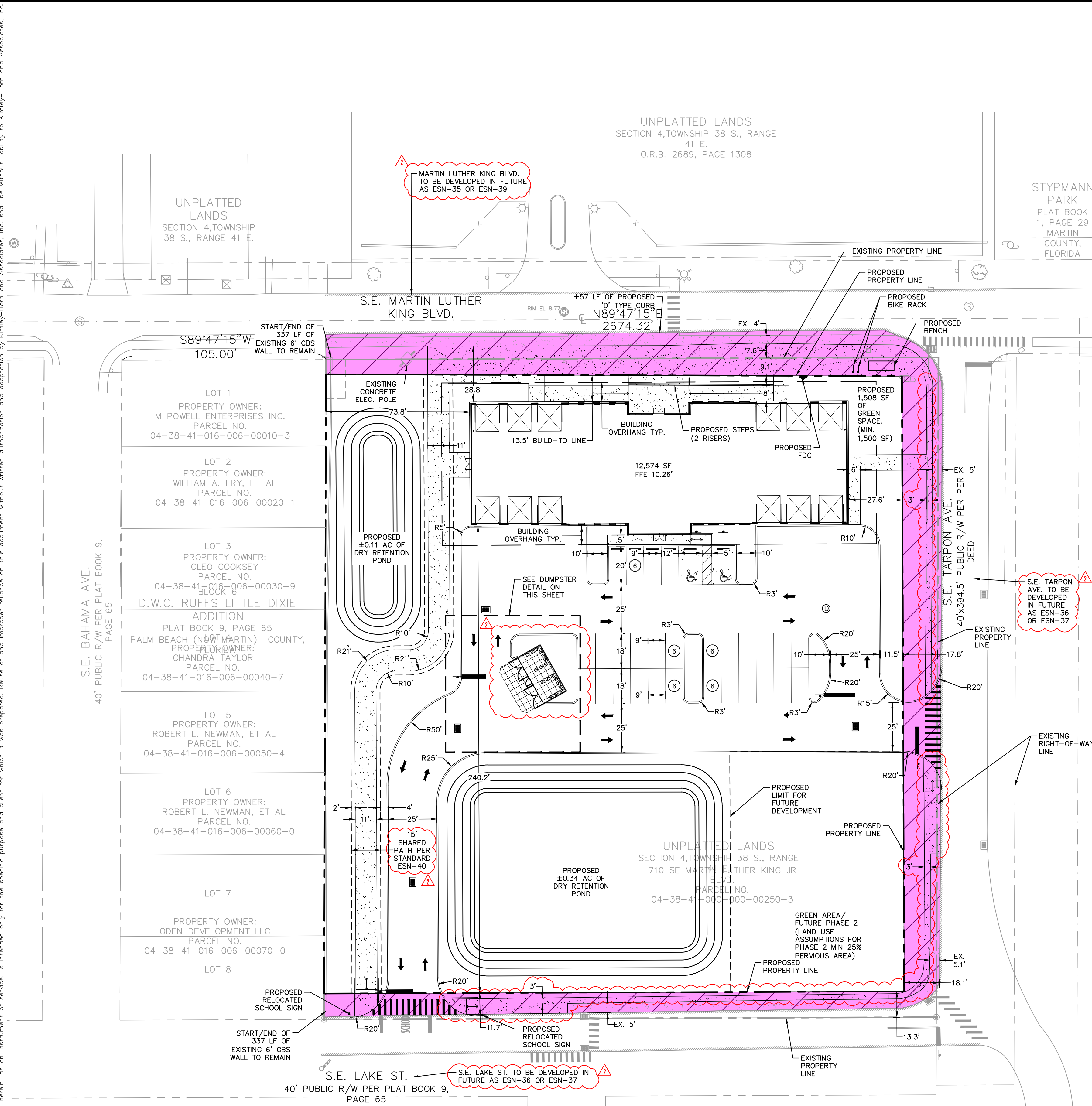
CITY OF STUART







Plotted By: Grazioplene, Shelby Sheet Set: STUART VOCATIONAL Layout: C-100 PRELIMINARY SITE PLAN July 12, 2024 12:47:37pm K:\VRB\DEV\City of Stuart\GRA\CAD\PlanSheets\C-SITE.dwg  
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SITE DATA

|                             |                                         |               |                           |
|-----------------------------|-----------------------------------------|---------------|---------------------------|
| LOCATION:                   | SECTION 04, TOWNSHIP 38, RANGE 41       |               |                           |
| ADDRESS:                    | 710 SE M.L.K. JR BLVD, STUART, FL 34994 |               |                           |
| EXISTING ZONING:            | CPUD                                    |               |                           |
| PROPOSED ZONING:            | BMU WITH CONDITIONAL USE                |               |                           |
| FUTURE LAND USE:            | EAST STUART                             |               |                           |
| NET SITE AREA:              | 95,377 SF                               | 2.17 AC       |                           |
| FUTURE ROW DEDICATION:      | 16,121 SF                               | 0.37 AC       |                           |
| LOT AREA:                   | EXISTING 106,940 SF (100%)              | REQUIRED N/A  | PROPOSED 95,377 SF (100%) |
| BUILDING AREA:              | 14,589 SF (13.6%)                       | N/A           | 12,574 SF (13.2%)         |
| IMPERVIOUS AREA:            | 64,702 SF (60.5%)                       | 75% MAX       | 34,599 SF (36.3%)         |
| PERVIOUS AREA:              | 27,649 SF (25.9%)                       | 1,500 SF      | 48,204 SF (50.5%)         |
| FT. ROW DEDICATED AREA:     | N/A                                     |               | 16,121 SF (0.15%)         |
| BUILDING SETBACKS:          | REQUIRED                                | PROVIDED      |                           |
| FRONT (BUILD-TO LINE)       | 5'-15'                                  | 13.5' (N)     |                           |
| REAR                        | 10'                                     | 240.2' (S)    |                           |
| SIDE                        | 5'                                      | 73.8' (W)     |                           |
| SIDE                        | 5'                                      | 27.6' (E)     |                           |
| STANDARD ACCESSIBLE PER ADA | REQUIRED 40                             | PROVIDED 28   |                           |
|                             | 2                                       | 2             |                           |
| TOTAL PARKING               | 42                                      | 30            |                           |
| PARKING RATIO               | 1 SP / 300 SF                           | 1 SP / 425 SF |                           |
| TOTAL BICYCLE PARKING       | 4                                       | 4             |                           |
| BICYCLE PARKING             | 2 SP / 40 SP                            | 2 / 40 SP     |                           |

VERTICAL DATUM  
ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), REFERENCE MARTIN COUNTY BENCHMARKS "MLK-GA", ELEVATION = 9.74 FEET AND "PB-MLK", ELEVATION = 11.31 FEET. THE TEMPORARY BENCHMARKS AS SHOWN THIS SURVEY ARE BASED ON A CLOSED LEVEL LOOP FROM "MLK-GA" TO "PB-MLK", WITH A VERTICAL CLOSURE OF 0.00 FEET. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 FEET.

FLOOD ZONE  
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120185, PANEL NO. 0153, SUFFIX H, EFFECTIVE DATE FEBRUARY 19, 2020. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.

HATCH LEGEND

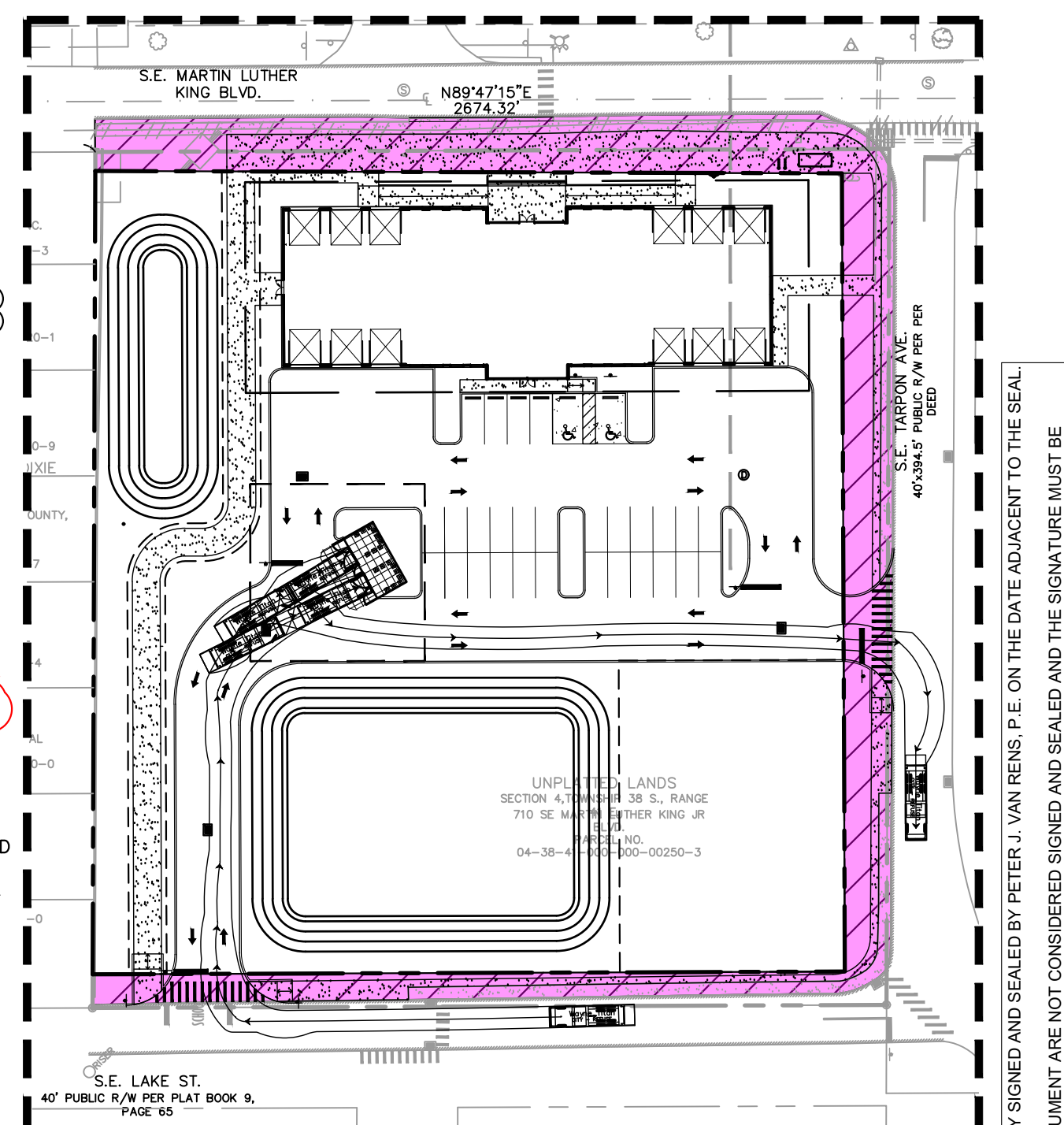
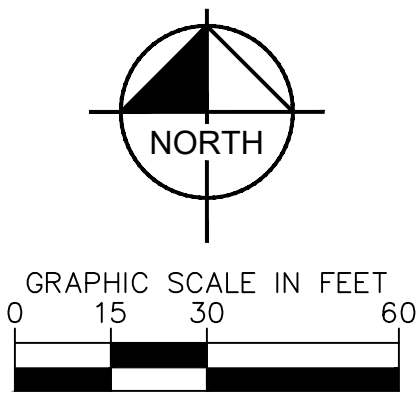
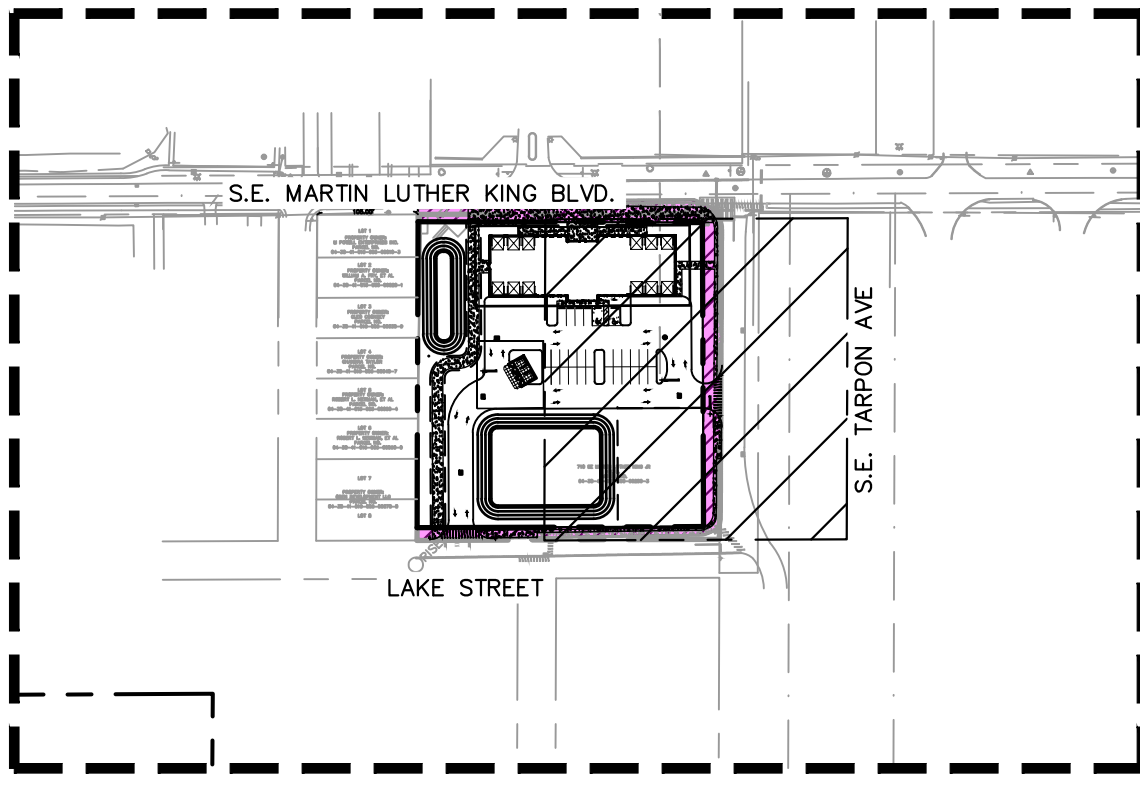
- EXISTING CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE, (SEE CONCRETE EDGE DETAIL ON SHEET C-201)
- PROPOSED CONCRETE SIDEWALK C-201
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT, (SEE CONCRETE THICKEND EDGE DETAIL ON SHEET C-201)
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE SHEET C-201
- PROPOSED FUTURE ROW DEDICATION (SEE GENERAL NOTE #5)
- PROPOSED PARKING COUNT
- EXISTING CURB
- PROPOSED CURB

SIGN LEGEND

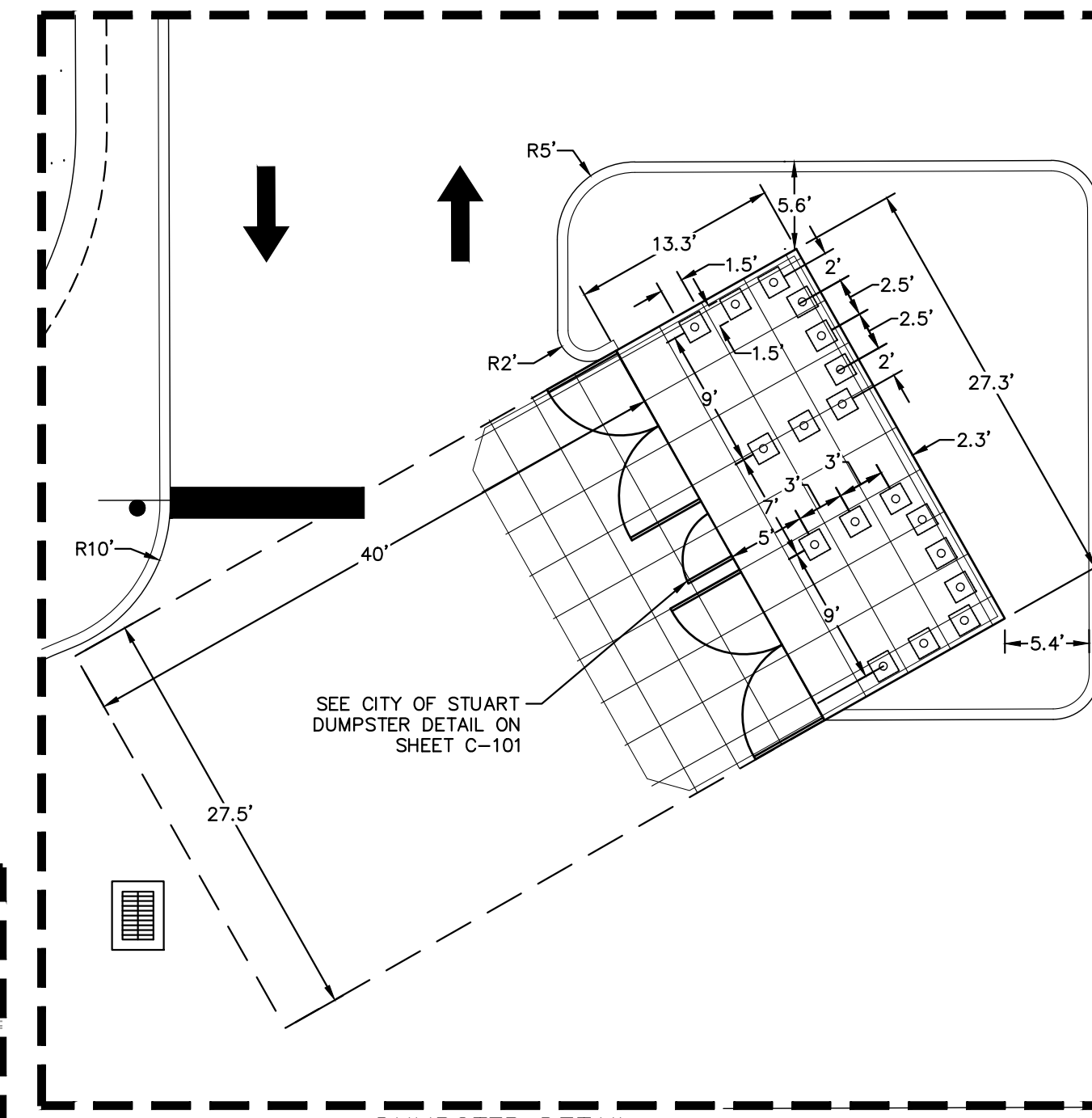
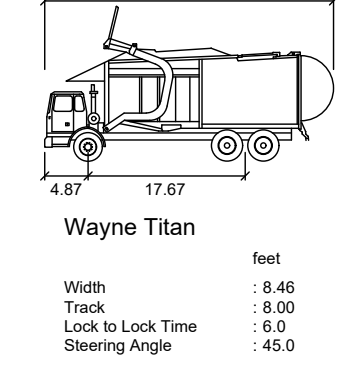
- ACCESSIBLE PARKING (FTP-20-06)
- PENALTY (FTP-22-06)
- STOP SIGN (R1-1) (30"x30")
- SCHOOL CROSSING SIGN (S1-1) (36"x36")

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
- ALL SIDEWALK RAMP SHALL HAVE A 6" RISE AT 1:12 MAX. REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
- OUR SCOPE OF WORK IS IN SIDEWALK/DRIVEWAYS AND FUTURE IMPROVEMENTS ARE PLANNED BY OTHERS



DUMPSTER TRUCK DETAIL



DUMPSTER DETAIL

PROJECT DATUM:  
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.  
Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| CODE SECTION                                        |                                                | REQUIRED                                                                                                               | PROVIDED                                                                                                                                         |
|-----------------------------------------------------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| ON-STREET LANDSCAPING                               | REFER TO MUNICODE 3.02.09 ESN-50               | 10 PROVIDED TREES BEYOND THE PROPOSED TREE LINE                                                                        | APPLICANT WILL PROVIDED PROPOSED TREES WITHIN ITS PROPOSED PROPERTY LIMITS. 31 TREES ARE PROPOSED IN FUTURE ROW AND 24 TREES ARE PROPOSED ONSITE |
| ROW THOROUGHFARE (MARTIN LUTHER KING BLVD.)         | REFER TO MUNICODE 3.02.09 ESN-35 AND 39        | DETERMINE WHAT THOROUGHFARE TYPE FUTURE STREETScape PROJECT ALONG MLK BLVD. WILL BE DEVELOPED AS                       | APPLICANT DEFERRING CHOICE TO FUTURE PROJECT DESIGN GROUP                                                                                        |
| ROW THOROUGHFARE (S.E. TARPON AVE. AND LAKE STREET) | REFER TO MUNICODE 3.02.06 ESN-36 AND 37        | DETERMINE WHAT THOROUGHFARE TYPE FUTURE STREETScape PROJECT ALONG S.E. TARPON AVE AND LAKE STREET WILL BE DEVELOPED AS | APPLICANT DEFERRING CHOICE TO FUTURE PROJECT DESIGN GROUP                                                                                        |
| PARKING                                             | REFER TO MUNICODE 6.01.13 - OFF-STREET PARKING | 1 SPACE PER 300 SQUARE FEET                                                                                            | 1 SPACE PER 425 SF DUE TO SIZE OF BUILDING. SEE PARKING STUDY ASSOCIATED WITH THE PROPOSED DEVELOPMENT                                           |

WAIVER TABLE

**Kimley»Horn**

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PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

ENGINEER  
J. VAN REMS  
LICENSE No. 55553  
DATE 7/12/2024  
STATE OF FLORIDA  
PROFESSIONAL

KHA PROJECT  
147496090  
DATE  
04/22/2024  
SCALE AS SHOWN  
DESIGNED BY  
DRAWN BY  
CHECKED BY  
PVR

PRELIMINARY SITE  
PLAN

STUART VOCATIONAL

CITY OF STUART

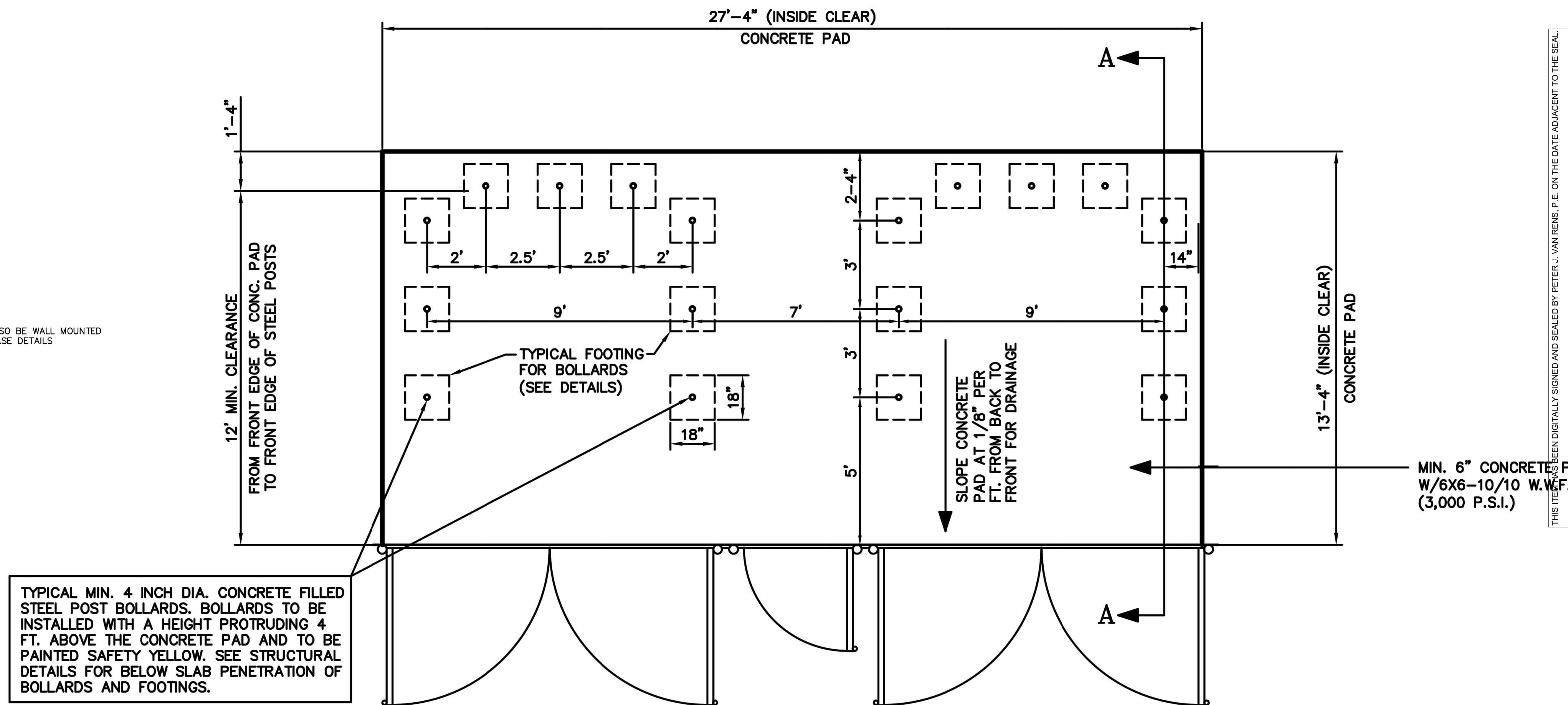
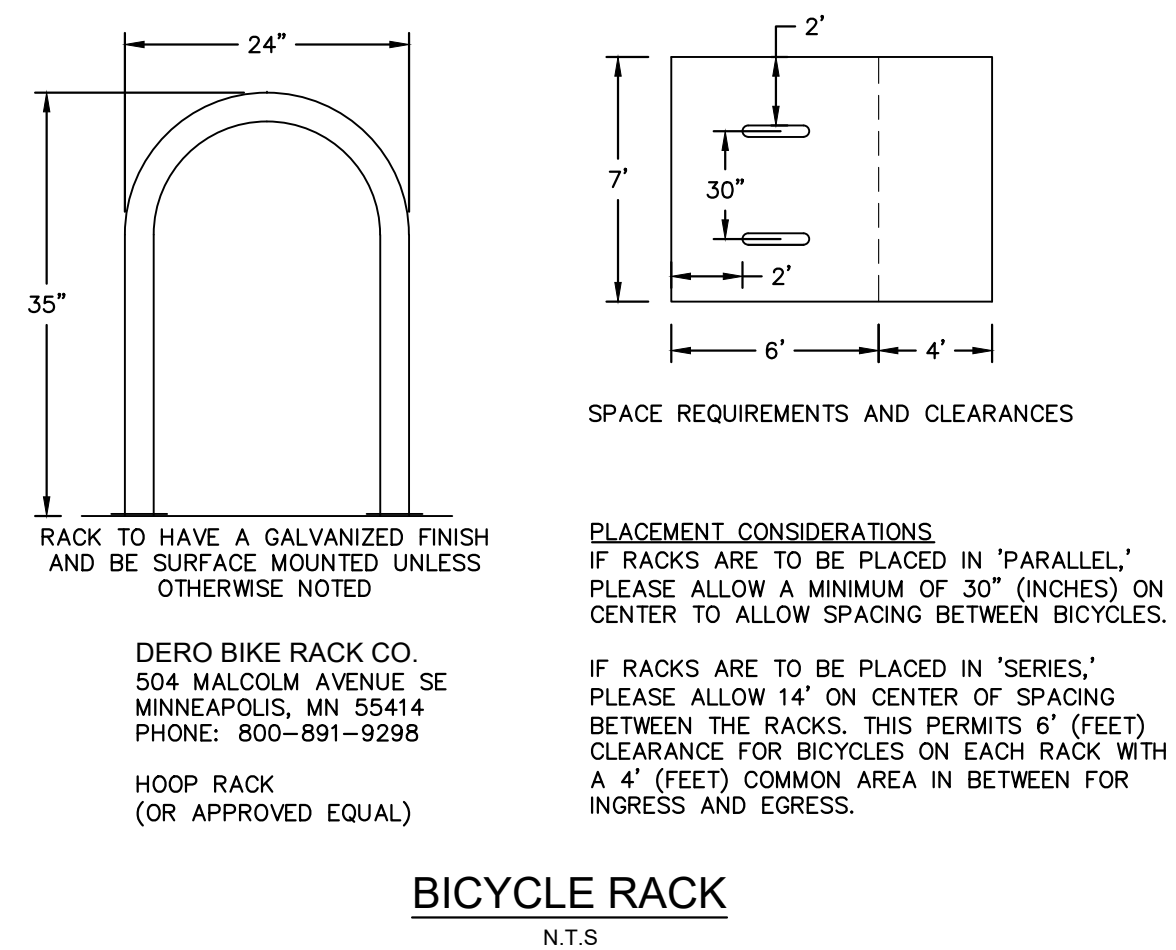
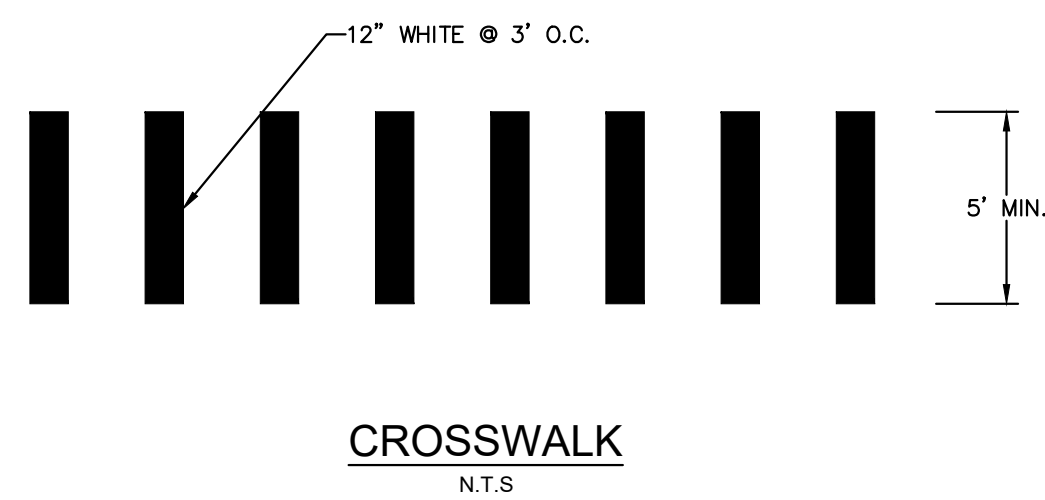
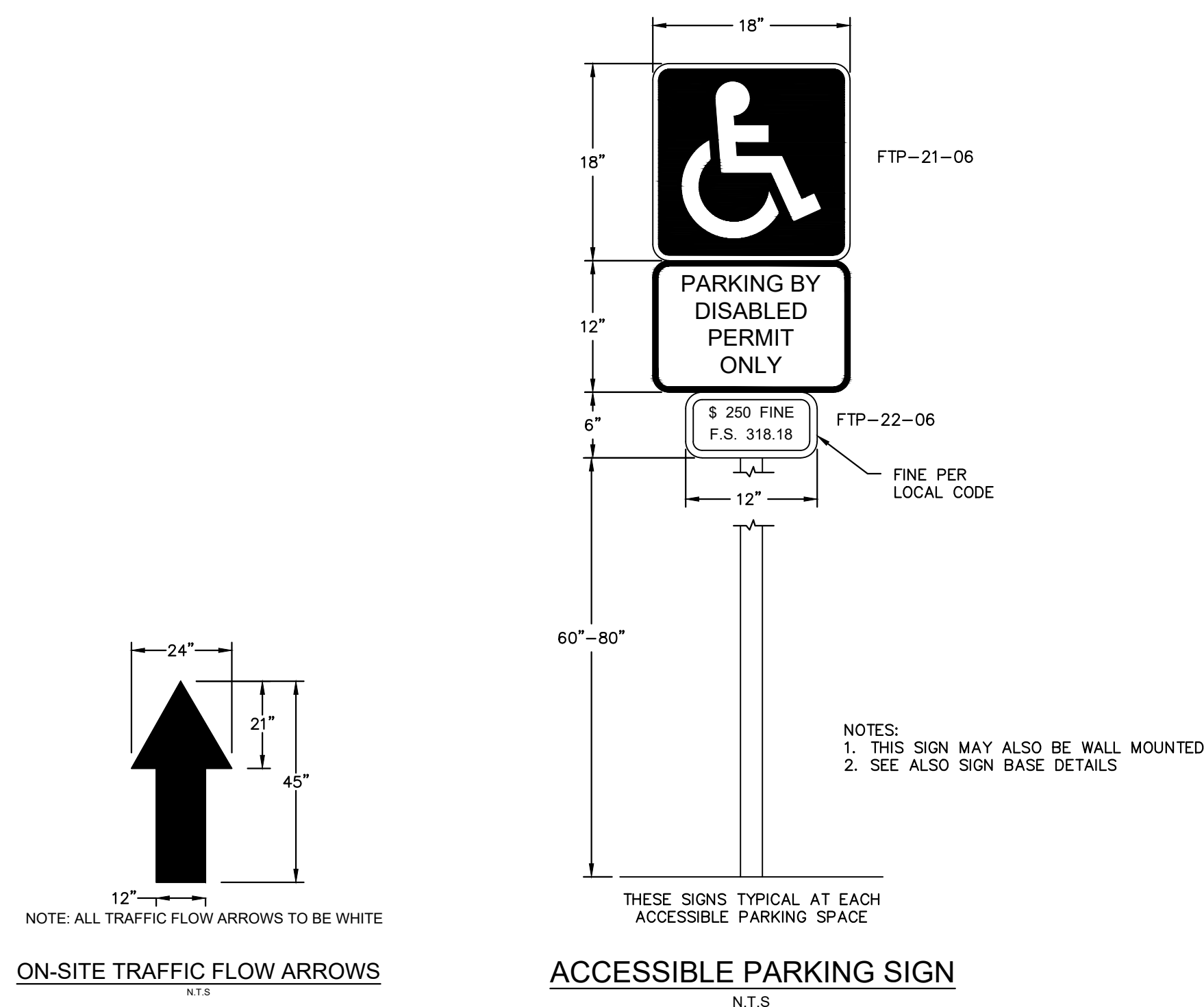
SHEET NUMBER  
C-100

PER E. STUART NEIGHBORHOOD CODE  
06-18-24 BPT  
DATE

REVISIONS

BY





CITY OF STUART DUMPSTER ENCLOSURE – STRUCTURAL PLAN  
DOUBLE DUMPSTER w/ RECYCLING N.T.S.

## ILLUSTRATION #14

PROJECT DATUM:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

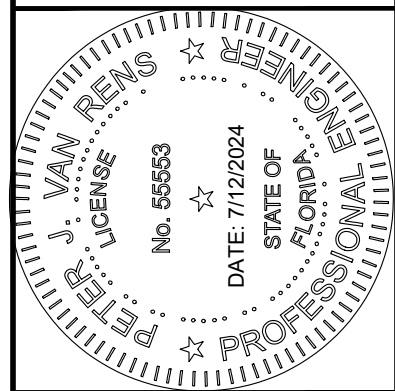
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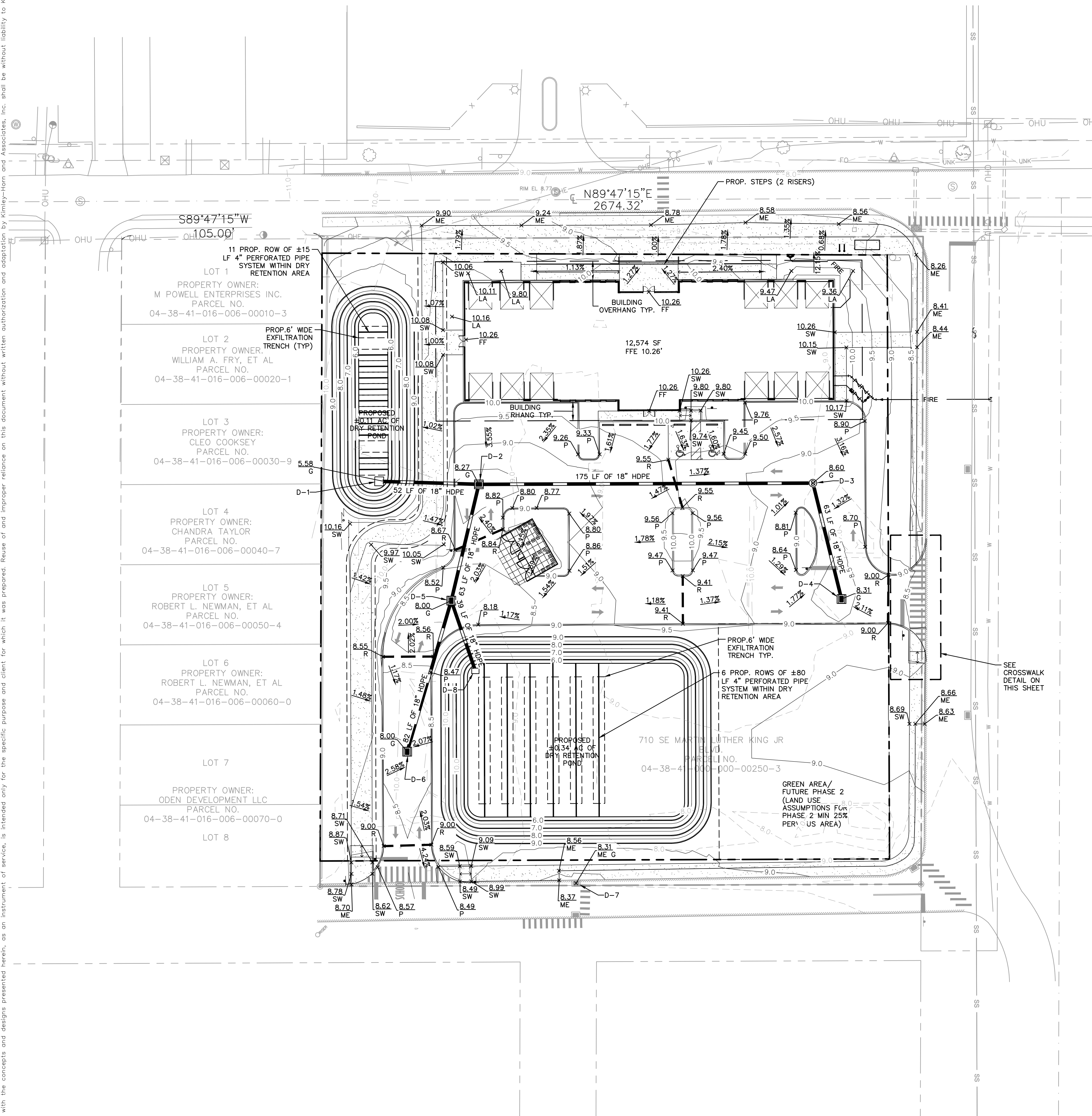
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|--------------------------|--------------------|----------------|-----------------|--------------|----------------|
| KHA PROJECT<br>147496090 | DATE<br>04/22/2024 | SCALE AS SHOWN | DESIGNED BY --- | DRAWN BY --- | CHECKED BY PVR |
|--------------------------|--------------------|----------------|-----------------|--------------|----------------|

## SITE DETAILS

## STUART VOCATIONAL

SHEET NUMBER  
**C-101**





### LEGEND


 UGT ——— EXISTING BURIED ELECTRICAL  
 W ——— EXISTING WATER MAIN  
 ===== EXISTING STORMWATER PIPE  
 OHE ——— EXISTING OVERHEAD POWER LINE  
 WM ——— PROPOSED DOMESTIC WATER SERVICE  
 PROPOSED STORMWATER PIPE

## GRADING LEGEND

|       |                               |
|-------|-------------------------------|
| P     | PROPOSED PAVING GRADE         |
| G     | PROPOSED GRATE GRADE          |
| ME    | MATCH EXISTING GRADE          |
| FF    | PROPOSED FINISHED FLOOR GRADE |
| R     | PROPOSED RIDGE GRADE          |
| SW    | PROPOSED SIDEWALK GRADE       |
| —8.0— | PROPOSED CONTOUR LINE         |
| —8.0— | EXISTING CONTOUR LINE         |
| —     | PROPOSED RIDGE LINE           |

### PAVING HATCH LEGEND

|                                                                                     |                                                                            |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
|  | AREA OF EXISTING CONCRETE                                                  |
|  | AREA OF NEW STANDARD DUTY CONCRETE PAVEMENT<br>(SEE DETAIL ON SHEET C-101) |
|  | AREA OF NEW HEAVY DUTY CONCRETE PAVEMENT<br>(SEE DETAIL ON SHEET C-101)    |
|  | AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT<br>(SEE DETAIL ON SHEET C-101)     |
|  | AREA OF NEW STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHEET C-101)     |

| STRUCTURE TABLE |                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------|
| STRUCTURE NAME: | DETAILS:                                                                                   |
| D-1             | PROP. FDOT TYPE "E" INLET<br>RIM: 5.58<br>INV: 4.00 (E)                                    |
| D-2             | PROP. TYPE "C" CATCH BASIN<br>RIM: 8.27<br>INV: 4.26 (E)<br>INV: 4.26 (W)<br>INV: 4.26 (S) |
| D-3             | MH<br>RIM: 8.60<br>INV: 5.14 (W)<br>INV: 5.14 (S)                                          |
| D-4             | PROP. TYPE "C" CATCH BASIN<br>RIM: 8.31<br>INV: 5.45 (N)                                   |
| D-5             | PROP. TYPE "C" CATCH BASIN<br>RIM: 8.00<br>INV: 4.57 (N)<br>INV: 4.57 (S)<br>INV: 4.57 (S) |
| D-6             | PROP. TYPE "C" CATCH BASIN<br>RIM: 8.00<br>INV: 5.07 (N)                                   |
| D-7             | EX. CURB INLET<br>RIM: 8.31                                                                |
| D-8             | BUBBLE UP<br>RIM: 5.58<br>INV: 4.38 (N)                                                    |

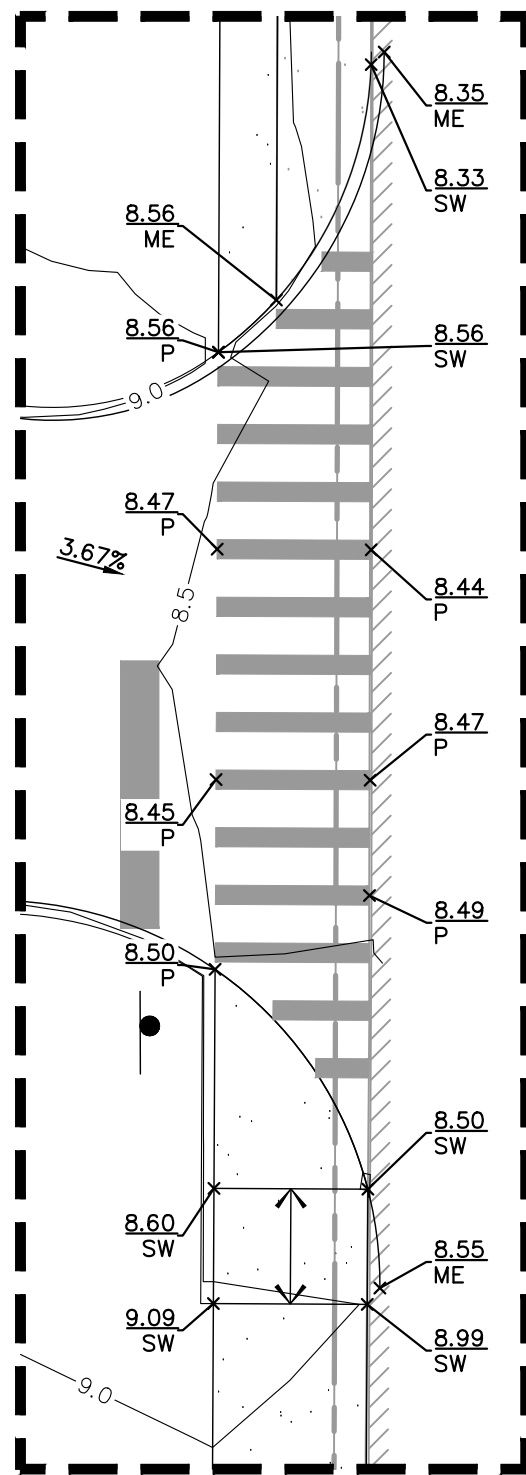
NOTE:

1. ALL FDOT DITCH BOTTOM INLETS TO BE H20 TRAFFIC RATED



## PAVING AND GRADING NOTES

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY BETSY LINDSAY. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, THE CONTRACTOR SHALL COMPLY WITH THE TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES. NO INFORMATION IS TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONFORMANT TO THE LATEST EDITION OF THE FOLLOWING:
4. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE CONTRACTOR SHALL FOLLOW THE STRONGER REQUIREMENT.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NEW AND EXISTING ROADS.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHEN AN EXISTING PAVEMENT IS INDICATED TO BE REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHEN AN EXISTING PAVEMENT IS TO BE REPAIRED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
12. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE, PAVEMENT, AND MAINTENANCE REMAINS (WHICH IS THE ROAD GRASS BACKFILL WITH CLEAN / DRAINING SAND) TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL OR PLANT MATERIALS.
13. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE PROPERLY COMPACTED AND TO THE CORRECT ROAD BASE MATERIALS.
14. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
15. FOR ALL SURFACE AREAS TO BE PLANTED, THE CONTRACTOR SHALL OBTAIN 18 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE SPECIFIC SPECIFICATIONS UNTIL A 4 INCHES OF TOPSOIL IS OBTAINED.
16. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
17. LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.
18. PER FMEA FLOOD INSURANCE MAP NO. 120185S DATED FEBRUARY 19, 2020, THE PROJECT AREA IS IN A FLOOD HAZARD ZONE.
19. ADA PATH NOT TO EXCEED .5% RUNNING SLOPE, 2% CROSS-SLOPE AT ANY POINT.



### CROSSWALK DETAIL

SCALE 1" = 10'

PROJECT DATUM:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

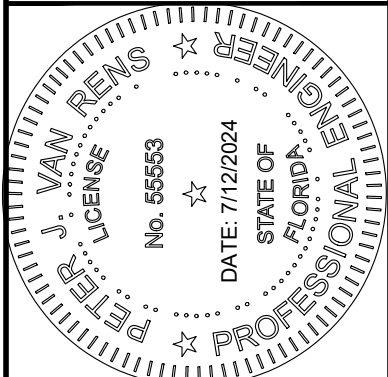
Always call 811 two full business days before you dig to have underground utilities located and marked.

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[illegible]

**Kimley»»Horn**

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PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106



|                          |                    |                |             |     |       |
|--------------------------|--------------------|----------------|-------------|-----|-------|
| KHA PROJECT<br>147496090 | DATE<br>04/22/2024 | SCALE AS SHOWN | DESIGNED BY | --- |       |
|                          |                    |                | DRAWN BY    | --- |       |
|                          |                    |                | CHECKED BY  |     | PV/PF |

# PRELIMINARY PAVING AND GRADING PLAN

## STUART VOCATIONAL

CITY OF STUART

SHEET NUMBER  
**C-200**











# TRAFFIC IMPACT ANALYSIS

## PROJECT LIFT STUART, FL

PREPARED FOR:  
CITY OF STUART

**Kimley»Horn**

July 2, 2024  
Registry No. 35106  
Kimley-Horn and Associates, Inc.  
477 South Rosemary Avenue, Suite 215  
West Palm Beach, Florida 33401  
561/845-0665 TEL

# TRAFFIC IMPACT ANALYSIS

## PROJECT LIFT

## STUART, FL

Prepared by:  
Kimley-Horn and Associates, Inc.  
West Palm Beach, Florida



July 2, 2024  
Registry No. 35106  
Kimley-Horn and Associates, Inc.  
477 South Rosemary Avenue, Suite 215  
West Palm Beach, Florida 33401  
561/845-0665 TEL

THIS IS TO CERTIFY THAT THE ENCLOSED  
ENGINEERING CALCULATIONS WERE PERFORMED  
BY ME OR UNDER MY DIRECT SUPERVISION.



Stephanie A Guerra  
2024.07.02  
17:29:40 -04'00'

STEPHANIE GUERRA, P.E.  
Florida Registration Number #84302  
Registry No. 35106

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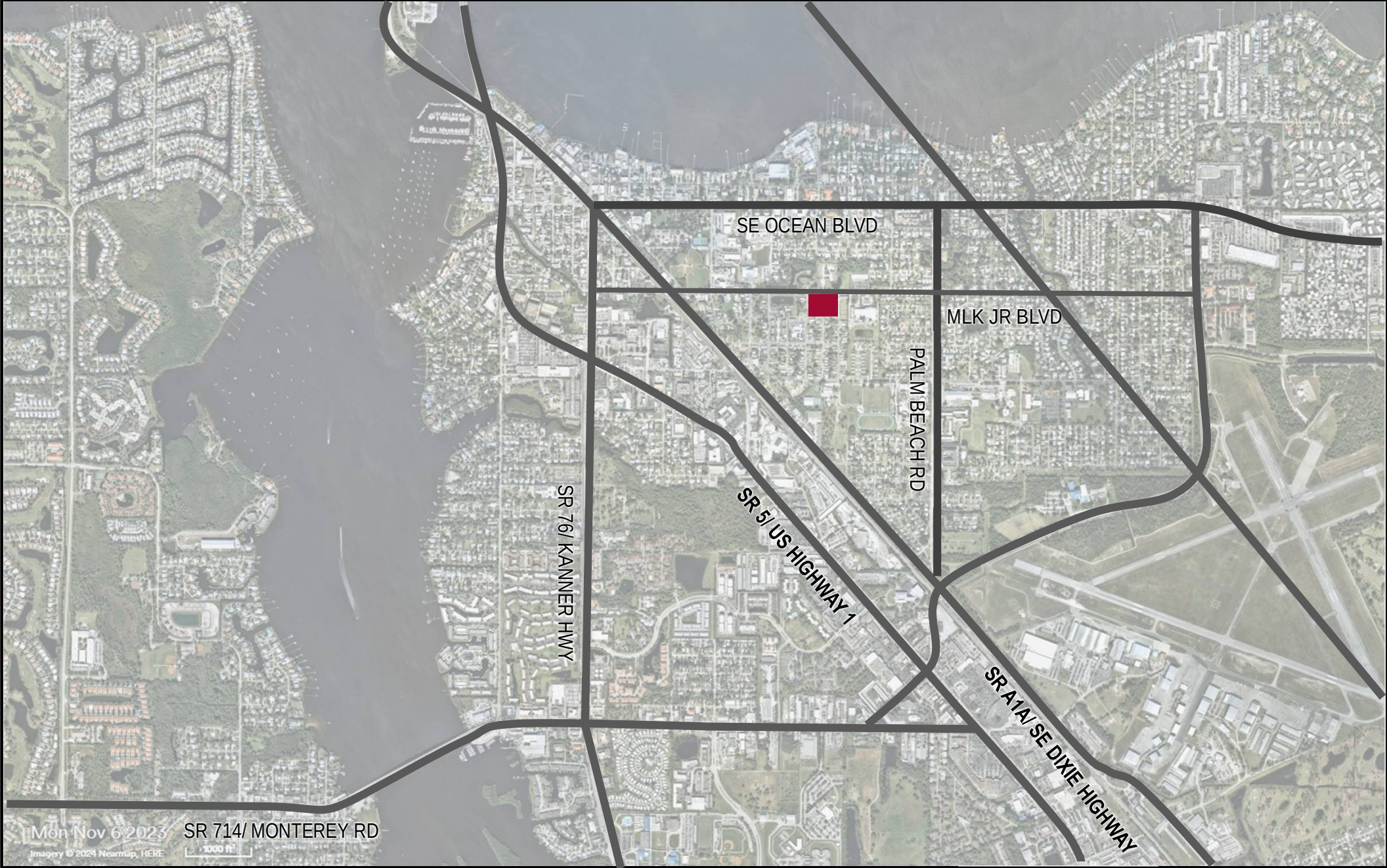
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## INTRODUCTION

Project Lift is a vocational training center, designed to give work and behavior training for newcomers to the work force. This vocational training center is proposed to be developed on the site on the southwest corner of SE MLK Jr Boulevard & SE Tarpon Avenue in the City of Stuart. The project site currently contains 13,332 square feet of commercial uses. The site is proposed to be developed with 12,574 square feet of vocational training uses which will serve up to 14 employees and 16 students. *Figure 1* illustrates the site location.

The project site plan is included in *Appendix A*.

Kimley-Horn and Associates, Inc. was retained to prepare a traffic impact analysis for the proposed development. This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the Martin County Land Development Regulations and City of Stuart standards. A buildout year of 2029 was analyzed for the proposed development.



NORTH  
↑  
Not to Scale

 **LEGEND**  
SITE LOCATION

FIGURE 1  
SITE LOCATION  
PROJECT LIFT



## PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

### Existing and Proposed Land Uses

The project site currently contains 13,332 square feet of commercial uses. The site is proposed to be developed with 12,574 square feet of vocational training uses which will serve up to 14 employees and 16 students.

### Trip Generation

The trip generation potential for the proposed development program was calculated using trip generation rates and equations published by the Institute of Transportation Engineers' (ITE) Trip Generation Report, Eleventh Edition. Because ITE does not publish trip generation data for a vocational training center, the rates for Junior/Community College were used based on the proposed number of employees. As indicated in *Table 1*, the proposed development is projected to generate an increase of 2 net new external AM peak hour trips (+5 in, -3 out), and a decrease of -34 net new external PM peak hour trips (-17 in, -17 out) in comparison to the existing commercial uses on site.

Table 1: Trip Generation

| Land Use                                | ITE<br>LUC | Intensity                                 | AM Peak Hour |                                       |     | PM Peak Hour                          |     |     |
|-----------------------------------------|------------|-------------------------------------------|--------------|---------------------------------------|-----|---------------------------------------|-----|-----|
|                                         |            |                                           | Total        | In                                    | Out | Total                                 | In  | Out |
| Existing Scenario                       |            |                                           |              |                                       |     |                                       |     |     |
| Strip Retail Plaza (<40k)               | 822        | 13.332 KSF                                | 31           | 19                                    | 12  | 88                                    | 44  | 44  |
|                                         |            | Subtotal                                  | 31           | 19                                    | 12  | 88                                    | 44  | 44  |
| Pass-By Capture                         |            |                                           |              |                                       |     |                                       |     |     |
| Strip Retail Plaza (<40k)               | 822        | 40.0%                                     | 12           | 8                                     | 4   | 35                                    | 18  | 17  |
|                                         |            | Subtotal                                  | 12           | 8                                     | 4   | 35                                    | 18  | 17  |
| Driveway Volumes                        |            |                                           | 31           | 19                                    | 12  | 88                                    | 44  | 44  |
| Net New External Trips                  |            |                                           | 19           | 11                                    | 8   | 53                                    | 26  | 27  |
| Proposed Scenario                       |            |                                           |              |                                       |     |                                       |     |     |
| Vocational Training                     | 540        | 14 Employees                              | 21           | 16                                    | 5   | 19                                    | 9   | 10  |
|                                         |            | Subtotal                                  | 21           | 16                                    | 5   | 19                                    | 9   | 10  |
| Driveway Volumes                        |            |                                           | 21           | 16                                    | 5   | 19                                    | 9   | 10  |
| Net New External Trips                  |            |                                           | 21           | 16                                    | 5   | 19                                    | 9   | 10  |
| Trip Differential (Proposed - Existing) |            |                                           | 2            | 5                                     | -3  | -34                                   | -17 | -17 |
| Land Use                                |            |                                           | AM Peak Hour |                                       |     | PM Peak Hour                          |     | LUC |
| Vocational Training                     |            | *(Junior/Community College Rate was used) |              | 1.49 trips / Employee                 |     | 1.34 trips / Employee                 |     | 540 |
| Strip Retail Plaza (<40k)               |            |                                           |              | 2.36 trips/1,000 sf (60% in, 40% out) |     | 6.59 trips/1,000 sf (50% in, 50% out) |     | 822 |

### Traffic Distribution and Assignment

A projected traffic distribution plan was developed based on a review of the existing uses within the project area. *Figure 2* illustrates the proposed roadway link assignment. Using these percentages, project traffic was then assigned to the surrounding roadway network projected to be in place by 2029.

According to the Martin County Land Development Regulations, a roadway link is significantly impacted if the impact from the project traffic on that link is greater than two percent (2%) of the adopted service capacity threshold. Project significance calculations are included in *Table 2*. The links included in the analysis are those that are listed in the Martin County 2023 Roadway Level of Service Inventory Report, which is included in Appendix B. As shown in *Table 2*, none of the surrounding roadway links are significantly impacted by the project traffic.





NORTH  
↑  
Not to Scale

**LEGEND**

SITE LOCATION

XX% PROJECTED TRIP DISTRIBUTION

FIGURE 2  
PROJECT TRIP DISTRIBUTION  
PROJECT LIFT

Table 2: Significance Calculations

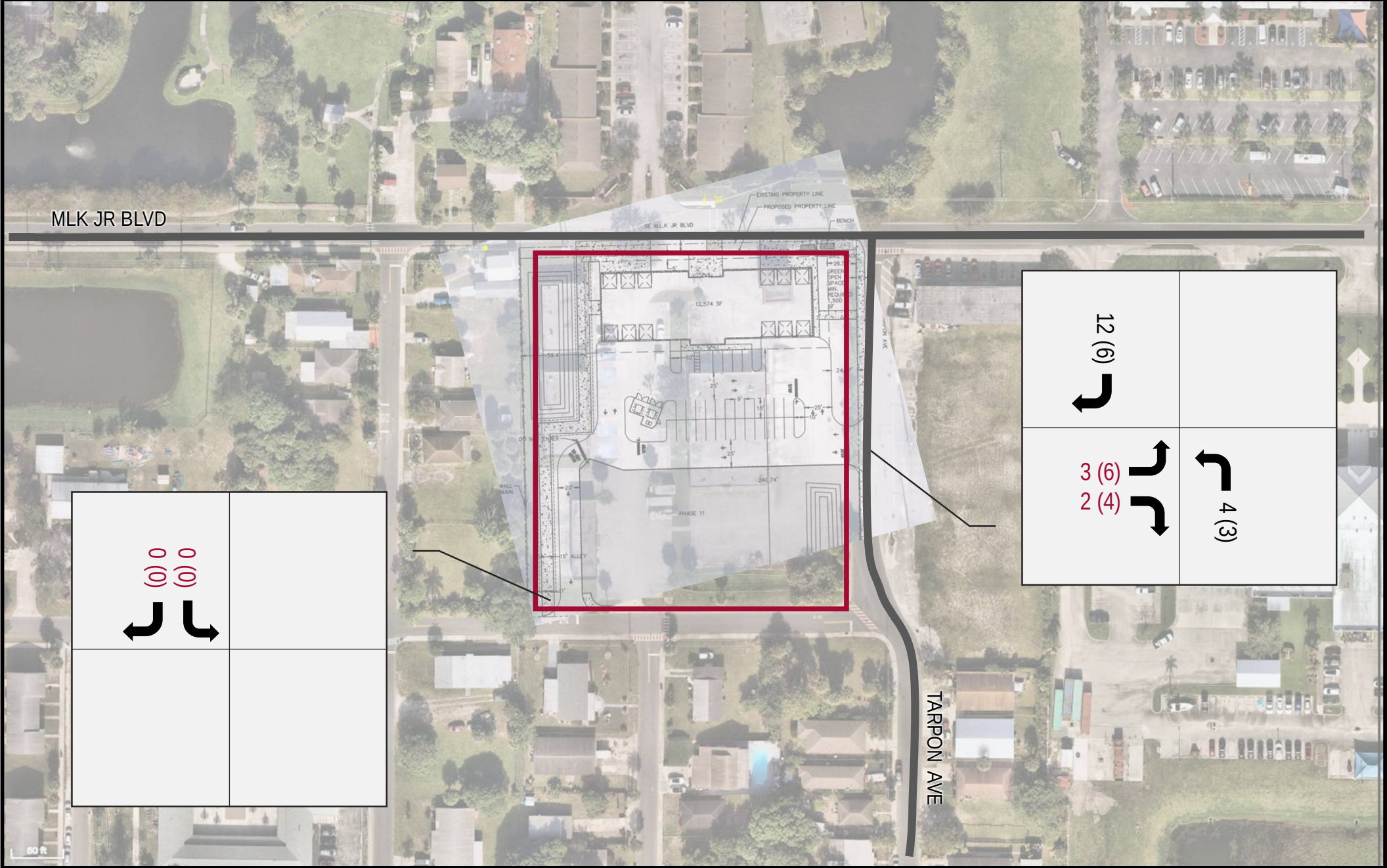
| ROADWAY                        | FROM                  | TO                    | COMMITTED<br>NUMBER<br>OF<br>LANES | LOS D<br>GEN. SVC.<br>VOLUME | PROJECT %<br>ASSIGNMENT | PROJECT TRIPS             |    |          |      |         |      |
|--------------------------------|-----------------------|-----------------------|------------------------------------|------------------------------|-------------------------|---------------------------|----|----------|------|---------|------|
|                                |                       |                       |                                    |                              |                         | PEAK DIRECTIONAL<br>TRIPS |    | % IMPACT |      |         |      |
|                                |                       |                       |                                    |                              |                         | AM                        | PM | AM PEAK  | SIG? | PM PEAK | SIG? |
| SE Palm Beach Rd               | SR 714                | SE MLK Blvd           | 2L                                 | 915                          | 30%                     | 5                         | 3  | 0.55%    | No   | 0.33%   | No   |
| SE Palm Beach Rd               | SE MLK Blvd           | SE Ocean Blvd         | 2L                                 | 915                          | 10%                     | 2                         | 1  | 0.22%    | No   | 0.11%   | No   |
| SE Martin Luther King Jr. Blvd | SR A1A (Dixie Hwy)    | SE Tarpon Ave         | 2L                                 | 730*                         | 60%                     | 10                        | 6  | 1.37%    | No   | 0.82%   | No   |
| SE Martin Luther King Jr. Blvd | SE Tarpon Ave         | SE Palm Beach Rd      | 2L                                 | 730*                         | 10%                     | 2                         | 1  | 0.27%    | No   | 0.14%   | No   |
| SE Tarpon Ave                  | SE M.L.K. Jr. Blvd    | Project Driveway      | 2L                                 | 730*                         | 70%                     | 11                        | 7  | 1.51%    | No   | 0.96%   | No   |
| SE Tarpon Ave                  | Project Driveway      | SE 10th St.           | 2L                                 | 730*                         | 30%                     | 5                         | 3  | 0.68%    | No   | 0.41%   | No   |
| SR A1A (Dixie Hwy)             | SR 714                | SE MLK Blvd           | 2L                                 | 870                          | 30%                     | 5                         | 3  | 0.57%    | No   | 0.34%   | No   |
| SR A1A (Dixie Hwy)             | SE MLK Blvd           | SE Fifth St           | 2L                                 | 870                          | 30%                     | 5                         | 3  | 0.57%    | No   | 0.34%   | No   |
| SE Ocean Blvd                  | SE Flagler Ave        | SE Palm Beach Rd      | 2L                                 | 915                          | 5%                      | 1                         | 1  | 0.11%    | No   | 0.11%   | No   |
| SE Ocean Blvd                  | SE Palm Beach Rd      | SR 714                | 4L                                 | 1,880                        | 5%                      | 1                         | 1  | 0.05%    | No   | 0.05%   | No   |
| SR 76                          | SR 714                | SR 5                  | 6LD                                | 2,815                        | 25%                     | 4                         | 3  | 0.14%    | No   | 0.11%   | No   |
| SR 5                           | SR 714                | SR 76                 | 6LD                                | 2,810                        | 10%                     | 2                         | 1  | 0.07%    | No   | 0.04%   | No   |
| SR 5                           | SR 76                 | Palm City Rd          | 6LD                                | 2,810                        | 10%                     | 2                         | 1  | 0.07%    | No   | 0.04%   | No   |
| SR 714                         | SR 76                 | SE Willoughby Blvd    | 4LD                                | 1,810                        | 20%                     | 3                         | 2  | 0.17%    | No   | 0.11%   | No   |
| SR 714                         | SE Willoughby Blvd    | Monterey Rd Extension | 4LD                                | 1,810                        | 20%                     | 3                         | 2  | 0.17%    | No   | 0.11%   | No   |
| SR 714                         | Monterey Rd Extension | SR 5                  | 4LD                                | 1,900                        | 20%                     | 3                         | 2  | 0.16%    | No   | 0.11%   | No   |
| SR 714                         | SR 5                  | SR A1A                | 4LD                                | 1,900                        | 25%                     | 4                         | 3  | 0.21%    | No   | 0.16%   | No   |
| SR 714                         | SR A1A                | Ocean Blvd            | 4LD                                | 1,810                        | 5%                      | 1                         | 1  | 0.06%    | No   | 0.06%   | No   |

\*Note: LOS D peak hour directional capacity derived from 2023 FDOT QLOS Handbook when 2023 Martin County LOS was not available.

## SITE CIRCULATION AND TURN LANE REQUIREMENTS

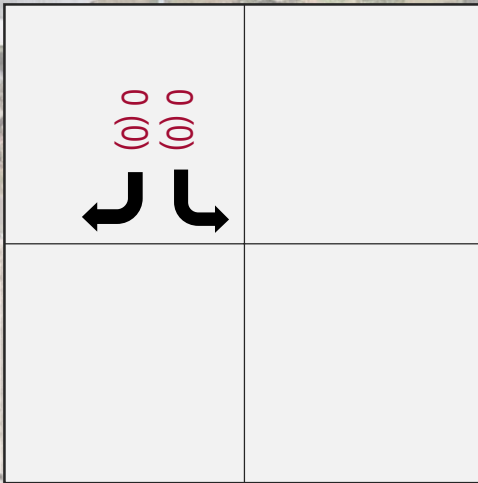
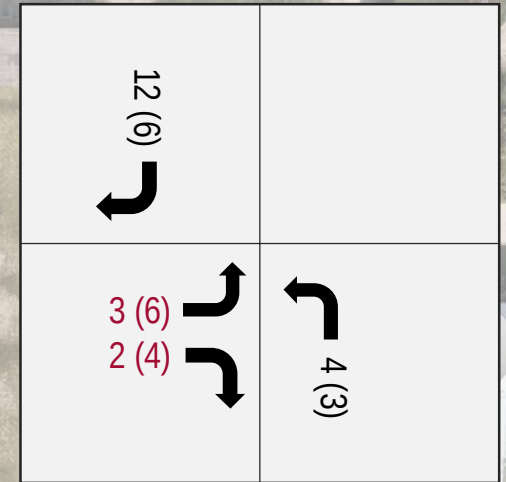
Access to the site is proposed to be provided via one full-access driveway on Tarpon Avenue and one exit-only alley on Lake Street on the south side of the site. Based on a review of the distribution of traffic to and from the site, project traffic volumes were projected at the subject driveway connections. These volumes are shown in *Figure 3*. Based on a review of the project turning movements, no turn lanes are needed at the site driveways.





MLK JR BLVD

TARPON AVE



NORTH  
↑  
Not to Scale

**LEGEND**  
 SITE LOCATION  
 XX AM PEAK DRIVEWAY VOLUMES  
 (XX) PM PEAK DRIVEWAY VOLUMES

FIGURE 3  
PROJECT DRIVEWAY VOLUMES  
PROJECT LIFT

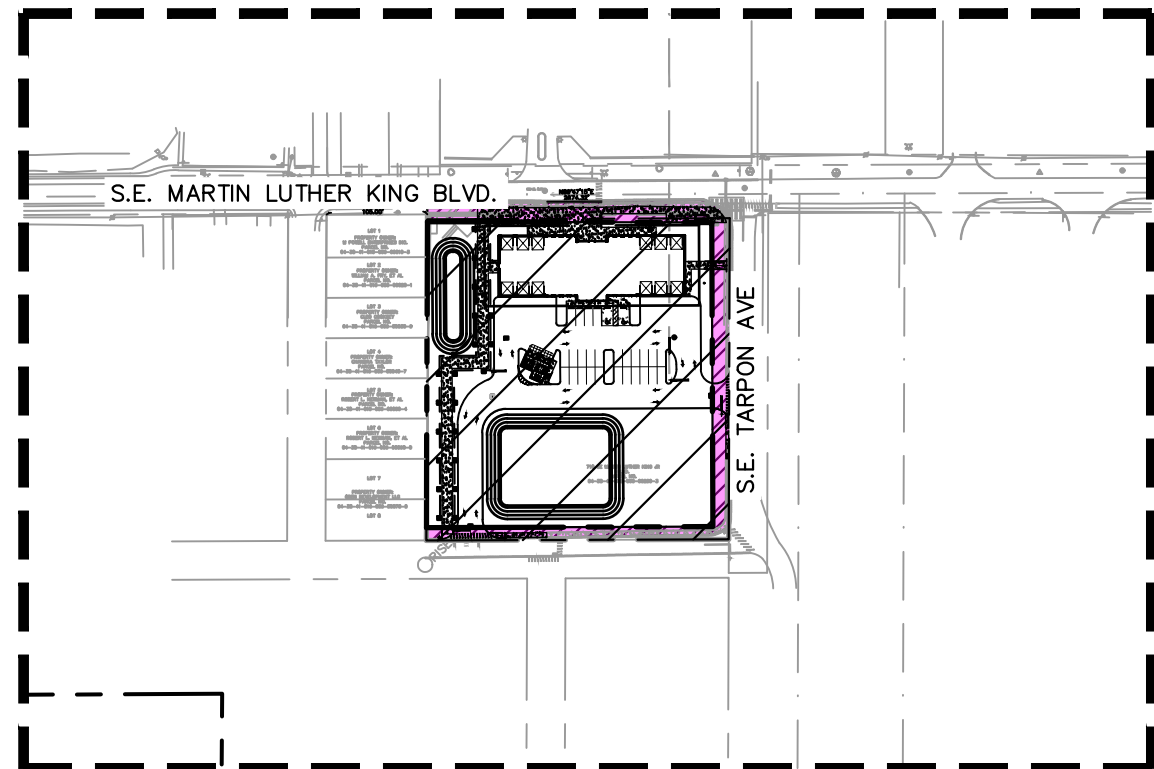
## CONCLUSION

Project Lift is a vocational training center, designed to give work and behavior training for newcomers to the work force. This vocational training center is proposed to be developed on the site on the southwest corner of SE MLK Jr Boulevard & SE Tarpon Avenue in the City of Stuart. The project site currently contains 13,332 square feet of commercial uses. The site is proposed to be developed with 12,574 square feet of vocational training uses which will serve up to 14 employees and 16 students. The proposed buildout date is the end of 2029.

Based on the results of the traffic impact analysis, all roadway segments are projected to operate acceptably upon buildout of the project. Furthermore, the proposed development is anticipated to result in a decrease in trips and all adjacent roadway segments are insignificantly impacted by the project according to Martin County Land Development Regulations. Therefore, the proposed development meets transportation concurrency standards within Martin County.

## APPENDIX A: SITE PLAN





SCALE 1" = 60'

**LOCATION:**

|                  |                                         |         |
|------------------|-----------------------------------------|---------|
| LOCATION:        | SECTION 04, TOWNSHIP 38, RANGE 41       |         |
| ADDRESS:         | 710 SE M.L.K. JR BLVD, STUART, FL 34994 |         |
| EXISTING ZONING: | CPUD                                    |         |
| PROPOSED ZONING  | BMU/MXPUD                               |         |
| FUTURE LAND USE: | EAST STUART                             |         |
| SITE AREA:       | 95,377 SF                               | 2.17 AC |

|                           | EXISTING                 | PROPOSED                |
|---------------------------|--------------------------|-------------------------|
| <b>LOT AREA:</b>          | <b>106,940 SF (100%)</b> | <b>95,377 SF (100%)</b> |
| BUILDING AREA:            | 14,589 SF (13.6%)        | 12,574 SF (13.2%)       |
| IMPERVIOUS AREA:          | 64,702 SF (60.5%)        | 34,804 SF (36.5%)       |
| PERVIOUS AREA :           | 27,649 SF (25.9%)        | 47,999 SF (50.3%)       |
| <b>BUILDING SETBACKS:</b> | <b>REQUIRED</b>          | <b>PROVIDED</b>         |
| FRONT (BULD-TO LINE)      | 5'-15'                   | 13.5' (N)               |
| REAR                      | 10'                      | 240.2' (S)              |
| SIDE                      | 5'                       | 73.8' (E)               |
| SIDE                      | 5'                       | 27.6' (W)               |

|                             | <u>REQUIRED</u> | <u>PROVIDED</u> |
|-----------------------------|-----------------|-----------------|
| STANDARD ACCESSIBLE PER ADA | 40<br>2         | 26<br>2         |
| TOTAL PARKING               | 42              | 28              |
| PARKING RATIO               | 1 SP / 300 SF   | 1 SP / 450 SF   |
| TOTAL BICYCLE PARKING       | 4               | 4               |
| BICYCLE PARKING             | 2 SP / 40 SP    | 2 / 40 SP       |

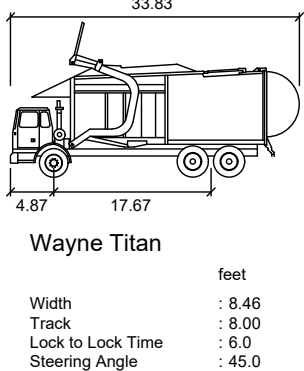
**VERTICAL DATUM**  
ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), REFERENCE MARTIN COUNTY BENCHMARKS "MLK-GA", ELEVATION = 9.74 FEET AND "PB-MLK", ELEVATION = 11.31 FEET. THE TEMPORARY BENCHMARKS AS SHOWN THIS SURVEY ARE BASED ON A CLOSED LEVEL LOOP FROM "MLK-GA" TO "PB-MLK", WITH A VERTICAL CLOSURE OF 0.00 FEET. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 FEET.

FLOOD\_ZONE  
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA  
MAP COMMUNITY NO. 120185, PANEL NO. 0153, SUFFIX H, EFFECTIVE DATE  
FEBRUARY 19, 2020. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE  
BY THIS SURVEYOR.

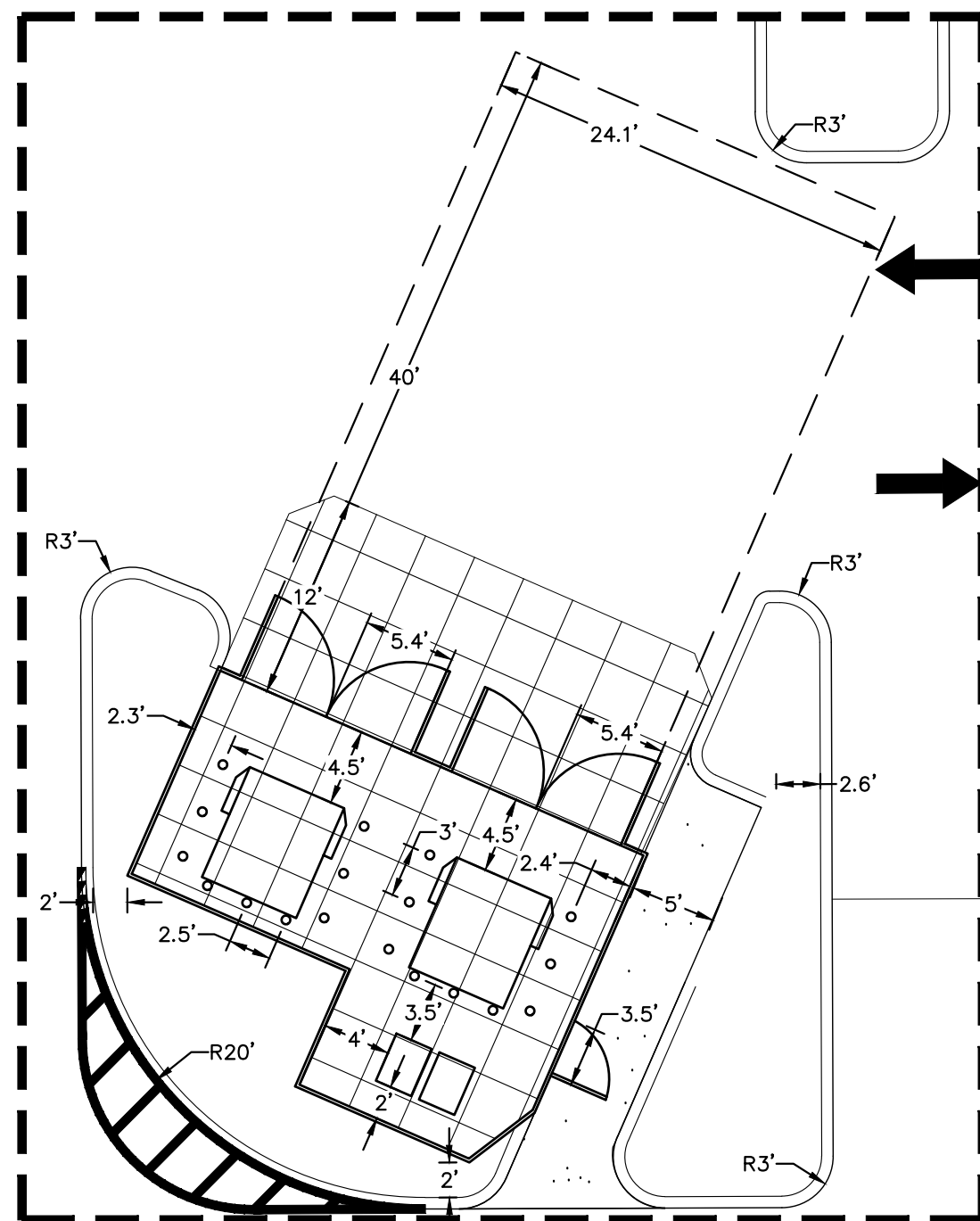
|                                                                                     |                                          |
|-------------------------------------------------------------------------------------|------------------------------------------|
|  | EXISTING CONCRETE SIDEWALK               |
|  | PROPOSED HEAVY DUTY ASPHALT PAVEMENT     |
|  | PROPOSED STANDARD DUTY CONCRETE PAVEMENT |
|  | PROPOSED HEAVY DUTY CONCRETE PAVEMENT    |
|  | PROPOSED STANDARD DUTY ASPHALT PAVEMENT  |
|  | PROPOSED ROW DEDICATION                  |
|  | PROPOSED PARKING COUNT                   |
|  | EXISTING CURB                            |
|  | PROPOSED CURB                            |

|                                                                                       |                                          |
|---------------------------------------------------------------------------------------|------------------------------------------|
|  | ACCESSIBLE PARKING<br>(FTP-20-06)        |
|  | PENALTY<br>(FTP-22-06)                   |
|  | STOP SIGN<br>(R1-1) (30"x30")            |
|  | SCHOOL CROSSING SIGN<br>(S1-1) (36"x36") |

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
3. ALL SIDEWALK RAMPS SHALL HAVE A 6" RISE AT 1:12 MAX.
4. REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.



SCALE 1" = 60'



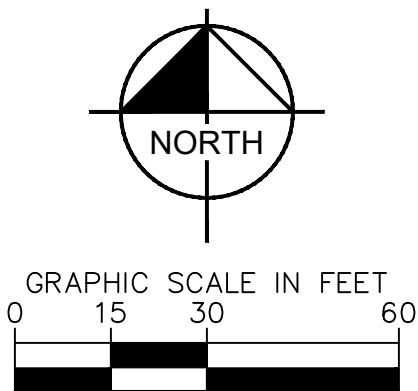
SCALE 1" = 10'

PROJECT DATUM:

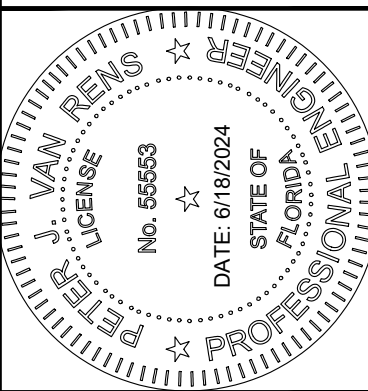
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM      REGISTRY NO. 35106

KHA PROJECT  
147496090

DATE  
04/22/2024

DESIGNED BY --- SCALE AS SHOWN

-----  
DRAWN BY  
CHECKED BY PVP

## STUART VOCATIONAL

SHEET NUMBER  
**C-100**

CITY OF STUART

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|-----|-----------|------|----|



## APPENDIX B: MARTIN COUNTY 2023 ROADWAY LOS INVENTORY REPORT

Martin County 2023 Roadway Level of Service Inventory Report

| Road Name             | From                        | To                           | Context Classification | Generalized Service Capacity | 2023 Average Annual Daily Traffic | 2023 Peak Hour Directional Volume | 2023 Generalized LOS | Avg. Annual Growth Rate |
|-----------------------|-----------------------------|------------------------------|------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| CR-723 (Savanna Rd)   | NE 24th St                  | CR-707A (Jensen Beach Blvd.) | C3R                    | 1165                         | 9,649                             | 437                               | C                    | 0.5%                    |
| CR-726 (Citrus Blvd)  | SR-710                      | Greenridge Ln                | C2                     | 730                          | 3,253                             | 187                               | A/B                  | 4.0%                    |
| CR-726 (Citrus Blvd)  | Greenridge Ln               | CR-76A                       | C2                     | 730                          | 3,298                             | 189                               | A/B                  | 7.3%                    |
| CR-76A (Citrus Blvd.) | CR-726                      | SR-714                       | C2                     | 730                          | 4,663                             | 221                               | A/B                  | 2.2%                    |
| CR-76A (SW 96th St)   | CR-726                      | Bobcat Dr                    | C2                     | 730                          | 4,677                             | 275                               | C                    | 5.0%                    |
| CR-76A (SW 96th St)   | Bobcat Dr                   | SR-76                        | C3R                    | 1165                         | 8,959                             | 431                               | C                    | 2.6%                    |
| CR-A1A (Dixie Hwy)    | SR-5                        | CR-708                       | C2                     | 730                          | 4,301                             | 240                               | TCEA                 | 5.9%                    |
| CR-A1A (Dixie Hwy)    | CR-708                      | Osprey St                    | C3R                    | 890                          | 7,574                             | 505                               | TCEA                 | 0.5%                    |
| CR-A1A (Dixie Hwy)    | Osprey St                   | Heritage Blvd                | C3R                    | 1110                         | 7,070                             | 386                               | C                    | 1.8%                    |
| CR-A1A (Dixie Hwy)    | Heritage Blvd               | Cove Rd                      | C2                     | 730                          | 7,701                             | 344                               | C                    | 1.9%                    |
| CR-A1A (Dixie Hwy)    | Cove Rd                     | Salerno Rd                   | C4                     | 870                          | 12,000                            | 498                               | TCEA                 | 0.5%                    |
| CR-A1A (Dixie Hwy)    | Salerno Rd                  | St. Lucie Blvd               | C4                     | 870                          | 16,817                            | 703                               | TCEA                 | 0.5%                    |
| CR-A1A (Dixie Hwy)    | St Lucie Blvd               | Jefferson St                 | C3R                    | 890                          | 13,746                            | 727                               | C                    | 0.5%                    |
| CR-A1A (Dixie Hwy)    | Jefferson St                | Indian St                    | C4                     | 1790                         | 17,816                            | 781                               | TCEA                 | 0.5%                    |
| CR-A1A (Dixie Hwy)    | Indian St                   | SR-714                       | C3C                    | 1810                         | 16,596                            | 858                               | C                    | 0.5%                    |
| CR-A1A (Dixie Hwy)    | SR-714                      | SE Fifth St                  | C4                     | 870                          | 6,220                             | 346                               | D                    | 0.5%                    |
| Farm Rd               | Dr Martin Luther King Jr Dr | Palm Wy                      | C3C                    | 855                          | 3,396                             | 141                               | C                    | 4.8%                    |
| Fox Brown Rd          | SR-710                      | CR-714                       | C2                     | 730                          | 425                               | 26                                | A/B                  | 5.2%                    |
| Goldenrod Rd          | Britt Rd                    | SR-732                       | C3C                    | 1810                         | 4,960                             | 281                               | C                    | 0.8%                    |
| Goldenrod Rd          | SR-732                      | SR-5                         | C3C                    | 1125                         | 6,621                             | 342                               | C                    | 0.5%                    |
| Goldenrod Rd          | SR-5                        | Westmoreland Blvd            | C3C                    | 1070                         | 4,795                             | 245                               | C                    | 0.9%                    |
| Gomez Ave             | CR-708                      | Crossrip St                  | C3R                    | 1110                         | 3,565                             | 156                               | C                    | 0.5%                    |

Segments with shaded LOS require additional analysis.

The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)



Martin County 2023 Roadway Level of Service Inventory Report

| Road Name     | From                        | To              | Context Classification | Generalized Service Capacity | 2023 Average Annual Daily Traffic | 2023 Peak Hour Directional Volume | 2023 Generalized LOS | Avg. Annual Growth Rate |
|---------------|-----------------------------|-----------------|------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| Matheson Ave  | SR-714                      | Mapp Rd         | C3R                    | 1110                         | 6,332                             | 325                               | C                    | 2.0%                    |
| Monroe St     | SR-5                        | Commerce Ave    | C3C                    | 1070                         | 1,620                             | 114                               | C                    | 0.5%                    |
| Murphy Rd     | Mapp Rd                     | High Meadow Ave | C3R                    | 1110                         | 5,474                             | 302                               | C                    | 0.5%                    |
| Murphy Rd     | High Meadow Ave             | St Lucie County | C3R                    | 1110                         | 9,804                             | 859                               | C                    | 0.5%                    |
| Ocean Blvd    | Flagler Ave                 | Palm Beach Rd   | C4                     | 915                          | 9,241                             | 498                               | D                    | 0.5%                    |
| Ocean Blvd    | Palm Beach Rd               | SR-714          | C4                     | 1880                         | 11,882                            | 581                               | C                    | 0.5%                    |
| Osprey St     | SR-5                        | CR-A1A          | C3R                    | 1110                         | 5,871                             | 238                               | C                    | 3.1%                    |
| Osprey St     | CR-A1A                      | Gomez Ave       | C3R                    | 1110                         | 2,270                             | 110                               | C                    | 4.2%                    |
| Palm Beach Rd | SR-714                      | Ocean Blvd      | C4                     | 915                          | 8,379                             | 509                               | D                    | 0.5%                    |
| Palm City Rd  | SR-714                      | SR-5            | C3R                    | 890                          | 7,871                             | 394                               | C                    | 0.5%                    |
| Palmer St     | CR-707                      | Indian River Dr | C3R                    | 1110                         | 3,375                             | 212                               | C                    | 2.1%                    |
| Pineapple Wy  | CR-707A(Jensen Beach Blvd.) | SR-732          | C4                     | 870                          | 11,309                            | 608                               | TCEA                 | 0.5%                    |
| Pomeroy St    | SR-76                       | Willoughby Blvd | C3R                    | 1110                         | 10,189                            | 510                               | C                    | 3.8%                    |
| Pomeroy St    | Willoughby Blvd             | SR-5            | C4                     | 915                          | 9,651                             | 486                               | D                    | 2.7%                    |
| Salerno Rd    | SR-76                       | Willoughby Blvd | C3R                    | 1110                         | 8,049                             | 434                               | C                    | 0.7%                    |
| Salerno Rd    | Willoughby Blvd             | SR-5            | C4                     | 915                          | 9,026                             | 544                               | D                    | 0.5%                    |
| Salerno Rd    | SR-5                        | Commerce Ave    | C4                     | 870                          | 8,798                             | 373                               | TCEA                 | 0.5%                    |
| Salerno Rd    | Commerce Ave                | CR-A1A          | C4                     | 870                          | 7,166                             | 290                               | TCEA                 | 0.5%                    |
| Seabranh Blvd | Doubletree Dr               | SR-5            | C3R                    | 1850                         | 5,904                             | 269                               | C                    | 0.5%                    |
| Sewalls Pt Rd | SR-A1A                      | Palmer St       | C3R                    | 1110                         | 11,397                            | 476                               | C                    | 4.7%                    |
| Skyline Dr    | CR-707A                     | CR-707          | C3R                    | 1110                         | 1,846                             | 98                                | C                    | 3.1%                    |
| SR-5 (US-1)   | Palm Beach County           | CR-A1A          | C2                     | 2910                         | 19,846                            | 916                               | A/B                  | 0.5%                    |

Segments with shaded LOS require additional analysis.  
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

| Road Name              | From                | To                  | Context Classification | Generalized Service Capacity | 2023 Average Annual Daily Traffic | 2023 Peak Hour Directional Volume | 2023 Generalized LOS | Avg. Annual Growth Rate |
|------------------------|---------------------|---------------------|------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| SR-5 (US-1)            | CR-A1A              | CR-708              | C3R                    | 1850                         | 16,983                            | 876                               | C                    | 0.5%                    |
| SR-5 (US-1)            | CR-708              | Osprey St           | C3C                    | 1810                         | 23,762                            | 1,551                             | D                    | 0.5%                    |
| SR-5 (US-1)            | Osprey St           | Seabbranch Blvd     | C3R                    | 1850                         | 25,850                            | 1,158                             | C                    | 2.3%                    |
| SR-5 (US-1)            | Seabbranch Blvd     | Cove Rd             | C3C                    | 2680                         | 30,175                            | 1,411                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Cove Rd             | Salerno Rd          | C3C                    | 2680                         | 31,914                            | 1,465                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Salerno Rd          | Monroe St           | C3C                    | 2680                         | 39,484                            | 1,704                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Monroe St           | Indian St           | C3C                    | 2680                         | 36,506                            | 1,727                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Indian St           | SR-714              | C3C                    | 2680                         | 45,276                            | 2,176                             | C                    | 0.5%                    |
| SR-5 (US-1)            | SR-714              | SR-5A               | C4                     | 2810                         | 36,743                            | 1,753                             | C                    | 0.5%                    |
| SR-5 (US-1)            | SR-5A(Cut-off Rd)   | SR-76               | C4                     | 2810                         | 33,378                            | 1,336                             | C                    | 0.6%                    |
| SR-5 (US-1)            | SR-76               | Palm City Rd        | C4                     | 2810                         | 47,809                            | 1,793                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Palm City Rd        | Joan Jefferson Wy   | C4                     | 2810                         | 56,184                            | 2,178                             | C                    | 0.6%                    |
| SR-5 (US-1)            | Joan Jefferson Wy   | Wright Blvd         | C3C                    | 2815                         | 59,047                            | 2,827                             | E                    | 0.5%                    |
| SR-5 (US-1)            | Wright Blvd         | Baker Rd            | C3C                    | 2680                         | 51,265                            | 2,215                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Baker Rd            | Britt Rd            | C3C                    | 2680                         | 47,243                            | 2,203                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Britt Rd            | SR-732              | C3C                    | 2930                         | 55,790                            | 2,543                             | C                    | 0.5%                    |
| SR-5 (US-1)            | SR-732              | Westmoreland Blvd   | C3C                    | 3180                         | 65,367                            | 2,867                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Westmoreland Blvd   | St Lucie County     | C3C                    | 3180                         | 63,100                            | 2,855                             | C                    | 1.1%                    |
| SR-710 (Warfield Blvd) | Okeechobee County   | Fox Brown Rd        | C2                     | 730                          | 7,253                             | 307                               | C                    | 3.4%                    |
| SR-710 (Warfield Blvd) | Fox Brown Rd        | CR-609 (Allapattah) | C2                     | 730                          | 8,597                             | 362                               | C                    | 3.8%                    |
| SR-710 (Warfield Blvd) | CR-609 (Allapattah) | Van Buren           | C2_T                   | 940                          | 14,316                            | 811                               | C                    | 3.8%                    |
| SR-710 (Warfield Blvd) | Van Buren           | CR-726 (Citrus)     | C2                     | 2910                         | 14,316                            | 811                               | A/B                  | 3.8%                    |

Segments with shaded LOS require additional analysis.  
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

| Road Name                  | From               | To                 | Context Classification | Generalized Service Capacity | 2023 Average Annual Daily Traffic | 2023 Peak Hour Directional Volume | 2023 Generalized LOS | Avg. Annual Growth Rate |
|----------------------------|--------------------|--------------------|------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| SR-710 (Warfield Blvd)     | CR-726             | SR-76 (Kanner)     | C2                     | 2910                         | 12,617                            | 545                               | A/B                  | 3.5%                    |
| SR-710 (Warfield Blvd)     | SR-76              | Palm Beach County  | C2                     | 2910                         | 9,176                             | 414                               | A/B                  | 7.2%                    |
| SR-714 (Martin Hwy)        | I-95               | CR-76A (Citrus)    | C3R                    | 1110                         | 14,984                            | 744                               | C                    | 2.1%                    |
| SR-714 (Martin Hwy)        | CR-76A (Citrus)    | Florida's Turnpike | C3C                    | 1810                         | 22,005                            | 1,175                             | C                    | 0.8%                    |
| SR-714 (Martin Downs Blvd) | Florida's Turnpike | CR-713             | C3C                    | 1810                         | 21,489                            | 940                               | C                    | 0.9%                    |
| SR-714 (Martin Downs Blvd) | CR-713             | Matheson Ave       | C3R                    | 1850                         | 31,000                            | 1,256                             | C                    | 3.2%                    |
| SR-714 (Martin Downs Blvd) | Matheson Ave       | Mapp Rd            | C3R                    | 1850                         | 32,528                            | 1,724                             | D                    | 0.5%                    |
| SR-714 (Palm City Bridge)  | Mapp Rd            | SR-76              | C3C                    | 1900                         | 35,988                            | 2,131                             | E                    | 0.9%                    |
| SR-714 (Monterey Rd)       | SR-76              | Willoughby Blvd    | C3C                    | 1810                         | 26,408                            | 1,198                             | C                    | 4.1%                    |
| SR-714 (Monterey Rd)       | Willoughby Blvd    | Monterey Extension | C3C                    | 1810                         | 25,813                            | 1,310                             | C                    | 1.1%                    |
| SR-714 (Monterey Rd)       | Monterey Extension | SR-5               | C3C                    | 1900                         | 18,812                            | 874                               | C                    | 0.9%                    |
| SR-714 (Monterey Rd)       | SR-5               | CR-A1A             | C3C                    | 1900                         | 20,071                            | 1,264                             | C                    | 0.5%                    |
| SR-714 (Monterey Rd)       | CR-A1A             | SR-A1A             | C3C                    | 1810                         | 19,912                            | 894                               | C                    | 0.6%                    |
| SR-732 (Causeway Blvd)     | CR-707             | SR-A1A             | C3R                    | 1110                         | 13,568                            | 762                               | C                    | 1.8%                    |
| SR-732 (Jensen Beach Blvd) | SR-5               | Green River Pkwy   | C3R                    | 1850                         | 24,707                            | 1,334                             | C                    | 0.5%                    |
| SR-732 (Jensen Beach Blvd) | Green River Pkwy   | CR-723             | C3R                    | 1945                         | 24,777                            | 1,156                             | C                    | 1.0%                    |
| SR-76 (Kanner Hwy)         | SR-15              | SR-710             | C2                     | 730                          | 2,170                             | 101                               | A/B                  | 0.5%                    |
| SR-76 (Kanner Hwy)         | SR-710             | CR-708             | C2                     | 730                          | 3,653                             | 183                               | A/B                  | 1.7%                    |
| SR-76 (Kanner Hwy)         | CR-708             | Waterside          | C2                     | 730                          | 4,251                             | 231                               | A/B                  | 8.0%                    |
| SR-76 (Kanner Hwy)         | Waterside          | CR-711/CR-76A      | C3C                    | 1900                         | 4,251                             | 231                               | C                    | 8.0%                    |
| SR-76 (Kanner Hwy)         | CR-711/CR76A       | Locks Rd           | C3R                    | 1945                         | 14,335                            | 889                               | C                    | 1.7%                    |
| SR-76 (Kanner Hwy)         | Locks Rd           | Jack James         | C3C                    | 1900                         | 19,442                            | 930                               | C                    | 0.5%                    |

Segments with shaded LOS require additional analysis.  
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)



**Martin County 2023 Roadway Level of Service Inventory Report**

| Road Name           | From             | To               | Context Classification | Generalized Service Capacity | 2023 Average Annual Daily Traffic | 2023 Peak Hour Directional Volume | 2023 Generalized LOS | Avg. Annual Growth Rate |
|---------------------|------------------|------------------|------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| SR-76 (Kanner Hwy)  | Jack James       | Cove Rd          | C3C                    | 2815                         | 50,473                            | 2,651                             | D                    | 3.6%                    |
| SR-76 (Kanner Hwy)  | Cove Rd          | Salerno Rd       | C3C                    | 2815                         | 41,471                            | 2,117                             | C                    | 4.7%                    |
| SR-76 (Kanner Hwy)  | Salerno Rd       | Indian St        | C3R                    | 2865                         | 37,689                            | 1,634                             | C                    | 5.1%                    |
| SR-76 (Kanner Hwy)  | Indian St        | SR-714           | C3C                    | 2815                         | 25,896                            | 1,071                             | C                    | 5.2%                    |
| SR-76 (Kanner Hwy)  | SR-714           | SR-5             | C3C                    | 2815                         | 27,309                            | 1,092                             | C                    | 2.1%                    |
| SR-A1A (Ocean Blvd) | SR-714           | St Lucie Blvd    | C3C                    | 1900                         | 20,956                            | 1,111                             | C                    | 1.9%                    |
| SR-A1A (Ocean Blvd) | St Lucie Blvd    | Sewalls Point Rd | C3R                    | 1945                         | 23,666                            | 1,135                             | C                    | 0.7%                    |
| SR-A1A (Ocean Blvd) | Sewalls Point Rd | Macarthur Blvd   | C3R                    | 1165                         | 14,409                            | 676                               | C                    | 1.5%                    |
| SR-A1A (Ocean Blvd) | MacArthur Blvd   | SR-732           | C3R                    | 1165                         | 8,439                             | 410                               | C                    | 0.5%                    |
| SR-A1A (Ocean Blvd) | SR-732           | St Lucie County  | C3R                    | 1165                         | 14,790                            | 880                               | C                    | 0.5%                    |
| St Lucie Blvd       | CR-A1A           | Indian St        | C3R                    | 1110                         | 3,899                             | 194                               | C                    | 4.2%                    |
| St Lucie Blvd       | Indian St        | SR-A1A           | C3R                    | 1110                         | 7,602                             | 379                               | C                    | 0.5%                    |
| Westmoreland Blvd   | St Lucie County  | SR-5             | C3C                    | 1125                         | 11,299                            | 550                               | C                    | 0.5%                    |
| Willoughby Blvd     | Cove Rd          | Salerno Rd       | C3C                    | 1125                         | 3,669                             | 305                               | C                    | 0.5%                    |
| Willoughby Blvd     | Salerno Rd       | Pomeroy St       | C3R                    | 1165                         | 8,977                             | 488                               | C                    | 0.5%                    |
| Willoughby Blvd     | Pomeroy St       | Indian St        | C3R                    | 1945                         | 10,277                            | 517                               | C                    | 0.5%                    |
| Willoughby Blvd     | Indian St        | SR-714           | C3C                    | 1900                         | 10,792                            | 522                               | C                    | 0.5%                    |
| Wright Blvd         | SR-5             | Dixie Highway    | C4                     | 915                          | 10,602                            | 525                               | D                    | 0.5%                    |

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April 22, 2024

Ms. Pinal Gandhi-Savdas  
Community Redevelopment Agency (CRA) Executive Director  
City of Stuart  
121 SW Flagler Avenue  
Stuart, FL 34994

**RE: Project Lift  
Parking Statement**

Dear Ms. Gandhi Savdas:

The following parking justification statement uses site-specific characteristics of the Project Lift site to identify the anticipated demand. A description of the land uses, parking rates, and results of the parking variance justification are provided below.

**Narrative**

The proposed Project Lift site is located on the southeast corner of Martin Luther King Jr. Boulevard & Tarpon Avenue in the City of Stuart. The proposed project is a 12,574 square-foot vocational training center which is proposed to serve 14 employees and up to 16 students.

The developer is proposing 28 parking spaces. This parking statement compares the spaces required according to the City's parking code with the expected parking demand based on the unique nature of the site.

**City of Stuart Parking Requirements and Variance Justification**

Per the City of Stuart Land Development Code, the baseline code-required parking supply for the vocational space is 42 spaces based on a building area 12,574 square feet. The City of Stuart does not publish a rate specific for a vocational center; however, rates for office space and studios are published at 1 space per 300 square feet. Project Lift is proposing to provide 28 parking spaces based on the constraints of the site.

The code-required parking for the site is based on the square footage of the building; however, the building area is proposed to serve a maximum of 14 employees and 16 students at a given time. Of these 16 students, the majority are expected to be transported to and from the site rather than driving themselves. Based on the proposed site operations, only 14 spaces are needed for employee parking with a few spaces for student drop-off and guest parking. Based on these characteristics, the proposed parking supply of 28 spaces will sufficiently serve the proposed vocational training center.

The parking requirements outlined by the City of Stuart are summarized in *Table 1*.

Table 1: City of Stuart Parking Requirements

| City of Stuart Code-Required Parking |        |       |                    |       |
|--------------------------------------|--------|-------|--------------------|-------|
| Land Use                             | Scale  | Units | Rate               | Total |
| Vocational Training Center           | 12,574 | SF    | 1 Space per 300 SF | 42    |
| Proposed Parking Supply              |        |       |                    | 28    |

### Conclusion

Based upon the unique nature of the site, the proposed parking supply of 28 spaces will sufficiently serve the proposed vocational training center.

Should you have any questions, please contact me via e-mail at [stephanie.guerra@kimley-horn.com](mailto:stephanie.guerra@kimley-horn.com) or via phone at (561) 840-0852.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephanie A Guerra  
2024.04.22  
18:37:42 -04'00'

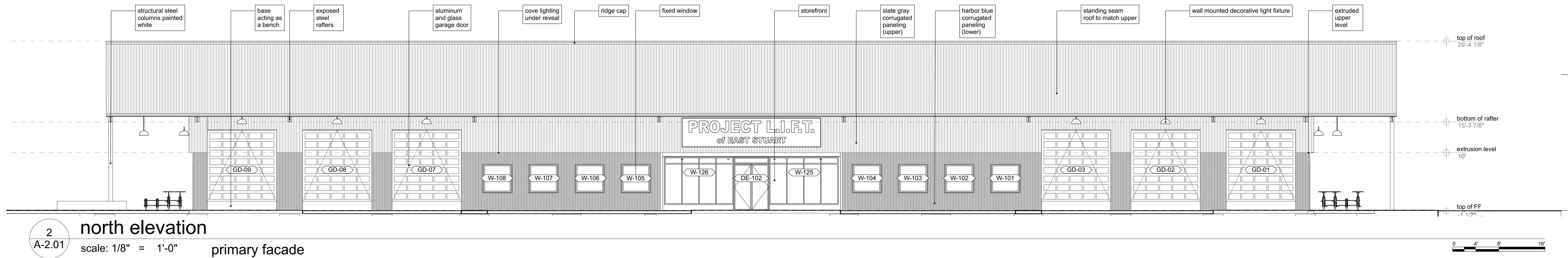
Stephanie A. Guerra, P.E.  
Transportation Engineer

Florida Registration  
Number 84302  
Registry No. 35106

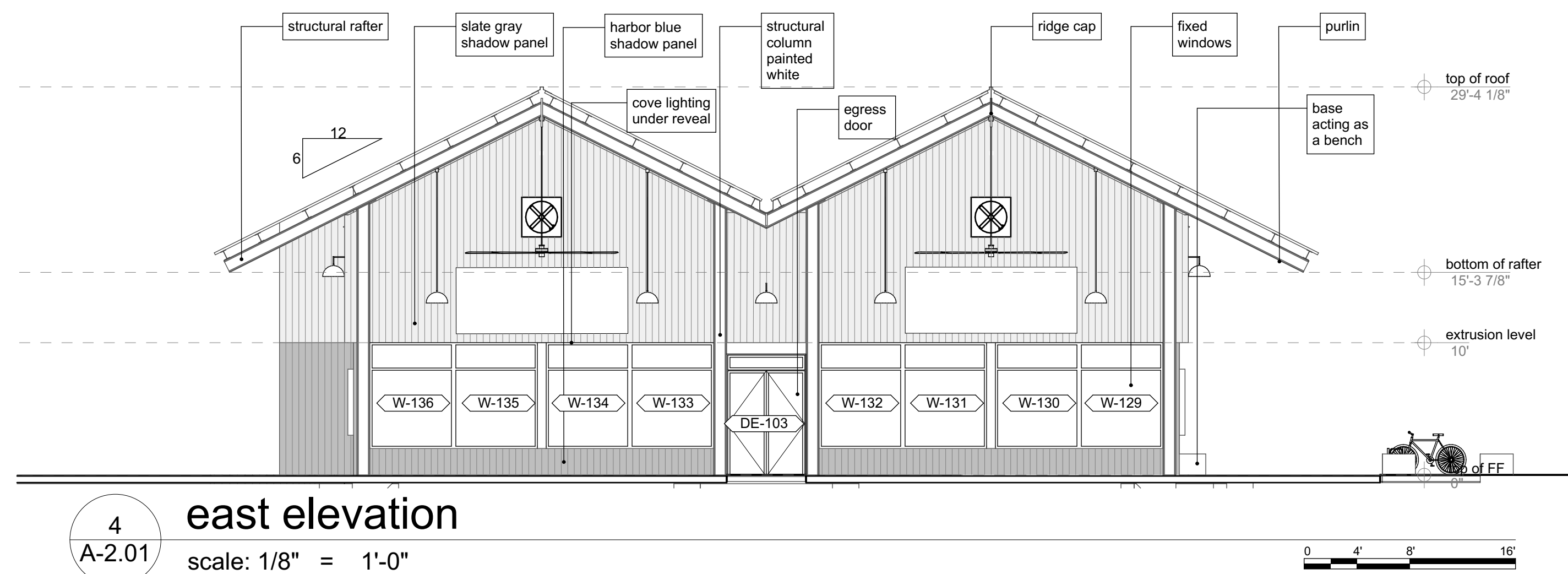
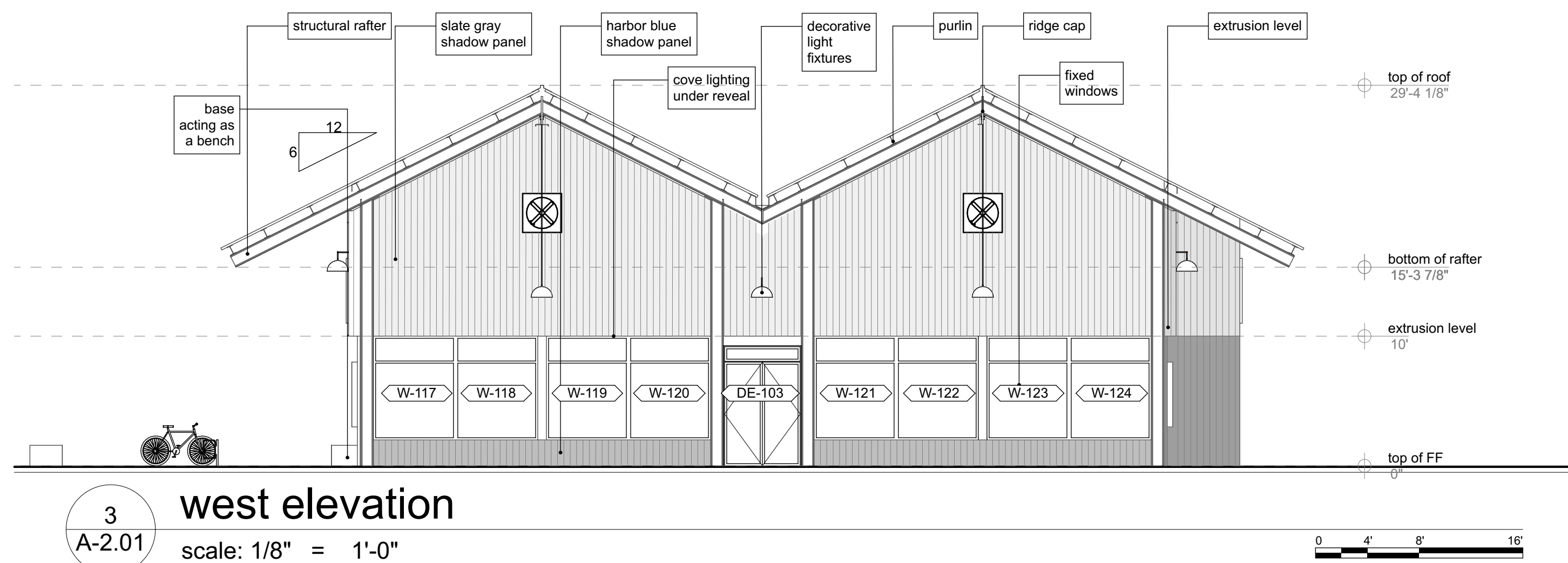
Attachments

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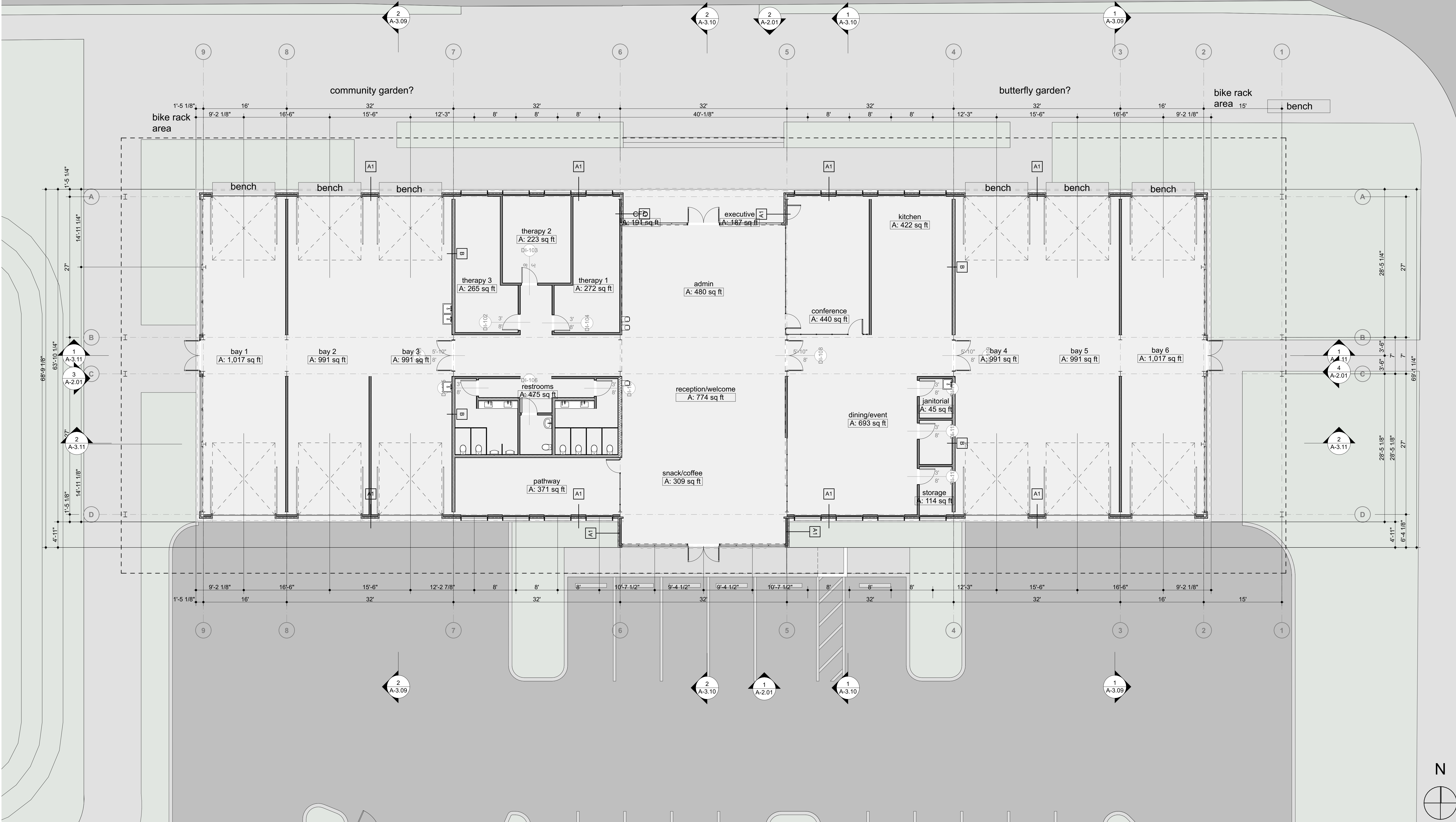




primary facade







2  
A-1.02 first level plan  
scale: 1/8" = 1'-0"

### 3.02.00. EAST STUART NEIGHBORHOOD CODE<sup>1</sup>

#### Sec. 3.02.01. Procedure and process.

- A. *Intent.* The purpose of this Code is to encourage redevelopment, infill development, small business development, affordable housing, historic preservation and restoration, and to promote stability within the East Stuart Neighborhood. This Code provides development incentives, allows for the replication of historic buildings and calls for historically relevant, durable construction which is harmonious with the architectural heritage of East Stuart.
- B. *Boundary.* The boundaries of the neighborhood are set forth in section 3.02.02, Regulating plan.
- C. *Applicability.* The provisions of this Code shall only apply to development within the East Stuart Neighborhood and only properties within the East Stuart Neighborhood may utilize the Business and Mixed Use (BMU), General Residential and Office (GRO), and Single Family and Duplex (SFD) designations.
1. The standards and regulations set forth in section 3.02.00 shall apply to new development, amendments to planned unit developments, substantial improvement, and substantial renovation.
  2. An application which includes increased impervious area, new signage, or which would constitute a change of use shall include compliance with section 3.02.09, Landscape and site standards, section 3.02.10, Fence and wall standards, and section 3.02.11, Sign standards.
- D. *Consistency with comprehensive plan.* Applicable Future Land Use designations are listed in Figure ESN-01 Future Land Use and Zoning Consistency.

**FIGURE ESN-01 FUTURE LAND USE AND ZONING CONSISTENCY**

| FUTURE LAND USES IN THE EAST STUART NEIGHBORHOOD |                                                       |                |            |
|--------------------------------------------------|-------------------------------------------------------|----------------|------------|
| ZONING CATEGORIES                                | East Stuart FLU                                       | Recreation FLU | Public FLU |
|                                                  | <b>BMU</b> Business and Mixed Use                     | -              | -          |
|                                                  | <b>GRO</b> General Residential and Office             | -              | -          |
|                                                  | <b>SFD</b> Single Family and Duplex                   | -              | -          |
|                                                  | <b>MXPUD</b> Mixed-Use<br>Planned Unit<br>Development | -              | -          |

<sup>1</sup>Editor's note(s)—Ord. No. 2507-2023, § 1(Exh. A), adopted Feb. 13, 2023, repealed the former §§ 3.02.00—3.02.14, and enacted new §§ 3.02.00—3.02.12 as set out herein. The former §§ 3.02.00—3.02.14 pertained to East Stuart Code and derived from Ord. No. 2062-05, § 1, adopted Jan. 6, 2006; and Ord. No. 2145-07, § 1, adopted Nov. 26, 2007.



|   |                                                 |                                                      |                                                      |
|---|-------------------------------------------------|------------------------------------------------------|------------------------------------------------------|
|   | <b>CPUD</b> Commercial Planned Unit Development | -                                                    | -                                                    |
| - |                                                 | <b>PSPUD</b> Public Service Planned Unit Development | <b>PSPUD</b> Public Service Planned Unit Development |
| - |                                                 | <b>Recreation</b>                                    | <b>Recreation</b>                                    |
| - |                                                 | -                                                    | <b>Public</b>                                        |

- E. *Effective date.* This Code shall be effective at adoption and as amended from time to time.
- F. *Form-based code.* The East Stuart Neighborhood Code is a form-based code that fosters predictable built results and a high-quality public realm by using physical form rather than full separation of uses, as the code's primary organizing principle.
- G. *How to use this Code.* See Figure ESN-02 How to Use This Code.

**FIGURE ESN-02 HOW TO USE THIS CODE**



- H. *Application permits.* No building or other land development permit shall be issued by the development director unless all provisions of this Code have been met, including approved exceptions, based on the development review and approval process.
1. *Pre-application conference.* Before beginning any new development, substantial renovation development, renovation, or demolition on private or public land, applicants are required to schedule a pre-application conference with the development department. A pre-application conference is not required for interior renovations, and may be administratively waved by the development director.
    - a. *Preliminary development review.* After the pre-application conference, a preliminary design review may be requested by the development director to include a conceptual site plan, floor plans, and elevations.

- b. At a pre-application conference, the applicant and development department will discuss relevant procedures from chapter XI and required board presentation(s) as outlined in Figure ESN-03, Required board presentations.
- c. The development director may request an applicant host a community workshop including any active neighborhood association or business associations before submitting an application. A community workshop will be required of all major development projects. Applicant shall notify city staff in advance of the meeting and shall submit minutes and sign-in sheets from the community workshop as part of the application.

**FIGURE ESN-03 REQUIRED BOARD PRESENTATIONS**

|                           |                           | PRE-APPLICATION<br>CONFERENCE | Community<br>Redevelopment<br>CRB | Agency<br>SHPB | CRA<br>BOARD | BOARD OF<br>ADJUSTMENT | LOCAL<br>PLANNING<br>AGENCY | CITY<br>COMMISSION |
|---------------------------|---------------------------|-------------------------------|-----------------------------------|----------------|--------------|------------------------|-----------------------------|--------------------|
| Variance                  | Sec. 8.05.01              | ✓                             | ✓                                 |                |              | ✓                      |                             |                    |
| Plat Application          | Sec. 11.01.05             | ✓                             |                                   |                |              |                        |                             | ✓                  |
| Major Development Project | Sec. 11.01.02             | ✓                             | ✓                                 |                |              |                        |                             | ✓                  |
| Major Conditional Use     | Sec. 11.01.11             | ✓                             | ✓                                 |                |              |                        |                             | ✓                  |
| Zoning Change             | Sec. 11.01.09             | ✓                             | ✓                                 |                |              |                        | ✓                           | ✓                  |
| FLU Change                | Sec. 11.01.06 or 11.01.07 | ✓                             | ✓                                 |                |              |                        | ✓                           | ✓                  |

2. *Application.* After the pre-application conference and preliminary design review, an application for development shall be submitted to the city development department in accordance with this Code. Except as modified herein, applications for development permits, excluding interior tenant finishes, within the East Stuart Neighborhood shall meet the submittal requirements of plan document as defined in chapter XI. Completed applications shall include Figure ESN-05, Major development projects matrix, and a completed pre-application form from the development department.

**FIGURE ESN-04 APPLICATION REQUIREMENTS**

| APPLICATION REQUIREMENTS                                                                     |
|----------------------------------------------------------------------------------------------|
| A general vicinity or location map and legal description                                     |
| Proposed permitted uses, development activities and design                                   |
| Conceptual building plans                                                                    |
| Front, rear, and side architectural elevations with required Frontage Types identified       |
| Finished floor elevation, base flood elevation and crown of road                             |
| Documentation related to streets, parking, loading and connections to existing sidewalks     |
| Landscaping including existing tree protection and planned shade trees                       |
| Identify any existing historic building as defined by section 5.09.00, Historic preservation |



|                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------|
| Signage                                                                                                           |
| Conceptual stormwater management plan                                                                             |
| Any other documentation as required by the development director in order to demonstrate compliance with this Code |

- I. *Major development projects.* Major development projects shall be subject to the major development plan approval process described in section 11.01.02. Major development projects shall be as defined in Figure ESN-05, Major development projects matrix. In addition to the requirements of section 11.01.02, a presentation to the CRB shall be required.

## FIGURE ESN-05 MAJOR DEVELOPMENT PROJECTS MATRIX

| MAJOR DEVELOPMENT IN EAST STUART NEIGHBORHOOD                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A residential project which exceed 20 total dwelling units                                                                                                                                                                      |
| A non-residential development over 20,000 square feet in floor area                                                                                                                                                             |
| A mixed-use development over 20,000 square feet in floor area                                                                                                                                                                   |
| A public or private institutional development exceeding one acre in land use                                                                                                                                                    |
| Pursuant to section 5.05.02 A.2.c when no practical alternative exists to locating structures on the site to accommodate a historic tree, a major development plan may apply for the removal and replacement of a historic tree |

- J. *Conditional use.* The review of a conditional use shall follow the procedures set forth in section 11.01.10 for a major conditional use review. A conditional use shall be granted if the applicant can demonstrate that the request:

- Is consistent with this Code and the city's comprehensive plan;
- Will further the implementation of the CRA redevelopment plan;
- Will measurably improve the form and function of traditional neighborhood characteristics; and
- Has satisfied site qualitative design development standards set forth in section 6.00.04.

The city commission may impose development conditions and operational requirements including, but not limited to:

1. *Pedestrian amenities.* Pedestrian amenities in the form of benches, courtyards, shared use-paths, pedestrian lighting, or other acceptable forms of amenities located adjacent to a public sidewalk and/or right-of-way.
  2. *Green development.* On-site renewable energy generation, indoor and outdoor water use reduction or green development as outlined in section 6.06.00.
  3. *Improvements to the surrounding neighborhood.* The applicant proposes to make improvements such as: replacing existing sidewalks with integral color concrete or pavers in the surrounding neighborhood.
  4. *Require existing overhead utilities to be placed underground.*
  5. *Neighborhood open space.* Neighborhood open space as provided by as described in section 3.04.04 F.2.
  6. *Historic preservation.* Preservation, relocation or a monetary contribution is made to the relocation of historic buildings fund for historic structure as defined within section 5.09.00 A.
- K. *Planned unit development project.* Applications or amendments to a planned unit development project shall outline any deviations from the East Stuart Neighborhood Code. A planned unit development project shall

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only be granted if the applicant can demonstrate the same standards set forth for conditional uses, section 3.04.1 J.

(Ord. No. 2507-2023, § 1(Exh. A), 2-13-23)

### **Sec. 3.02.02. Regulating plan.**

- A. *Zoning districts in East Stuart Neighborhood.* The following zoning districts are intended to regulate building placement, building height, parking, architectural character, outbuildings, signage, and curb cuts, etc. within each respective zoning district. The requirements vary according to the desired type and intensity of development. All zoning districts promote a compact walkable neighborhood with a variety of housing choices. Three zoning districts are described below:
1. *Business and mixed-use zoning district (BMU).* The BMU zoning district encompasses East Stuart's traditional business area, abutting the south side of Martin Luther King Jr. Boulevard adjacent to Central and East Avenues. The area is currently characterized by several vacant parcels, a few scattered single-family and multi-family residences and a small number of businesses. The desired development pattern of business and office uses with proximity to residential uses promotes a vibrant mixed use neighborhood.
  2. *General residential and office zoning district (GRO).* The GRO zoning district is generally characterized by a mix of single-family, duplexes and multi-family dwellings. The area allows for limited non-residential uses, and permits professional offices.
  3. *Single-family and duplex zoning district (SFD).* The SFD zoning district, at the center of the East Stuart community, is characterized mainly by single-family and duplex dwellings. A portion of the zoning district is restricted to detached dwelling units and does not permit duplexes or townhouses. The area is identified on the regulating plan with a crosshatch.
- B. *Regulating plan.* Figure ESN-06, Regulating plan, and Figure ESN-07, Thoroughfare plan, are the regulating plans that apply to the East Stuart Neighborhood.
1. *Recommended connections.* Potential future street and alley connections are illustrated on the thoroughfare regulating plan. Future connections are desired new vehicular or pedestrian connections to existing streets or alleys that will improve the overall transportation network. Future connections are not precise alignments or specific locations. The final street designations, exact alignment, location, maintenance responsibility and dedication of these intended links of the transportation network will be determined during the development review and approval process.
  2. *Improved alley candidates.* An improved alley candidate is an existing alley right-of-way which has not yet been improved to the standards in Figure ESN-34, Improved alley. New development adjacent to alley candidates shall dedicate for improvement of alley. The dedication of land for an improved alley allows development to use rear setback with alley setback and may still be included for the purpose of calculating density.

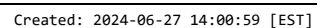
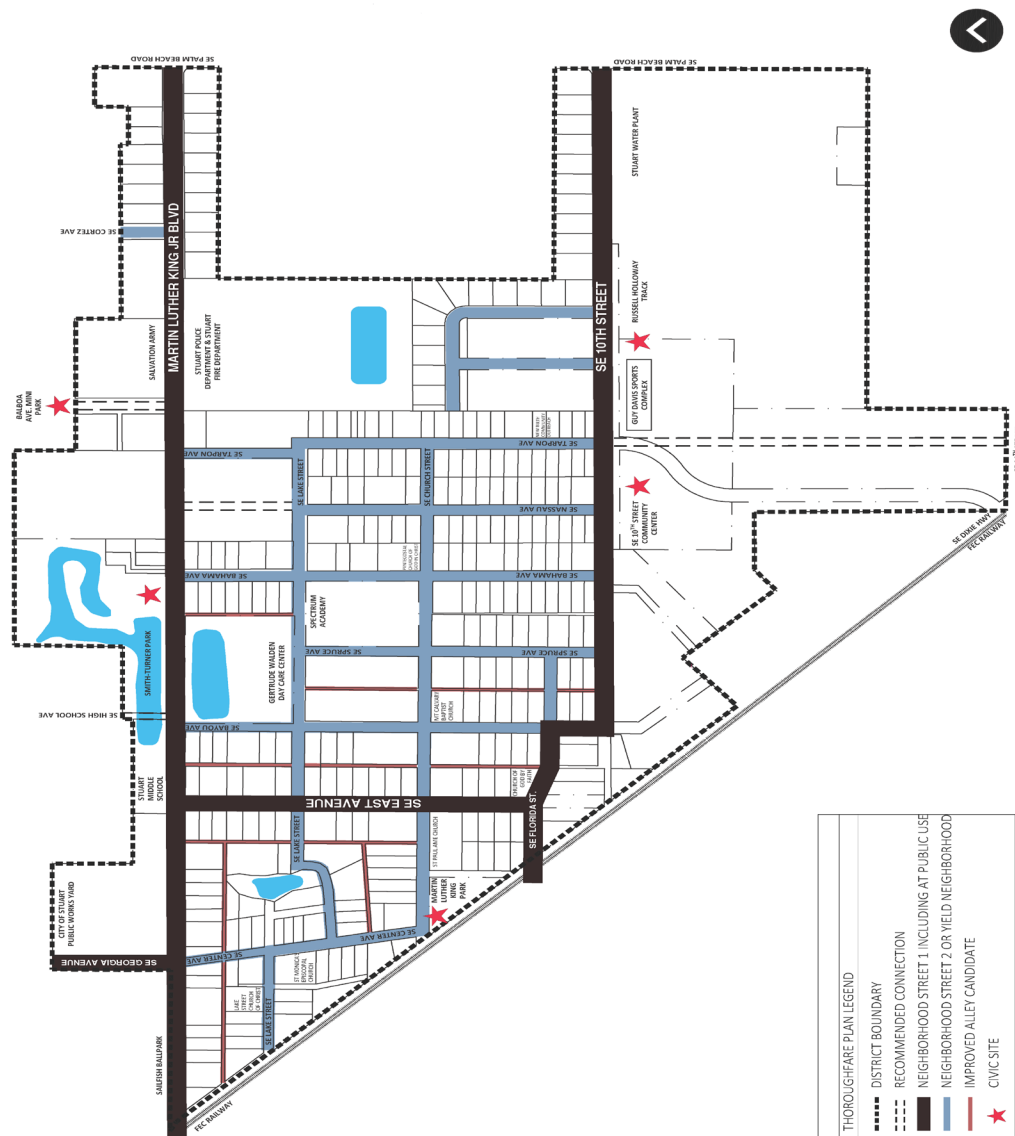




FIGURE ESN-07 THOROUGHFARE PLAN



(Ord. No. 2507-2023, § 1(Exh. A), 2-13-23)

### Sec. 3.02.03. Permitted uses.

A. Figure ESN-08 identifies permitted uses in East Stuart Neighborhood.

1. *Consideration of uses not specifically listed.* If a use is not listed within a zoning district, then the use is not allowed. A proposed use that is not listed within a zoning district, but which is determined by the development director to have a similar character, nature, and impact to a permitted use in that district may be approved through, a determination of comparability by the development director. Conditions may be placed on the decision. A determination by the development director that a proposed use is not similar to a permitted use may be appealed according to procedures in section 8.07.01.

2. *Conditional use.* Uses which require a conditional use (CU) approval are marked with "CU."
3. *Non-conforming uses.* Non-conforming uses created by virtue of the adoption of this Code shall be deemed legal non-conforming uses subject to the provisions of section 8.03.00.

## FIGURE ESN-08 PERMITTED USES IN THE EAST STUART NEIGHBORHOOD

|                                                                  | Standards for Specific Use | BMU  | GRO    | SFD | Public | Rec. |
|------------------------------------------------------------------|----------------------------|------|--------|-----|--------|------|
| <b>Residential Uses</b>                                          |                            |      |        |     |        |      |
| Single-family dwelling unit                                      |                            | ✓    | &check | ✓   | -      | -    |
| Duplex dwelling units                                            | Sec. 3.02.03 B.1           | ✓    | ✓      | ✓   | -      | -    |
| Multi-family dwelling units                                      |                            | ✓    | ✓      | -   | -      | -    |
| Accessory dwelling unit                                          | Sec. 3.02.04 G.04          | ✓    | ✓      | ✓   | -      | -    |
| Mixed-use                                                        |                            | ✓    | ✓      |     |        |      |
| Family day care home in a residence                              |                            | ✓    | ✓      | ✓   | -      | -    |
| Group home of six or fewer residents                             |                            | -    | -      | ✓   | -      | -    |
| Home occupation                                                  | Sec. 3.02.03 B.3           | ✓    | ✓      | ✓   | -      | -    |
| <b>Transient Residential and Overnight Accommodations</b>        |                            |      |        |     |        |      |
| Hotels/motels                                                    |                            | ✓    | -      | -   | -      | -    |
| Rooming and boarding houses                                      |                            | ✓    | ✓      | -   | -      | -    |
| Bed and breakfast inn                                            |                            | ✓    | ✓      | -   | -      | -    |
| <b>Institutional Uses</b>                                        |                            |      |        |     |        |      |
| Adult day care centers (<three acres)                            |                            | ✓ CU | ✓      | -   | -      | -    |
| Child care centers (<three acres)                                | Sec. 2.04.03 B.2           | ✓ CU | ✓      | -   | -      | -    |
| Community centers                                                |                            | ✓    | ✓      | -   | ✓      | ✓    |
| Funeral homes without crematoriums                               |                            | ✓ CU | -      | -   | -      | -    |
| Governmental buildings                                           |                            | ✓    | ✓      | -   | ✓      | -    |
| Libraries                                                        |                            | ✓    | ✓      | -   | ✓      | -    |
| Museums                                                          |                            | ✓    | -      | -   | ✓      | -    |
| Assisted living facilities (<three acres)                        |                            | ✓    | ✓      | -   | ✓      | -    |
| Religious institutions (<three acres)                            |                            | ✓    | ✓      | ✓   | ✓      | -    |
| School—public, private, parochial or technical                   |                            | ✓ CU | ✓ CU   | -   | ✓      | -    |
| <b>Commercial Uses</b>                                           |                            |      |        |     |        |      |
| Art shops/galleries                                              |                            | ✓    | -      | -   | -      | -    |
| Banks/financial institutions, excluding drive-in/drive-through   |                            | ✓    | -      | -   | -      | -    |
| Barbershops, beauty salons, specialty salons                     |                            | ✓    | -      | -   | -      | -    |
| Bars                                                             |                            | ✓ CU | -      | -   | -      | -    |
| Catering shop                                                    |                            | ✓    | -      | -   | -      | -    |
| Clubs, lodges, and fraternal organizations                       |                            | ✓ CU | -      | -   | -      | -    |
| Massage therapy establishment                                    |                            | ✓    | -      | -   | -      | -    |
| Microbreweries and craft distilleries                            |                            | ✓ CU | -      | -   | -      | -    |
| Office, business, professional, medical or veterinary            |                            | ✓    | ✓      | -   | -      | -    |
| Restaurants, convenience and general, excluding drive-in/through | Sec. 2.06.13               | ✓    | ✓      | -   | -      | -    |
| Retail sales and service                                         |                            | ✓    | -      | -   | -      | -    |

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------|---|---|---|---|
| Rooftop dining                                                                                                                                                                                                                                                                  | Sec. 2.06.19 | ✓ CU | - | - | - | - |
| Studios, art, dance, music, or exercise                                                                                                                                                                                                                                         |              | ✓    | - | - | - | - |
| Theater, excluding drive-in theaters                                                                                                                                                                                                                                            |              | ✓    | - | - | - | - |
| <b>Recreational Uses</b>                                                                                                                                                                                                                                                        |              |      |   |   |   |   |
| Public parks                                                                                                                                                                                                                                                                    |              | ✓    | ✓ | ✓ | ✓ | ✓ |
| <b>Utility and Service Uses</b>                                                                                                                                                                                                                                                 |              |      |   |   |   |   |
| Public facilities and services                                                                                                                                                                                                                                                  |              | ✓    | ✓ | ✓ | ✓ | ✓ |
| Public utility                                                                                                                                                                                                                                                                  |              | ✓    | ✓ | ✓ | ✓ | ✓ |
| <b>Telecommunication Uses</b>                                                                                                                                                                                                                                                   |              |      |   |   |   |   |
| Camouflage telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure | Sec. 2.06.11 | ✓    | ✓ | - | - | - |
| <b>Agricultural Uses</b>                                                                                                                                                                                                                                                        |              |      |   |   |   |   |
| Community gardens                                                                                                                                                                                                                                                               | Sec. 2.06.08 | ✓    | ✓ | ✓ | ✓ | ✓ |
| Urban farms                                                                                                                                                                                                                                                                     | Sec. 2.06.08 | ✓    | ✓ | - | - | - |
| <b>Storage, Transportation and Logistics Uses</b>                                                                                                                                                                                                                               |              |      |   |   |   |   |
| Government provided public parking garages and lots                                                                                                                                                                                                                             |              | ✓    | - | - | ✓ | ✓ |
| Private parking garages and lots                                                                                                                                                                                                                                                |              | ✓ CU | - | - | - | - |

B. *Standards for specific uses.* Certain uses have unique characteristics that require the imposition of development standards in addition to those minimum standards which may pertain to the general group of uses encompassing the use. These standards shall be met in addition to all other standards of this Code, unless specifically exempted.

1. *Duplex.* A portion of the SFD zoning district is restricted to detached dwelling units and does not permit duplexes or townhouses. The area is identified on Figure ESN-07 Thoroughfare Plan with a crosshatch.
2. *Child care centers.* Child care centers shall comply with the following standards:
  - a. Required square footage of outdoor play area per child shall meet Florida Department of Children and Family Services standards and provide proof of issuance of a state license for such facility;
  - b. The outdoor play area is enclosed by a fence having a height of at least five feet in order to prevent passage;
  - c. One non-illuminated sign may be permitted to identify the principal structure, but such sign cannot exceed the size and height requirements of the respective zoning district, and cannot contain any advertising other than the name of the business;
  - d. The location of outdoor play equipment shall be determined in the site plan review;
  - e. Proof of application of a state license for such facility before approval of the conditional use shall be shown and such license must be issued before, or at the same time, any certificate of occupancy or business tax receipt may be issued for such facility.
3. *Home occupations.* Home occupations shall comply with the following standards:



- a. The use of the dwelling unit for the home occupation shall be clearly incidental and secondary to the residential use and shall under no circumstances change the residential character of the dwelling, outbuilding or accessory structures.
- b. The home occupation shall not generate pedestrian or vehicular traffic in greater volume than would normally be expected to the home.
- c. One non-illuminated sign may be permitted to identify the home occupation. The sign shall be mounted flat against a wall within one foot of the entrance to the dwelling or outbuilding in which the home occupation is located, and shall not exceed one square foot.
- d. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.
- e. The home occupation shall not employ equipment which creates fire hazards, electrical interference, noise, vibration, glare, fumes, odors detectable to the normal senses outside the dwelling unit. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- f. A home occupation that involves retail sales or services that require patrons to visit the residence shall be limited to detached single-family dwellings, townhouses or outbuildings and shall require approval of a conditional use process, as provided in section 3.02.01. The permitted hours of operation shall be specified in such approval.
- g. Storage or parking of one commercial vehicle is allowed, provided:
  - i. That such vehicle or trailer is owned or operated by the resident of the property; and
  - ii. That such vehicle is garaged or otherwise screened from view of adjoining properties and any adjoining street. Public service agency vehicles such as law enforcement and those providing emergency response services are exempt.
- h. The use can qualify for all local, state and federal licenses, certificates and permits.
- i. Any violation of these regulations may result in the revocation of any home occupation business tax receipt, in addition to any other remedy for such violation provided in the city's Code. The issuance of a business tax receipt to engage in a home occupation in accordance with this ordinance shall not be deemed to be a change in zoning nor an official expression of opinion as to the proper zoning for the particular property.

(Ord. No. 2507-2023, § 1(Exh. A), 2-13-23)

#### **Sec. 3.02.04. Development standards.**

- A. All new development, substantial improvement, and substantial renovation shall comply with the development standards in Figure ESN-09 Development Standards in the East Stuart Neighborhood. Development standards which require a conditional use (CU) approval are marked with "CU."

**FIGURE ESN-09 DEVELOPMENT STANDARDS IN THE EAST STUART NEIGHBORHOOD**

|                                       | BMU  | GRO  | SFD  | Public | Recreation |
|---------------------------------------|------|------|------|--------|------------|
| <b>Lot Size</b>                       |      |      |      |        |            |
| Lot area in sf min./max. <sup>1</sup> | None | None | None | None   | None       |

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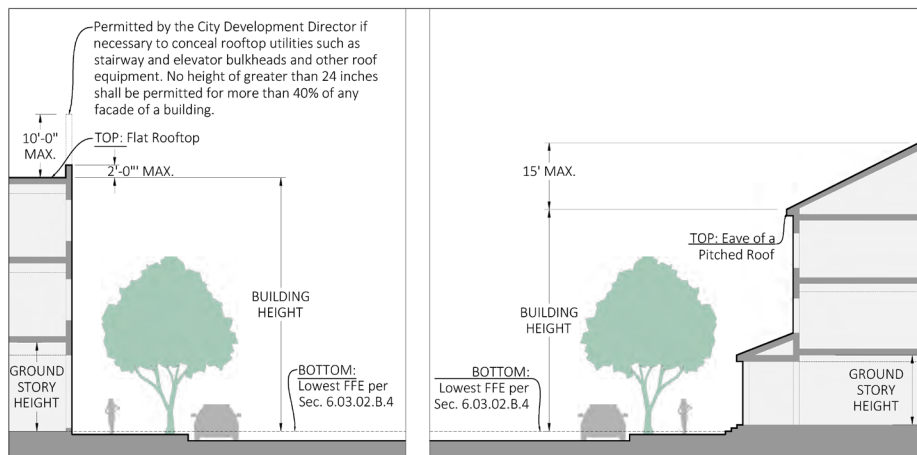
|                                                                                                                                                                   |                  |                 |                |                |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------|----------------|----------------|----------------|
| Lot width in feet min./max. <sup>1</sup>                                                                                                                          | None             | None            | None           | None           | None           |
| <b>Building Placement</b>                                                                                                                                         |                  |                 |                |                |                |
| Front Build-to-Zone                                                                                                                                               | 5'-15'           | 10'-20'         | 10'-20'        | 10'-20'        | 10'-20'        |
| Side setback at property line, min. in feet                                                                                                                       | 5'               | 5'              | 5'             | 10'            | 10'            |
| Side setback at street, min. in feet                                                                                                                              | 10'              | 10'             | 10'            | 10'            | 10'            |
| Rear setback, min. in feet                                                                                                                                        | 10'              | 10'             | 10'            | 10'            | 10'            |
| <b>Building Height</b>                                                                                                                                            |                  |                 |                |                |                |
| Building height, max. in stories                                                                                                                                  | 3 <sup>2</sup>   | 3 <sup>2</sup>  | 2              | 3              | 3              |
| Building height, max. in feet                                                                                                                                     | 40' <sup>2</sup> | 35 <sup>2</sup> | 35'            | 40'            | 40'            |
| Ground story height, min. in feet                                                                                                                                 | 12'              | Not Applicable  | Not Applicable | 12'            | 12'            |
| <b>Gross Density</b>                                                                                                                                              |                  |                 |                |                |                |
| Residential density, max. in units/acre                                                                                                                           | 17 / CU 30       | 17 / CU 30      | 17             | Not Applicable | Not Applicable |
| <b>Coverage</b>                                                                                                                                                   |                  |                 |                |                |                |
| Impervious surface, max. in %                                                                                                                                     | 75%              | 65%             | 65%            | 65%            | 65%            |
| <b>Frontage Types</b>                                                                                                                                             |                  |                 |                |                |                |
| Porch                                                                                                                                                             | ✓                | ✓               | ✓              | ✓              | ✓              |
| Stoop                                                                                                                                                             | ✓                | ✓               | ✓              | ✓              | ✓              |
| Bracketed Balcony                                                                                                                                                 | ✓                | ✓               | X              | ✓              | ✓              |
| Forecourt                                                                                                                                                         | ✓                | ✓               | X              | ✓              | ✓              |
| Arcade                                                                                                                                                            | ✓                | X               | X              | ✓              | ✓              |
| Storefront                                                                                                                                                        | ✓                | X               | X              | ✓              | ✓              |
| <b>Parking Placement, see Sec. 3.02.07, Access and Parking Standards</b>                                                                                          |                  |                 |                |                |                |
| <b>Footnote:</b>                                                                                                                                                  |                  |                 |                |                |                |
| <sup>1</sup> For existing parcels with assigned parcel ID numbers at the effective date of this Code. The newly platted lots have a minimum lot size of 4,365 sf. |                  |                 |                |                |                |
| <sup>2</sup> Four stories and up to 45' requires a PUD and Community Workshop and Outreach as described in Sec. 3.02.01 H.1.c                                     |                  |                 |                |                |                |

**B. Building placement.**

1. *Build-to-zone (BTZ).* Setbacks are measured from the property line and are defined in chapter XII.
2. *Setbacks.* Setbacks are measured from the property line and are defined in chapter XII. [See also] section 2.04.04, Supplemental building setback requirements.
3. *Primary facade.* Main entries shall be prominent and orientated to the street.
  - a. The primary facade shall be generally parallel to the right-of-way, located in accordance with the build-to-zone of the zoning district.
  - b. The primary facade shall face existing roadway(s).
  - c. The location of the primary facade is not changed by the projection of architectural elements such as cornices, bay windows, awnings, balconies, or stoops.
  - d. On corner lots, the primary facade shall extend to the corner, respective of all required setbacks and visibility triangles, or a neighborhood open space shall be provided.

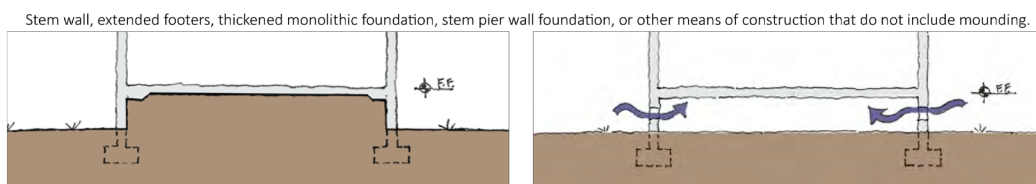
**C. Building height.** Building height is measured in accordance with section 2.04.07, Supplemental building height. See Figure ESN-10 for illustration.

**FIGURE ESN-10 ILLUSTRATION OF MEASURING HEIGHT**



1. **Ground story height.** Minimum ground story heights are provided for zoning districts. Ground story height is measured as the clear height from finished floor elevation to the underside of structure above.
2. **Finished floor elevations.** For the purpose of minimizing stormwater impacts, the finished floor elevations of surrounding properties shall be taken into consideration in establishing the finished floor elevation of the new structure. If new construction has a floor level higher than natural grade, the foundation shall provide for the rise in floor level, rather than mounding fill to the building perimeter. Minor grading not to exceed two percent directing water away from building to established drainage is allowed. Sections 6.03.01 G.2 and 6.03.02 B.4 apply for all habitable spaces. They do not apply for non-habitable spaces such as garages and storage. See illustrated examples in Figure ESN-11, Alternatives to foundations on fill.

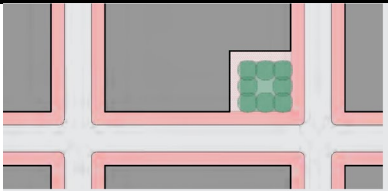
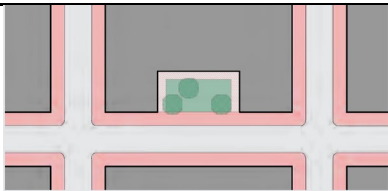
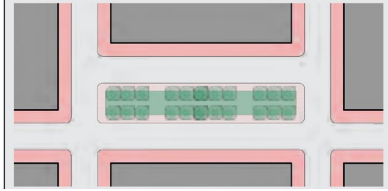
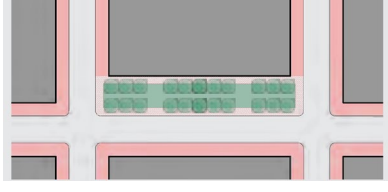
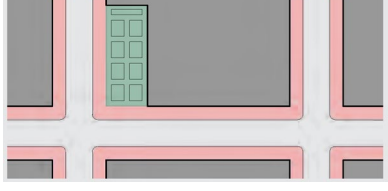
**FIGURE ESN-11 ALTERNATIVES TO FOUNDATIONS ON FILL**



- D. **Building massing.** Buildings shall not have a horizontal length or width of 150 feet or greater. No horizontal length or uninterrupted curve of a primary facade shall exceed 100 linear feet.
- E. **Coverage.**
  1. **Impervious surface.** See section 2.04.03, Supplemental impervious surface coverage requirements.
  2. **Neighborhood open space.** Neighborhood open space is an outdoor space accessible by the general public, improves the pedestrian environment, and serves as an amenity for the neighborhood. Neighborhood open space shall provide low impact development strategies to promote improved stormwater treatment. Examples of *neighborhood open space* which can be implemented are shown in Figure ESN-12, Neighborhood open space types.



**FIGURE ESN-12 NEIGHBORHOOD OPEN SPACE TYPES**

|                  | SIZE              | DESCRIPTION                                                                                                                                                                                                                                                                                                   | ILLUSTRATION                                                                          |
|------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| GREEN            | ≤1,500 sf         | A green is at least 1,500 square feet in size and adjoins streets on at least two sides or a street and a pedestrian passageway or main building entry. Greens are designed primarily for passive uses, consisting primarily of lawn with either formally or informally arranged landscaping and shade trees. |    |
|                  | ≤ 2,500 sf        | Playgrounds provide children's play equipment and are shaded with shade trees or shade structures. Playgrounds adjoin a street on at least one side and the configuration shall ensure easy surveillance of the area from adjacent buildings and streets.                                                     |    |
| SQUARE           | ≤ 10,000 sf       | A square adjoins streets on at least three sides. Squares may be up to 50% hardscaped, with formal landscaping and shade trees. Squares accommodate both passive uses and community gatherings.                                                                                                               |   |
|                  | 2,000 to 6,000 sf | An attached green spans the entire length of a block. Attached greens shall be at least 30 feet wide and are appropriate on the short end of a block. Attached greens are primarily lawns with formally arranged landscaping and shade trees.                                                                 |  |
| COMMUNITY GARDEN | ≤ 15' wide        | Community Garden. A community garden is 2,500 to approximately 5,000 square feet and adjoins a street on at least one side. Community gardens are land that is cultivated collectively by members of a community.                                                                                             |  |
| FORE-COURT       | 250 to 1,500 sf   | Buildings shall utilize standards from Forecourt frontage type, see Figure ESN-18 Forecourt.                                                                                                                                                                                                                  |                                                                                       |

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- F. *Accessory structures.* Accessory structures shall comply with the development standards applicable in the zoning district except where modified herein.
1. Accessory structures shall not be established on a lot prior to the issuance of all permits required for the development of the principal structure to which it is accessory.
  2. *Shielding from street.* Sheds, exposed pumps, electrical meters, heat pumps, generators, pool equipment, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street. Listed items and similar structures shall be shielded from view from public rights-of-way. All rooftop utilities and facilities, such as air conditioning units, shall be screened so as to not be visible from public view, including from balconies and windows of adjacent buildings.
  3. *Outbuildings.* Outbuildings may include detached garages and carports, greenhouses, slab houses, cabanas, detached garage, and accessory dwelling units (ADU). Outbuildings shall conform to the standards in Figure ESN-30.
  4. *Accessory dwelling units (ADU).*
    - a. One ADU may be permitted on a lot on which a detached single-family dwelling is located.
    - b. Either the primary dwelling unit or ADU shall be owner occupied. The ADU shall not be sold or titled thereto transferred separate and apart from the rest of the property.
    - c. An ADU shall not count as a separate unit for purposes of calculating density.
    - d. An ADU shall not exceed a footprint of 700 square feet or the footprint of the principal structure, whichever is less. If a unit exceeds the 700 square feet, it shall be used in density calculations.
- G. *Frontage types.* Each new development, substantial improvement, and substantial renovation, constructed must meet the standards for one of the frontage types permitted in the zoning district where it is located. See section 3.02.05.
- H. *Historic preservation.* Structures identified as historically and architecturally contributing shall be candidates for historic preservation as set forth in section 5.09.00.
1. The requirements of this Code may be adjusted by variance for the purposes of preserving a historic building.
  2. Replication of historic buildings. Historic buildings including historic buildings that have been demolished, may be rebuilt within the same footprint of the original structure provided the rebuilt structure meets the standards for replication. Reconstructions shall be supported by drawings, images, and review by the Stuart Historic Preservation Board. The following historic buildings are eligible for reconstruction, as identified in the 2002 Charrette Report:
    - a. Former McHardy Drugstore (Live-Work), East Avenue.
    - b. Former Taylor's Grocery Store & Cottages, 610 East 10th Street.
- I. *Conflicts with utilities.* In instances where the required location of a building, including architectural requirements, conflicts with existing utilities or other public infrastructure, the developer shall be required to install utilities underground, such utilities if the cost of relocation is less than five percent of the cost of the proposed building or improvements

(Ord. No. 2507-2023. § 1(Exh. A), 2-13-23)

Sec. 3.02.05. Frontage types and building types.

- A. Frontage types are required by zoning district. Using one or more of the permitted frontage types indicated in Figure ESN-14, Permitted frontage types matrix, is required. Standards for frontage types are found in Figure ESN-15 through Figure ESN-20.
1. Frontage types shall be located on the primary facade.
  2. Frontage type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables control for regulatory requirements.
- B. *Facade transparency.*
1. Windows and doors at the ground level shall have clear, transparent glass that has a minimum visible light transmission (VLT) of 50 percent. Mirrored glass is prohibited.
  2. Building facades facing street and neighborhood open spaces shall meet or exceed the minimum percentage of transparent glazing. The required percentage is determined by the frontage type.
  3. Above the ground level, building facades shall meet or exceed the minimum percentage of transparent glazing at each story as measured between finished floors. The required percentage is determined by the frontage type.

FIGURE ESN-13 FRONTAGE TYPES MATRIX

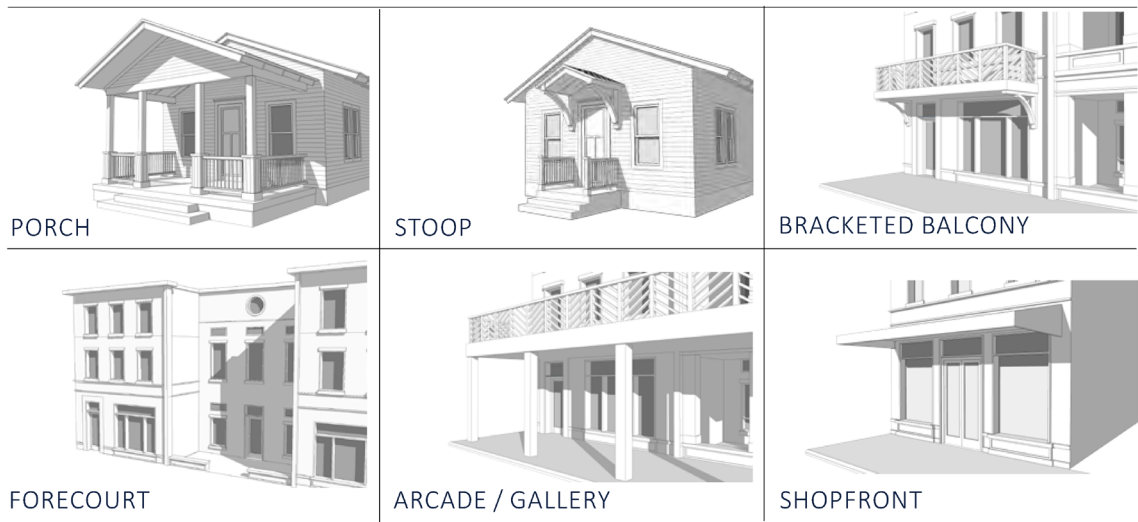
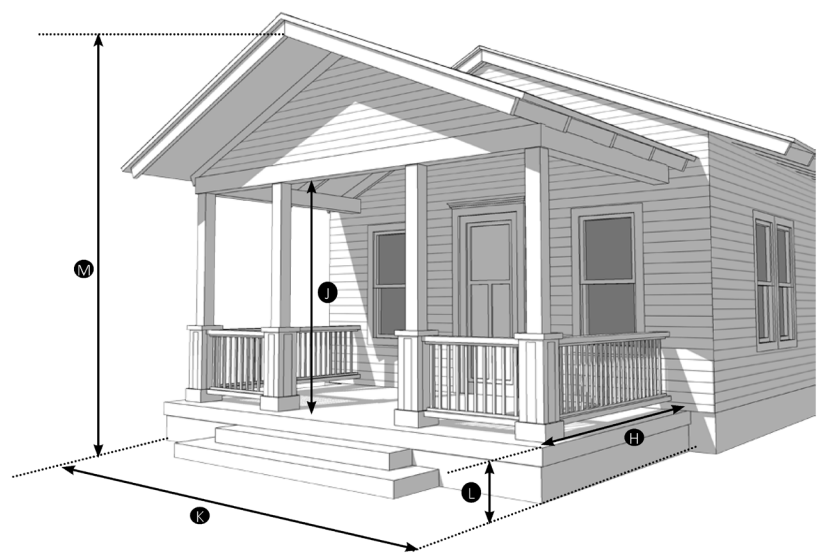


FIGURE ESN-14 PERMITTED FRONTAGE TYPES MATRIX

|                | Cottage | Duplex | Townhouse | Cottage Court | Apartment House | Courtyard | Live-Work House |
|----------------|---------|--------|-----------|---------------|-----------------|-----------|-----------------|
| Frontage Types |         |        |           |               |                 |           |                 |
| Porch          | ✓       | ✓      | ✓         | ✓             | ✓               |           |                 |
| Stoop          | ✓       | ✓      | ✓         | ✓             | ✓               |           |                 |

|                   |  |  |   |  |   |   |   |
|-------------------|--|--|---|--|---|---|---|
| Bracketed Balcony |  |  | ✓ |  | ✓ |   |   |
| Forecourt         |  |  |   |  | ✓ | ✓ | ✓ |
| Arcade/Gallery    |  |  |   |  | ✓ | ✓ | ✓ |
| Shopfront         |  |  |   |  |   | ✓ | ✓ |

FIGURE ESN-15 PORCH



| Description                                                                                                                                                                                                                            |                                         |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|---|
| A porch is an open-air structure attached to a building forming a covered entrance large enough for comfortable use as an outdoor room. Porches shall have direct access to sidewalks where they exist. Front porches may be screened. |                                         |   |
| Dimensions                                                                                                                                                                                                                             |                                         |   |
| Depth                                                                                                                                                                                                                                  | 6 feet min., 8 feet recommended         | Ⓜ |
| Height, clear                                                                                                                                                                                                                          | 8 feet min.                             | Ⓝ |
| Width, length of facade                                                                                                                                                                                                                | 50% min.                                | Ⓚ |
| Finish level above crown of road                                                                                                                                                                                                       | 18 inches min., ± 30 inches recommended | Ⓛ |
| Height, stories                                                                                                                                                                                                                        | 2 stories max.                          | Ⓜ |
| Facade Transparency                                                                                                                                                                                                                    |                                         |   |
| Ground level                                                                                                                                                                                                                           | 25% min.                                |   |
| Above the ground level                                                                                                                                                                                                                 | 15% min.                                |   |

| Permitted Zoning District |     |     |
|---------------------------|-----|-----|
| SFD                       | GRO | BMU |





**FIGURE ESN-16 STOOP**



**Description**

A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to

|                                                                                                                                 |                                         |   |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|---|
| comfortably pause before entering or after exiting the building. Stoops shall have direct access to sidewalks where they exist. |                                         |   |
| <b>Dimensions</b>                                                                                                               |                                         |   |
| Depth                                                                                                                           | 5 feet min.                             | Ⓜ |
| Height, clear                                                                                                                   | 8 feet min.                             | Ⓜ |
| Width, clear                                                                                                                    | 4 feet min.                             | Ⓜ |
| Finish level above crown of road                                                                                                | 18 inches min., ± 30 inches recommended | Ⓜ |
| Height, stories                                                                                                                 | 1 story max.                            | Ⓜ |
| <b>Facade Transparency</b>                                                                                                      |                                         |   |
| Ground level                                                                                                                    | 25% min.                                |   |
| Above the ground level                                                                                                          | 15% min.                                |   |

| Permitted Zoning District                                                          |     |     |
|------------------------------------------------------------------------------------|-----|-----|
| SFD                                                                                | GRO | BMU |
|  |     |     |

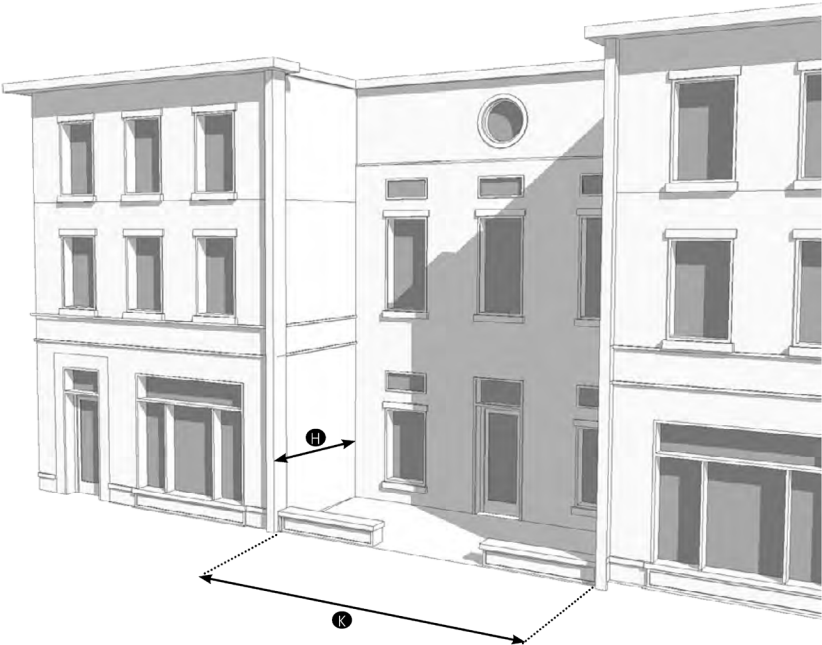
FIGURE ESN-17 BRACKETED BALCONY



| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----|
| A bracketed balcony is a second-story balcony, that creates a semi-public space overlooking the street above a main entry or unit. Bracketed balconies are typically associated with buildings with commercial uses in the ground story; however, bracketed balconies may be used with residential uses. On corner lots, a balcony shall extend along two street facades, but it does not have to be continuous. Where balconies are required, the aggregate length of balconies shall be not less than 50% of the building facade at the floor level from which it projects on each floor level. |                          |     |
| Dimensions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                          |     |
| Depth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3 feet min., 5 feet max. | Ⓜ   |
| Height, ground level clear                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10 feet min.             | Ⓛ   |
| Width                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4 feet min.              | Ⓚ   |
| Facade Transparency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |     |
| Ground level                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 40% min.                 |     |
| Above the ground level                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 15% min.                 |     |
| Permitted Zoning District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRO                      | BMU |



**FIGURE ESN-18 FORECOURT**



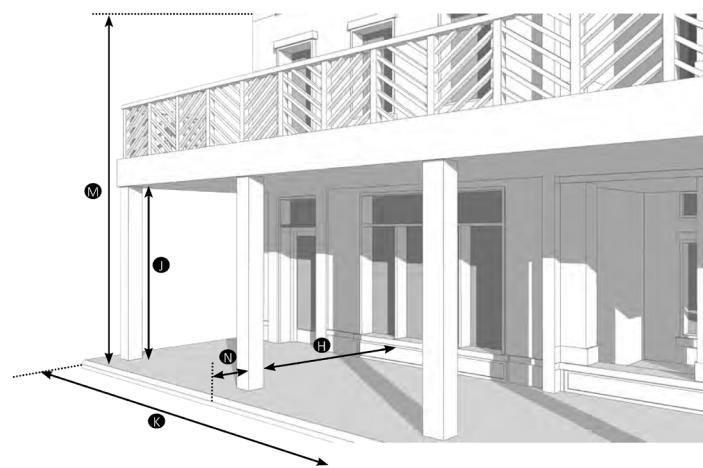
| Description |
|-------------|
|-------------|



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---|
| A forecourt is an open area in front of the main building entrance(s) designed as a small garden or plaza. Low walls or balustrades no higher than three feet six inches in height when solid may enclose the forecourt. Forecourt walls are constructed of similar material as the principal building or are composed of a continuous, maintained hedge. A forecourt may afford access to one or more first floor residential dwelling units or incorporate storefronts for commercial uses. Forecourts are typically associated with multifamily, mixed-use, and commercial buildings. |                                  |   |
| <b>Dimensions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |   |
| Depth, clear                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 20 feet max.                     | Ⓜ |
| Width, length of facade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 12 feet min., 50% of facade max. | Ⓚ |
| <b>Facade Transparency</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |   |
| Ground level                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 40% min.                         |   |
| Above the ground level                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 15% min.                         |   |

| Permitted Zoning                                                                   |     |     |
|------------------------------------------------------------------------------------|-----|-----|
|                                                                                    | GRO | BMU |
|  |     |     |

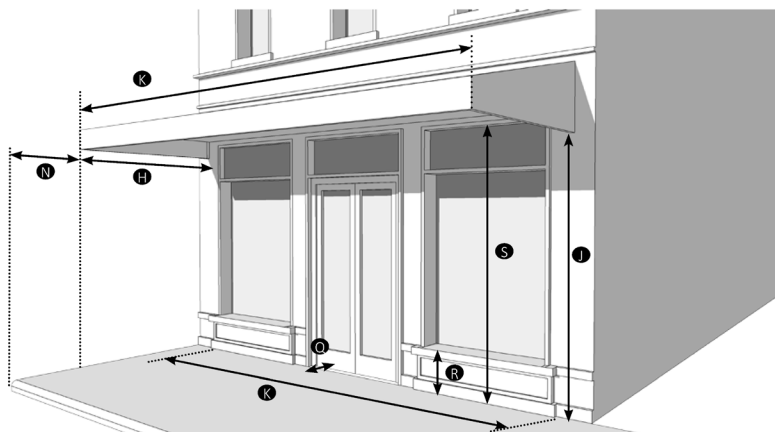
FIGURE ESN-19 ARCADE



| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                          |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----|
| An arcade is a covered, unglazed, linear hallway attached to the front of a building, supported by columns or pillars. The arcade extends into the public right-of-way, over the streetscape area, creating a shaded environment ideal for pedestrians. This frontage type shall be used in conjunction with a Shopfront Frontage Type for a minimum of 50% of the Arcade length. Arcades shall remain open to the public at all times. Where an arcade encroaches into the public right-of-way, a right-of-way maintenance agreement may be required. |                          |     |
| Dimensions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |     |
| Depth, clear                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 8 feet min.              | Ⓜ   |
| Height, ground level clear                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 10 feet min.             | Ⓜ   |
| Width, length of facade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 70% min.                 | Ⓜ   |
| Height, stories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2 stories max.           | Ⓜ   |
| Set back from curb                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2 feet min., 4 feet max. | Ⓜ   |
| Facade Transparency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |     |
| Ground level                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 40% min.                 |     |
| Above the ground level                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 15% min.                 |     |
| Permitted Zoning District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                          |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                          | BMU |



FIGURE ESN-20 SHOPFRONT



| Description                                                                                                                                                                                                                                  |                          |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---|
| The shopfront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Shopfronts are frequently shaded by awnings or arcades. Quarterballs and waterfall type awnings are not permitted. |                          |   |
| Dimensions                                                                                                                                                                                                                                   |                          |   |
| Width, length of facade                                                                                                                                                                                                                      | 70% min.                 | Ⓚ |
| Door recess                                                                                                                                                                                                                                  | 10 feet max.             | Ⓒ |
| Storefront base                                                                                                                                                                                                                              | 1 foot min., 3 feet max. | Ⓡ |
| Glazing height                                                                                                                                                                                                                               | 8 feet min.              | Ⓢ |
| Optional Awning                                                                                                                                                                                                                              |                          |   |
| Depth                                                                                                                                                                                                                                        | 3 feet min.              | Ⓣ |
| Height, ground level clear                                                                                                                                                                                                                   | 8 feet min.              | Ⓣ |
| Width, length of facade                                                                                                                                                                                                                      | 70% min.                 | Ⓚ |
| Set back from curb                                                                                                                                                                                                                           | 2 feet min.              | Ⓝ |
| Facade Transparency                                                                                                                                                                                                                          |                          |   |
| Ground level                                                                                                                                                                                                                                 | 40% min.                 |   |
| Above the ground level                                                                                                                                                                                                                       | 15% min.                 |   |

| Permitted Zoning District |  |     |
|---------------------------|--|-----|
|                           |  | BMU |





- C. *Accessibility.* An applicant may request reasonable accommodation from this Code though section 08.07.07. See Figure ESN-21 for examples of front and side ramp entries. Strategies for accommodating ramps accessibility may include:
1. Combined access for multiple buildings within site plan
  2. Utilizing two percent slope at alleys and rear access
  3. Combining ramps and stair entrances

**FIGURE ESN-21 ACCESSIBLE ROUTES**



- D. *Building types.* The building types listed in Figure ESN-22, Building types matrix, are illustrative examples of appropriate building types. Building types do not prescribe use or architectural style. New development shall identify and comply with one of the building types provided. Standards for building types are found in Figure ESN-23 through Figure ESN-30.

**FIGURE ESN-22 BUILDING TYPES MATRIX**

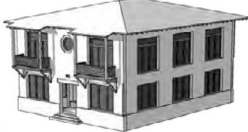
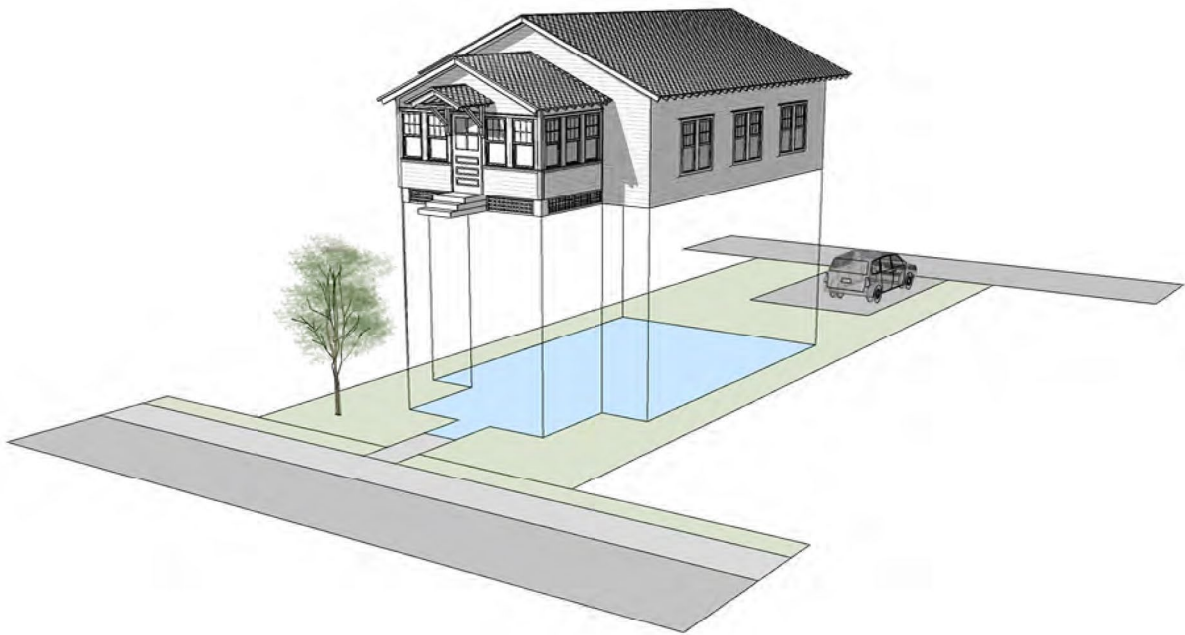
|                                                                                                               |                                                                                                                |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  <p>COTTAGE</p>              |  <p>DUPLEX</p>               |
|  <p>COTTAGE COURT</p>      |  <p>TOWNHOUSE</p>          |
|  <p>APARTMENT HOUSE</p>    |  <p>COURTYARD BUILDING</p> |
|  <p>LIVE/WORK BUILDING</p> |  <p>OUTBUILDING</p>       |

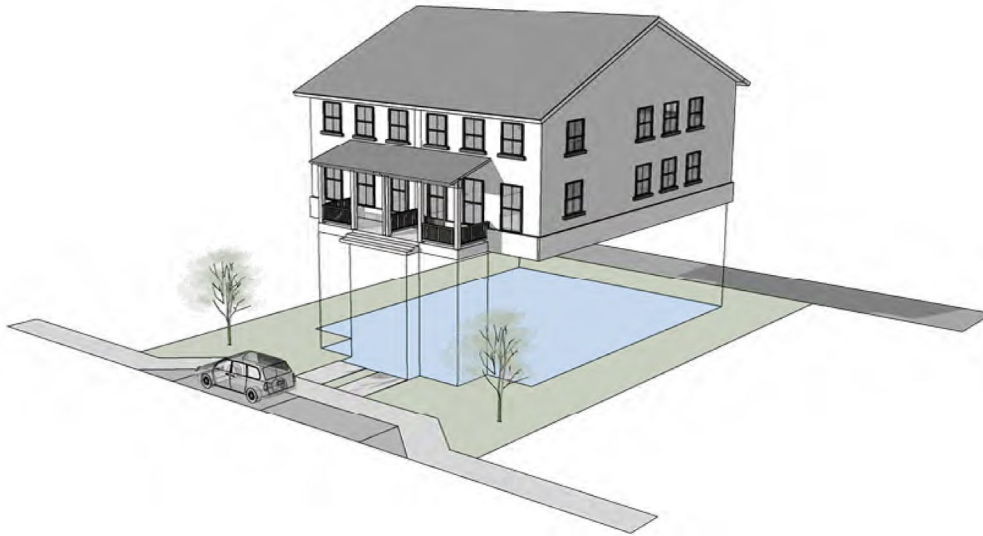
FIGURE ESN-23 COTTAGE



| Description                                                                                                         |  |
|---------------------------------------------------------------------------------------------------------------------|--|
| A cottage is a detached building with a small front yard often located on a narrow lot.                             |  |
| Notes                                                                                                               |  |
| 1. Cottages shall not exceed a footprint of 2,000 square feet.                                                      |  |
| 2. For additional development standards, see Figure ESN-09, Development standards, in the East Stuart Neighborhood. |  |

| Permitted Zoning District |     |     | Permitted Frontage Types |   |
|---------------------------|-----|-----|--------------------------|---|
| SFD                       | GRO | BMU | Porch                    | ✓ |
|                           |     |     | Stoop                    | ✓ |

**FIGURE ESN-24 DUPLEX**



**Description**

A duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family dwellings.

**Notes**

1. For additional development standards, see Figure ESN-09, Development standards, in the East Stuart Neighborhood.
2. A portion of the zoning district is restricted to detached dwelling units and does not permit duplexes or townhouses. The area is identified on the Figure ESN-06, Regulating plan, with a crosshatch.

| Permitted Zoning District |     |     | Permitted Frontage Types |   |
|---------------------------|-----|-----|--------------------------|---|
| SFD <sup>1</sup>          | GRO | BMU | Porch                    | ✓ |
|                           |     |     | Stoop                    | ✓ |



**FIGURE ESN-25 TOWNHOUSE**



| Description                                                                                                                                                                                               |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| A townhouse is a building with common walls on one or both sides and often a private garden to the rear.                                                                                                  |  |
| Notes                                                                                                                                                                                                     |  |
| 1. Townhouses shall have a maximum grouping of eight dwelling units and a minimum separation of 15 feet between buildings.                                                                                |  |
| 2. Where off-street parking is required, parking shall be located in the rear.                                                                                                                            |  |
| 3. When adjacent to another property that is not part of the townhouse development the side property line setback is ten feet minimum from the property line.                                             |  |
| 4. A portion of the zoning district is restricted to detached dwelling units and does not permit duplexes or townhouses. The area is identified on the Figure ESN-06, Regulating plan, with a crosshatch. |  |
| 5. For additional development standards, see Figure ESN-09, Development standards, in the East Stuart Neighborhood.                                                                                       |  |

| Permitted Zoning District |     |     | Permitted Frontage Types |   |
|---------------------------|-----|-----|--------------------------|---|
| SFD <sup>1</sup>          | GRO | BMU |                          |   |
|                           |     |     | Porch                    | ✓ |
|                           |     |     | Stoop                    | ✓ |
|                           |     |     | Bracketed Balcony        | ✓ |

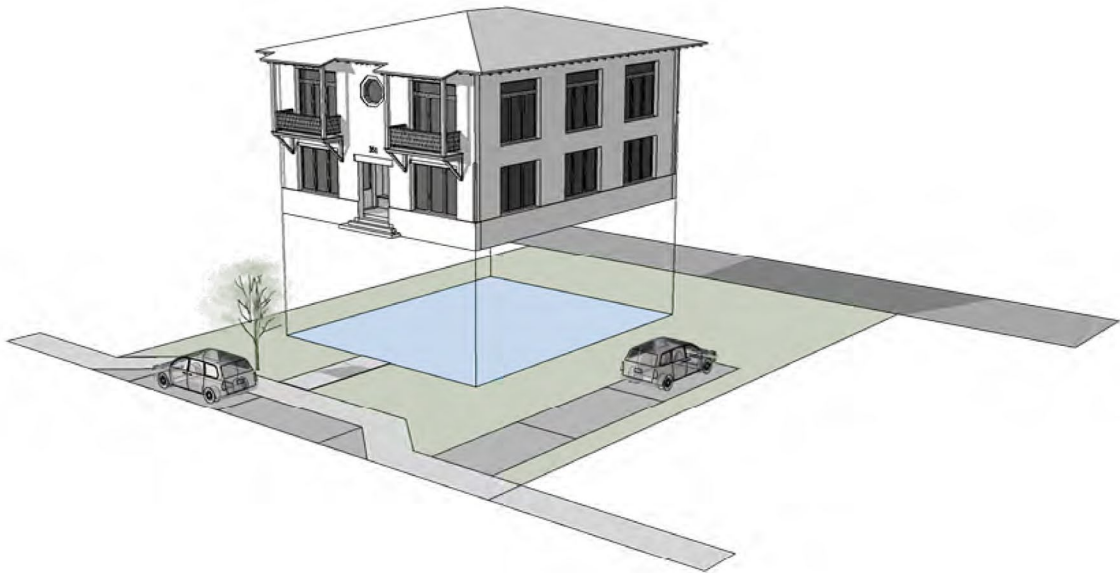
FIGURE ESN-26 COTTAGE COURT



| Description                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A cottage court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas. |
| Notes                                                                                                                                                            |
| 1. Cottage courts may include duplexes.                                                                                                                          |
| 2. For additional development standards, see Figure ESN-09, Development standards, in the East Stuart Neighborhood.                                              |

| Permitted Zoning District |     |     | Permitted Frontage Types |   |
|---------------------------|-----|-----|--------------------------|---|
|                           | GRO | BMU | Porch                    | ✓ |
|                           |     |     | Stoop                    | ✓ |

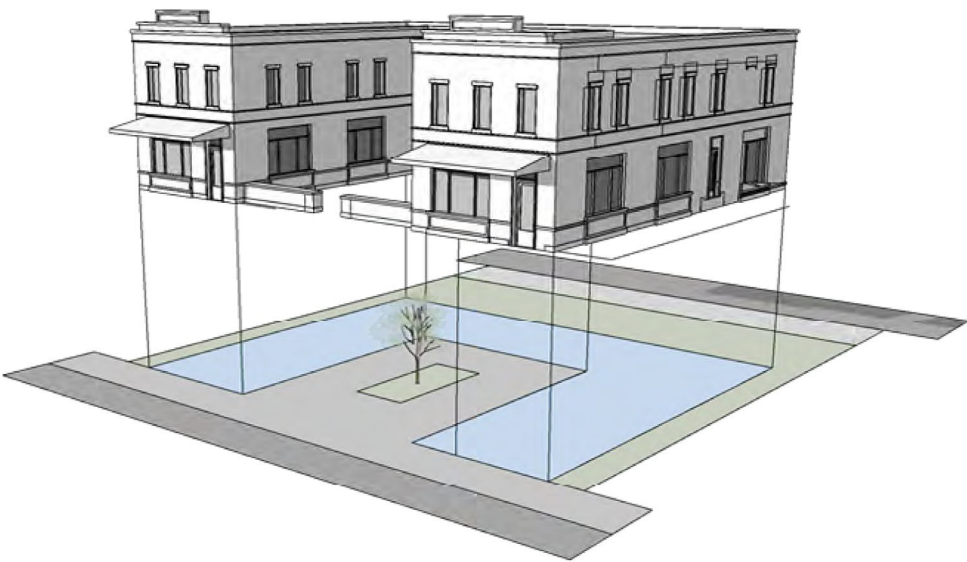
FIGURE ESN-27 APARTMENT HOUSE



| Description                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| An apartment house contains multiple residences above and/or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. |
| Notes                                                                                                                                                                 |
| 1. For additional development standards, see Figure ESN-09, Development standards, in the East Stuart Neighborhood.                                                   |

| Permitted Zoning District |     | Permitted Frontage Types |                   |   |
|---------------------------|-----|--------------------------|-------------------|---|
|                           | GRO | BMU                      | Porch             | ✓ |
|                           |     |                          | Stoop             | ✓ |
|                           |     |                          | Bracketed Balcony | ✓ |
|                           |     |                          | Forecourt         | ✓ |
|                           |     |                          | Arcade/Gallery    | ✓ |

FIGURE ESN-28 COURTYARD BUILDING

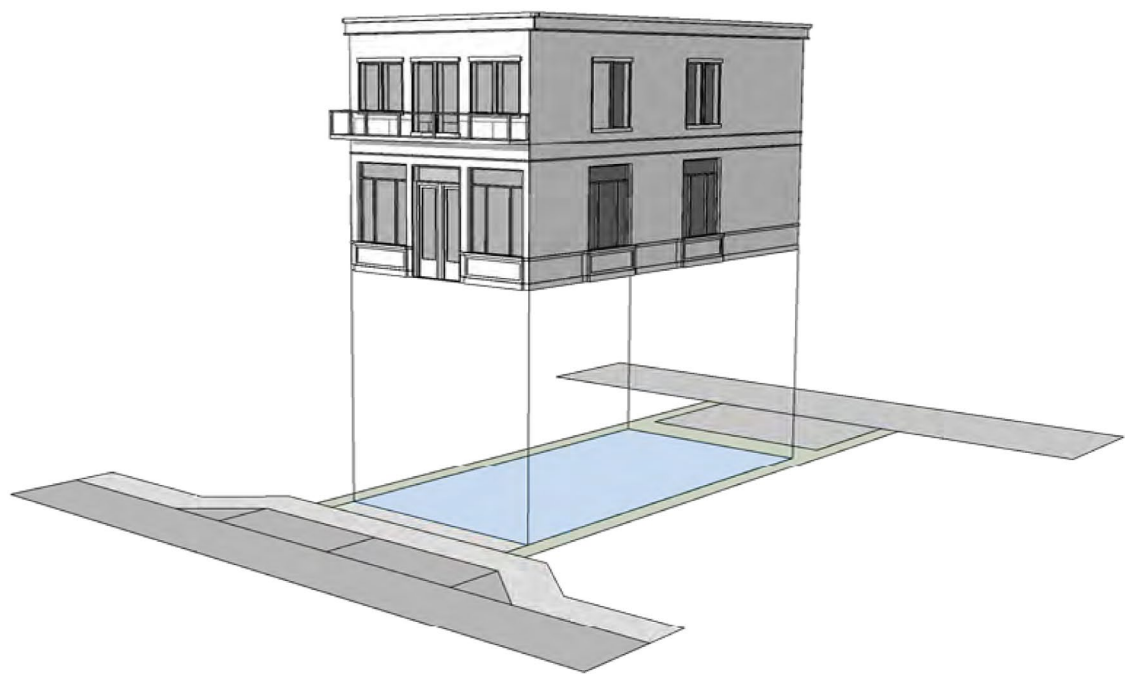


| Description                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A courtyard building accommodates multiple dwellings or businesses arranged around and fronting on a central green that may be partially or wholly open to the street. |
| Notes                                                                                                                                                                  |
| 1. The proportions of the courtyard space shall be at least as deep as it is wide.                                                                                     |
| 2. For additional development standards, see Figure ESN-09, Development standards, in the East Stuart Neighborhood.                                                    |

| Permitted Zoning District |     | Permitted Frontage Types |                |   |
|---------------------------|-----|--------------------------|----------------|---|
|                           | GRO | BMU                      | Forecourt      | ✓ |
|                           |     |                          | Arcade/Gallery | ✓ |
|                           |     |                          | Shopfront      | ✓ |



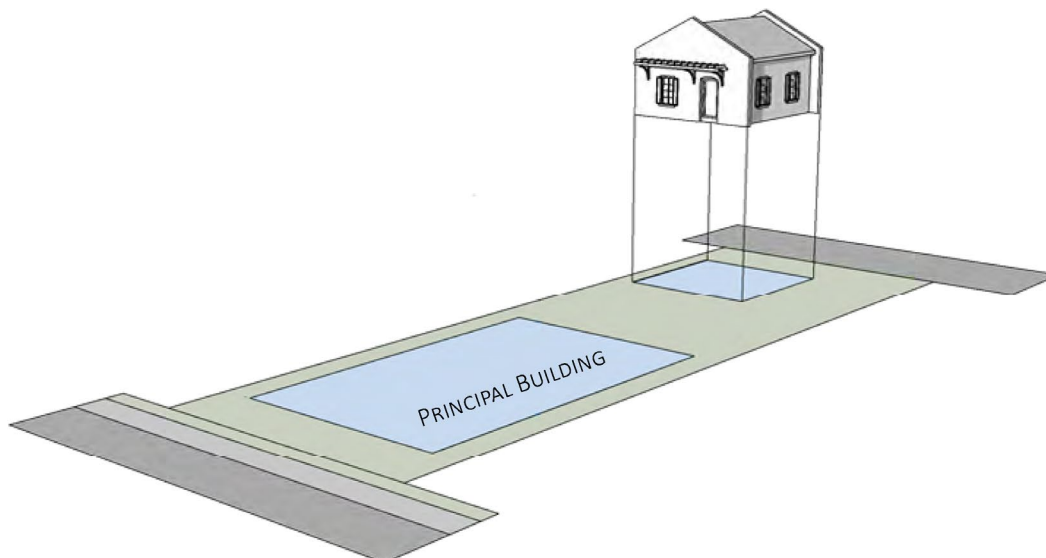
FIGURE ESN-29 LIVE/WORK BUILDING



| Description                                                                                                                           |  |
|---------------------------------------------------------------------------------------------------------------------------------------|--|
| A live/work building is a building which is predominately residential in its character, but contains commercial and residential uses. |  |
| Notes                                                                                                                                 |  |
| 1. For additional development standards, see Figure ESN-09, Development standards, in the East Stuart Neighborhood.                   |  |

| Permitted Zoning District |     |     | Permitted Frontage Types |   |
|---------------------------|-----|-----|--------------------------|---|
|                           | GRO | BMU | Forecourt                | ✓ |
|                           |     |     | Arcade/Gallery           | ✓ |
|                           |     |     | Shopfront                | ✓ |

**FIGURE ESN-30 OUTBUILDING**



**Description**

An outbuilding is an accessory building, located toward the rear of the same lot as a principal building. An outbuilding may be a detached garage, carport, greenhouse, cabana, detached garage, or a ADU.

**Notes**

1. There shall not be less than five feet separation between an outbuilding and a principal building.
2. Outbuildings shall be constructed of the same materials used in the principal building. Canvas outbuildings are not permitted.
3. Only two outbuildings per principle building are permitted.
4. Outbuildings shall not exceed a maximum building footprint of 700 square feet, each.
5. Outbuildings may be constructed as elevated buildings that include the location of open parking below an enclosed structure; however, open parking shall be shielded from public right-of-way by a privacy buffer as defined in Figure ESN-22, Building types matrix.
6. Outbuildings may be detached or connected to the principal building by a covered walkway element, trellis, or other structural link.
7. Residential recreational facilities such as swimming pools, tennis, basketball or volleyball courts, and other similar private outdoor recreational uses shall have setbacks consistent with outbuildings.
8. For additional development standards, see Figure ESN-09, Development standards, in the East Stuart Neighborhood.

| Permitted Zoning District |     |     | Permitted Frontage Types |   |
|---------------------------|-----|-----|--------------------------|---|
| SFD                       | GRO | BMU | Porch                    | ✓ |
|                           |     |     | Stoop                    | ✓ |
|                           |     |     | Bracketed Balcony        | ✓ |
| Outbuilding Placement     |     |     |                          |   |

|                                             |                                                                      |
|---------------------------------------------|----------------------------------------------------------------------|
| Front setback                               | rear half of lot or behind the rear facade of the principal building |
| Side setback at property line, min. in feet | 5'                                                                   |
| Side setback at street, min. in feet        | 10'                                                                  |
| Rear setback, min. in feet                  | 5'                                                                   |
| <b>Outbuilding Height</b>                   |                                                                      |
| Building height, max. in stories            | 2                                                                    |
| Building height, max. in feet               | 25'                                                                  |
| Ground story height, min. in feet           | Not applicable                                                       |

(Ord. No. 2507-2023, § 1(Exh. A), 2-13-23)

### Sec. 3.02.06. Thoroughfare standards.

- A. *Applicability.* Section 6.01.00 shall apply except where modified in Figure ESN-31, Thoroughfare, access and parking standards.

#### FIGURE ESN-31 THOROUGHFARE, ACCESS AND PARKING STANDARDS

| Sec. 6.01.00 | Transportation Systems                                          | Applies as written | Replaced by     |
|--------------|-----------------------------------------------------------------|--------------------|-----------------|
| Sec. 6.01.01 | General provisions.                                             | ✓                  | -               |
| Sec. 6.01.02 | Streets.                                                        | ✓                  | -               |
| Sec. 6.01.03 | Rights-of-way.                                                  | →                  | Sec. 3.02.06    |
| Sec. 6.01.04 | Sidewalks and bikeways.                                         | →                  | Sec. 3.02.07 D  |
| Sec. 6.01.05 | Pedestrian access for large-scale commercial development (LCD). | →                  | Sec. 3.02.07 D  |
| Sec. 6.01.06 | Access.                                                         | →                  | Sec. 3.02.07    |
| Sec. 6.01.07 | Standards for drive-through facilities.                         | ✗                  | Does not apply. |
| Sec. 6.01.08 | Non-residential vehicular access.                               | →                  | Sec. 3.02.06    |
| Sec. 6.01.09 | Stuart Parking Code.                                            | →                  | Sec. 3.02.07    |
| Sec. 6.01.10 | Rules for computing parking requirements.                       | ✓                  | -               |
| Sec. 6.01.11 | Location of required parking spaces.                            | →                  | Sec. 3.02.07    |
| Sec. 6.01.12 | Shared parking and joint use of facilities.                     | ✓                  | -               |
| Sec. 6.01.13 | Off-street parking schedule.                                    | →                  | Figure ESN-42   |
| Sec. 6.01.14 | Design standards for off-street parking.                        | →                  | Sec. 3.02.07 D  |

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(Supp. No. 16)

|              |                                     |   |                |
|--------------|-------------------------------------|---|----------------|
| Sec. 6.01.15 | Parking structure standards.        | → | Sec. 3.02.07 D |
| Sec. 6.01.16 | Transit stops.                      | ✓ | -              |
| Sec. 6.01.17 | Parking study.                      | ✓ | -              |
| Sec. 6.01.18 | Off-street loading requirements.    | ✓ | -              |
| Sec. 6.01.19 | Payment in lieu of parking program. | ✓ | -              |
| Sec. 6.01.20 | Bicycle parking.                    | ✓ | -              |

- B. *Thoroughfare principles.* All development including public improvements shall incorporate the following thoroughfare principles:
1. Street layout shall exhibit a high degree of overall connectivity. Cul-de-sacs are strongly discouraged.
  2. Oversized blocks shall be avoided so that neighborhoods can be traversed easily. Blocks created by new streets shall not exceed 550 feet on any side of the block. New block perimeters shall not exceed 1,600 feet.
  3. Shade trees shall be planted between the pedestrian clear zone and vehicles where right-of-way exceed 40 feet.
  4. The abandonment of existing streets, improved alleys or alley candidates is strongly discouraged.
  5. Private gated communities are not permitted. This prohibition does not preclude gates that control access to a single parking lot.
- C. *Thoroughfare plan.* A thoroughfare plan is provided for East Stuart Neighborhood in Figure ESN-07, Thoroughfare plan, in section 3.02.02, Regulating plan.
- D. *Description of thoroughfare types.* Figure ESN-32, Description of thoroughfare types, describes street types that are appropriate for the East Stuart Neighborhood.
1. *New thoroughfare.* When new streets and alleys are developed or an existing street or alley is extended, the street types in Figure ESN-32, Description of thoroughfare types, and illustrated in Figure ESN-34 through Figure ESN-41 shall be used. The selection of the particular street type shall be determined through consultation with the development director.
  2. *Existing thoroughfare.* Excluding a single-family dwelling unit, all new development, substantial improvement, and substantial renovation to commercial and major development projects shall incorporate into the reconstruction of streets to the greatest extent possible, taking into account existing conditions including right-of-way constraints that may require adjustments to these standards.

## FIGURE ESN-32 DESCRIPTION OF THOROUGHFARE TYPES

| Type                      | Description                                                                                                                    | Preferred ROW, min | Design Speed   |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------|
| Alley                     | A roadway which provides a secondary means of access to abutting properties, and not intended for general traffic circulation. | 15'                | Not Applicable |
| Neighborhood Yield Street | A residential street with on-street parking on one side of                                                                     | 40'                | 15 mph         |

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|                                          |                                                                                                                                                                                                                                                                                                                                                                                                   |        |                |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|
|                                          | the roadway and sidewalks on both sides with limited slow vehicular travel. A neighborhood street shall have sidewalks of at least 6' and vehicular travel lanes. It may include pedestrian scale lighting, bulb-outs for trees, and on-street parking.                                                                                                                                           |        |                |
| Neighborhood Street 1                    | A local street with two travel lanes, on-street parking on both sides, a wide pedestrian and furnishing zone. Furnishing zone may or may not include street trees, but shall include pedestrian scale lighting. Local streets may also serve as the gateways into the neighborhood, so special care and attention must be made to announce the neighborhood character and to promote safe speeds. | 60'    | 25 mph         |
| Neighborhood Street 2                    | A residential street with sidewalks on both sides and limited slow vehicular travel. A neighborhood street shall have sidewalks and vehicular travel lanes. It may include pedestrian scale lighting, bulb-outs for trees, and on-street parking.                                                                                                                                                 | 40'    | 15 mph         |
| Neighborhood Street between public parks | A local street with two travel lanes, and a wide pedestrian and furnishing zone.                                                                                                                                                                                                                                                                                                                  | 46'    | 25 mph         |
| Neighborhood Street at public use        | A local street with two travel lanes, on-street parking on one side, existing shade trees to remain, pedestrian scale lighting, and wide sidewalks on both sides. Street design shall buffer active public uses from the residential side of the roadway and provide safe and comfortable access to parks and neighborhood schools.                                                               | 60'    | 25 mph         |
| Shared-use path                          | The shared use path connects important thoroughfares in the city. They shall allow access by pedestrians, cyclist, scooters, skateboards, golf                                                                                                                                                                                                                                                    | Varies | Not Applicable |

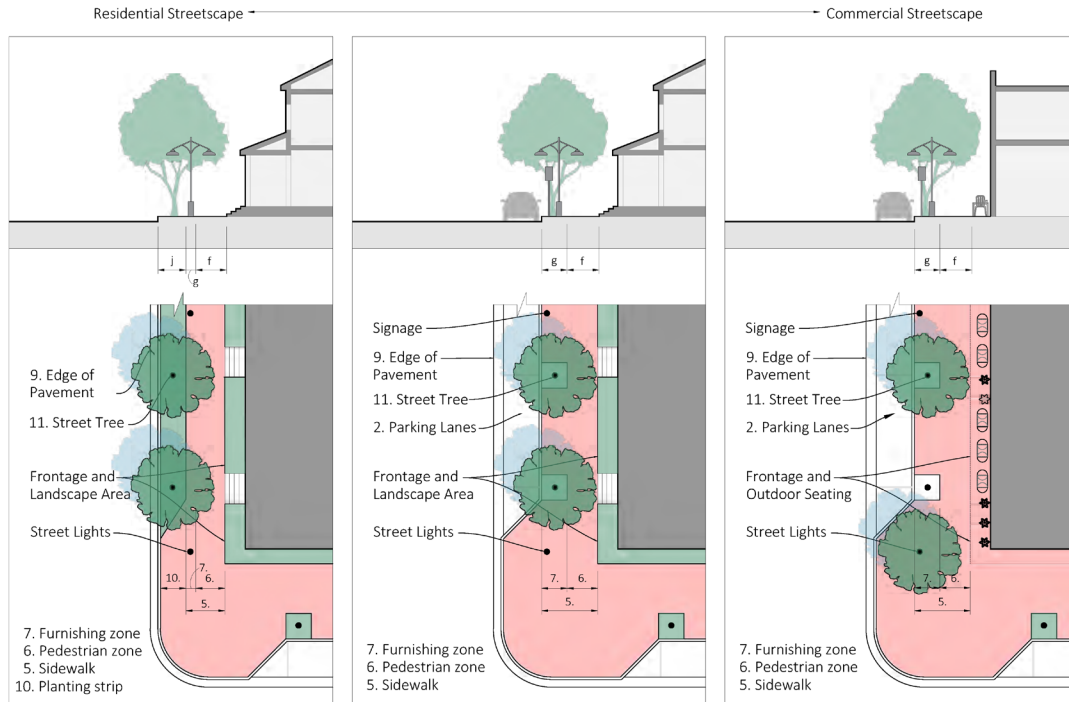
|                   |                                                                                                                                                                                                                                                                                                                                                |     |                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------|
|                   | carts and other forms of micro-mobility.                                                                                                                                                                                                                                                                                                       |     |                |
| Shared-use Bridge | The shared use bridge connects important thoroughfares where waterways and stormwater treatment areas interrupt important connections in the city. They shall allow access by pedestrians, cyclist, scooters, skateboards, golf carts, and other forms of micro-mobility. Bridges are opportunities to celebrate water and community identity. | 15' | Not Applicable |

E. *Thoroughfare elements.* See elements illustrated in Figure ESN-33, Streetscapes diagrams. The illustrative street designs address the street elements:

1. Vehicular travel lanes are primarily for vehicular circulation and shall be no greater than 11 feet, and may include a marked sharrow for posted speed of 25 miles per hour or less.
2. Parking lanes may include on-street parking, may be parallel or reverse angled parking.
3. A bike facility may be a marked sharrow, a separate bicycle lane, or shared used path.
4. Pavement width is the width of pavement from edge of pavement or curb which is dedicated for vehicular travel, but could include separate bike lane or marked sharrow. Where appropriate, pavement may include pervious areas to manage stormwater.
5. A sidewalk shall be at least six feet wide and be provided on both sides of the streetscapes. Sidewalks may be part of a shared use path.
6. A pedestrian zone is free of any street furnishings or above ground utilities and allows the clear passage of pedestrians. A pedestrian zone shall be no less than five feet wide. Any portion of the pedestrian zone within the front setback area shall be improved as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition.
7. The furnishing zone is a paved area adjacent to the sidewalk for street furniture, tree wells, and extra sidewalk width. Pedestrian scale lighting is often included. New thoroughfare lighting shall be dark sky approved lighting.
8. Median is a vegetated area between travel lanes of opposing direction. Medians, when present, should be used to integrate stormwater management.
9. Edge of pavement may be a curb and gutter or a valley gutter. Enhanced crosswalks with design features like bulb-outs or pinch-points are encouraged to address visibility when crossing vehicular travel lanes.
10. Planting strip or planting area is a vegetated area between a sidewalk and vehicles. Planting strips are encouraged to integrate low impact development.
11. Street trees are often required. Street designs shall prioritize maintaining existing shade trees.

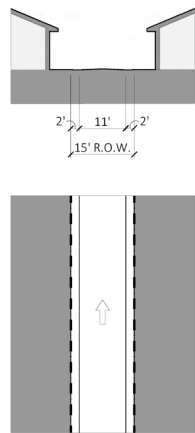
12. Low impact development is a decentralized stormwater management strategy that provides on-site water quantity and water quality treatment. Examples include pervious paving, pervious pavers, pervious concrete, bio-retention systems, rain gardens, bioswales, and stormwater planters. These techniques are encouraged to slow and treat stormwater runoff while providing additional community benefits.

**FIGURE ESN-33 STREETSCAPES DIAGRAMS**



- F. **Visibility triangles.** In visibility triangles, no building, structure, or improvement, including landscape, shall be erected, placed, planted, or maintained so as to interfere with a clear sight area located between the heights of three feet and nine feet above the crown of a street, driveway, or alley. A clear sight area shall be established for all streets, whether public or private.
  1. The clear sight area is the triangular area formed by the street right-of-way line; another street right-of-way line, alley right-of-way line, or driveway surface edge; and a line connecting points ten feet from the intersection of said lines. In the case of a round or corner-cut right-of-way, the measurement shall be taken from the intersection of the right-of-way lines extended.
  2. The engineering director and public works director may require a larger clear sight area, as provided by Florida Department of Transportation Design Manual standards, when necessary to provide for the safe movement of pedestrians and vehicles.
- G. **Deviation from street design standards.** The development director may allow deviations from the standards contained in Figure ESN-34 through Figure ESN-41 when necessary due to the location of existing buildings, constrained right-of-way, or to meet other community needs or goals for the particular street segment.

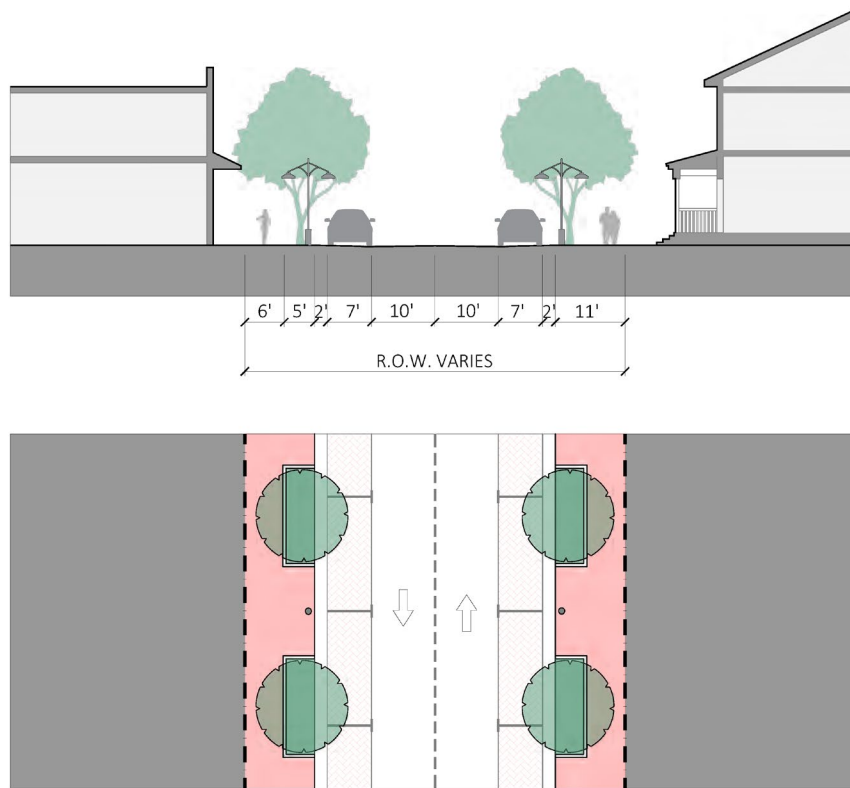
**FIGURE ESN-34 IMPROVED ALLEY**



| Type                   |                             |
|------------------------|-----------------------------|
| Vehicular travel lanes | 11 feet paved 1-way traffic |
| Preferred R.O.W.       | 15 feet                     |
| Pavement Width         | 11 feet                     |
| Road Edge Treatment    | Valley gutter               |
| Low Impact Development | Permeable surface           |



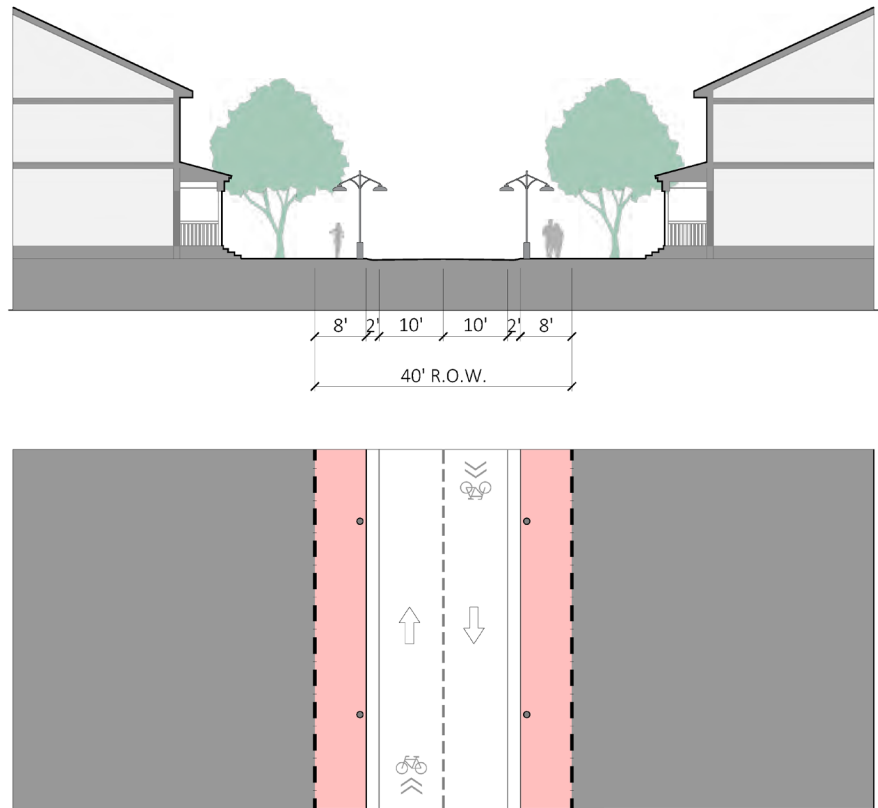
**FIGURE ESN-35 NEIGHBORHOOD STREET 1**



| Type                   |                 |                                                                                                                   |
|------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------|
| Vehicular travel lanes |                 | 10 feet                                                                                                           |
| Parking Lanes          |                 | 7 feet parallel on both sides                                                                                     |
| Bike Facility          |                 | Shared-use path                                                                                                   |
| Preferred R.O.W.       |                 | 60 feet                                                                                                           |
| Pavement Width         |                 | 36 feet                                                                                                           |
| Sidewalk               |                 | 11 feet                                                                                                           |
|                        | Pedestrian zone | 6 feet                                                                                                            |
|                        | Furnishing zone | 5 feet                                                                                                            |
| Median                 |                 | Not required                                                                                                      |
| Road Edge Treatment    |                 | Curb & gutter                                                                                                     |
| Planting               |                 | Shade trees 30 feet on center, may occur in the tree wells within the furnishing zone or within the parking lanes |

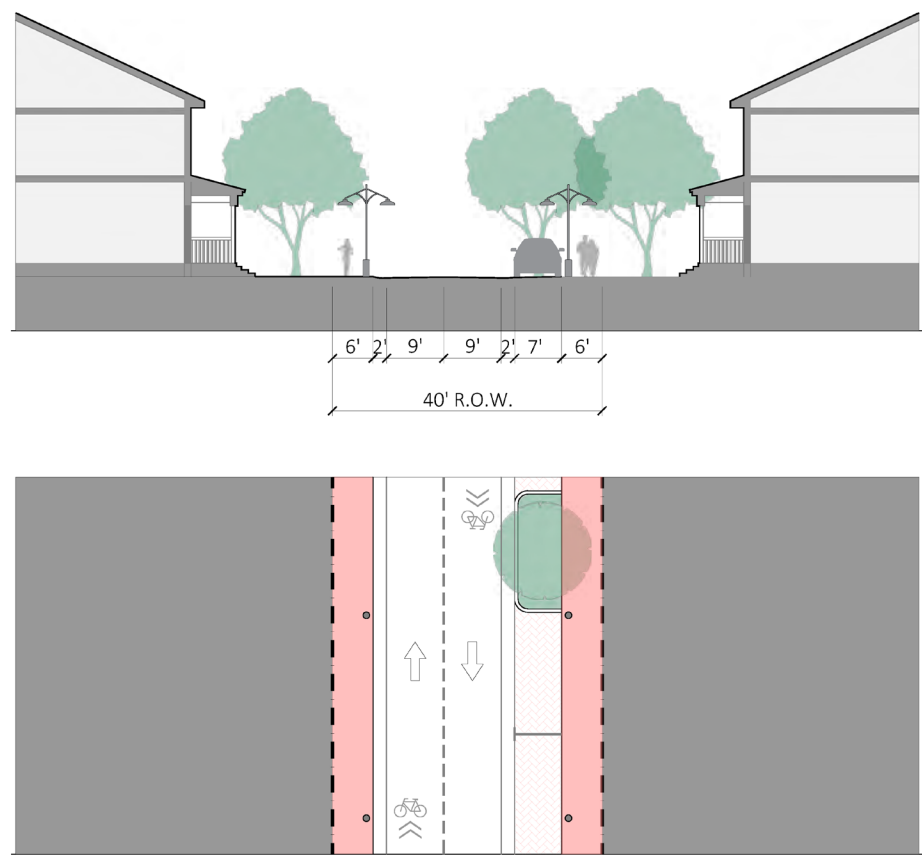
|                        |                                                               |
|------------------------|---------------------------------------------------------------|
| Low Impact Development | Tree box filter,<br>permeable surface at<br>on-street parking |
|------------------------|---------------------------------------------------------------|

**FIGURE ESN-36 NEIGHBORHOOD STREET 2**



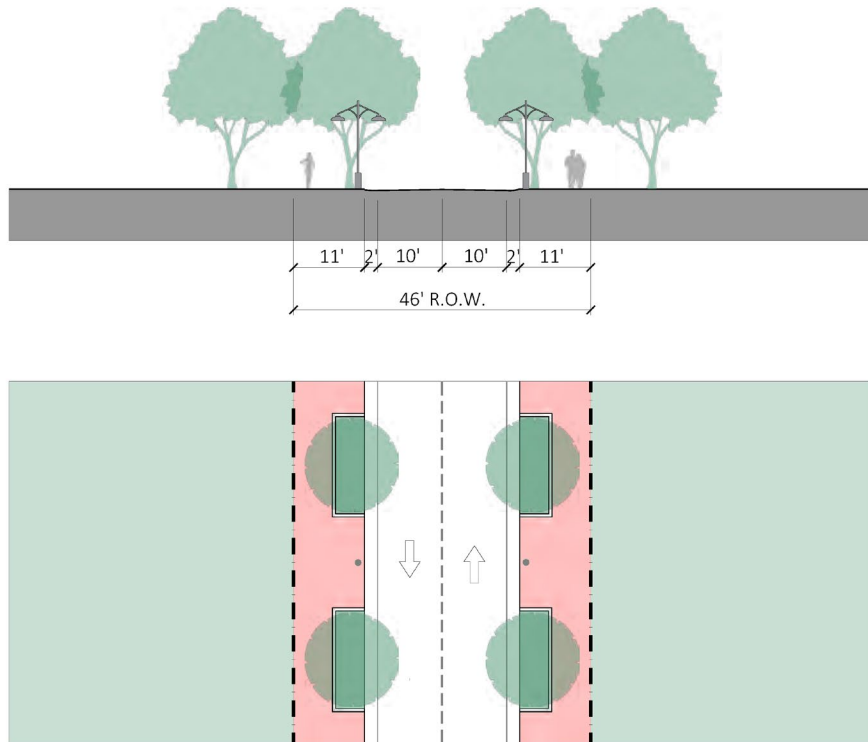
| Type                   |                |
|------------------------|----------------|
| Vehicular travel lanes | 10 feet        |
| Parking Lanes          | Not required   |
| Bike Facility          | Marked sharrow |
| Preferred R.O.W.       | 40 feet        |
| Pavement Width         | 24 feet        |
| Sidewalk               | 8 feet         |
| Median                 | Not required   |
| Road Edge Treatment    | Valley gutter  |
| Planting               | Not required   |
| Low Impact Development | Not required   |

FIGURE ESN-37 NEIGHBORHOOD YIELD STREET



| Type                   |                                                         |
|------------------------|---------------------------------------------------------|
| Vehicular travel lanes | 9 feet                                                  |
| Parking Lanes          | 7 feet parallel one side                                |
| Bike Facility          | Marked sharrows                                         |
| Preferred R.O.W.       | 40 feet                                                 |
| Pavement Width         | 22 feet                                                 |
| Sidewalk               | 6 feet                                                  |
| Median                 | Not required                                            |
| Road Edge Treatment    | Valley gutter                                           |
| Planting               | Shade trees within bulb-outs                            |
| Low Impact Development | Tree box filter, permeable surface at on-street parking |

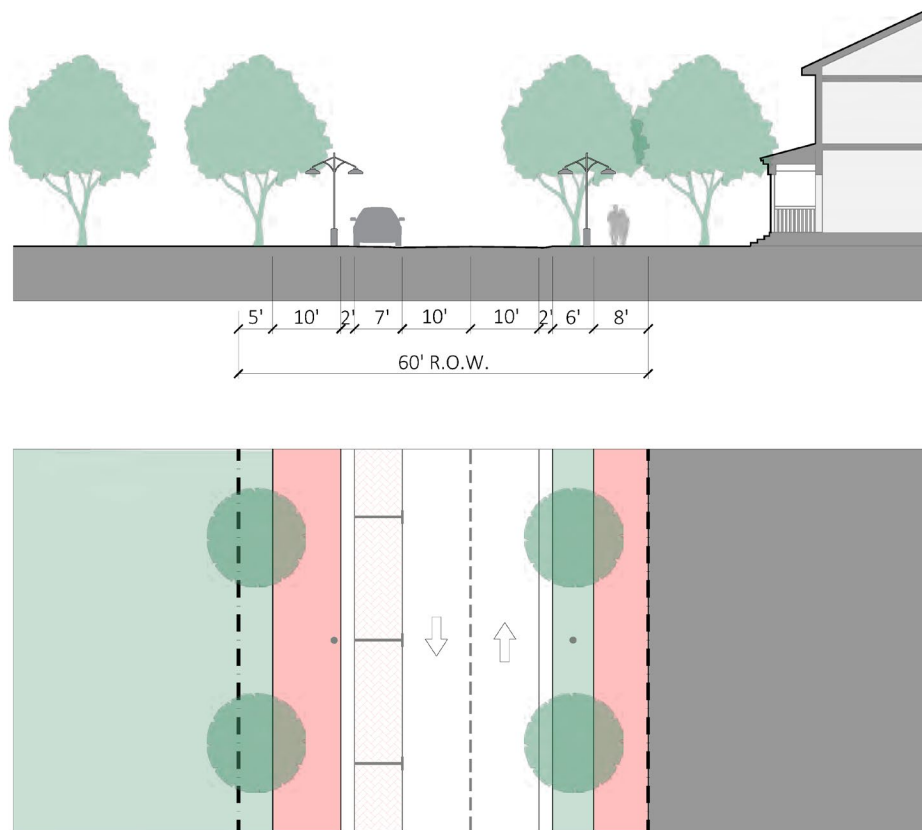
**FIGURE ESN-38 NEIGHBORHOOD STREET AT PUBLIC PARK**



| Type                   |                 |                                              |
|------------------------|-----------------|----------------------------------------------|
| Vehicular travel lanes |                 | 10 feet                                      |
| Parking Lanes          |                 | Not required                                 |
| Bike Facility          |                 | Shared-use path                              |
| Preferred R.O.W.       |                 | 46 feet                                      |
| Pavement Width         |                 | 20 feet                                      |
| Sidewalk               |                 | 11 feet                                      |
|                        | Pedestrian zone | 6 feet                                       |
|                        | Furnishing zone | 5 feet                                       |
| Median                 |                 | Not required                                 |
| Road Edge Treatment    |                 | Curb & gutter                                |
| Planting               |                 | Tree well with shade trees 30 feet on center |
| Low Impact Development |                 | Tree Box Filter                              |

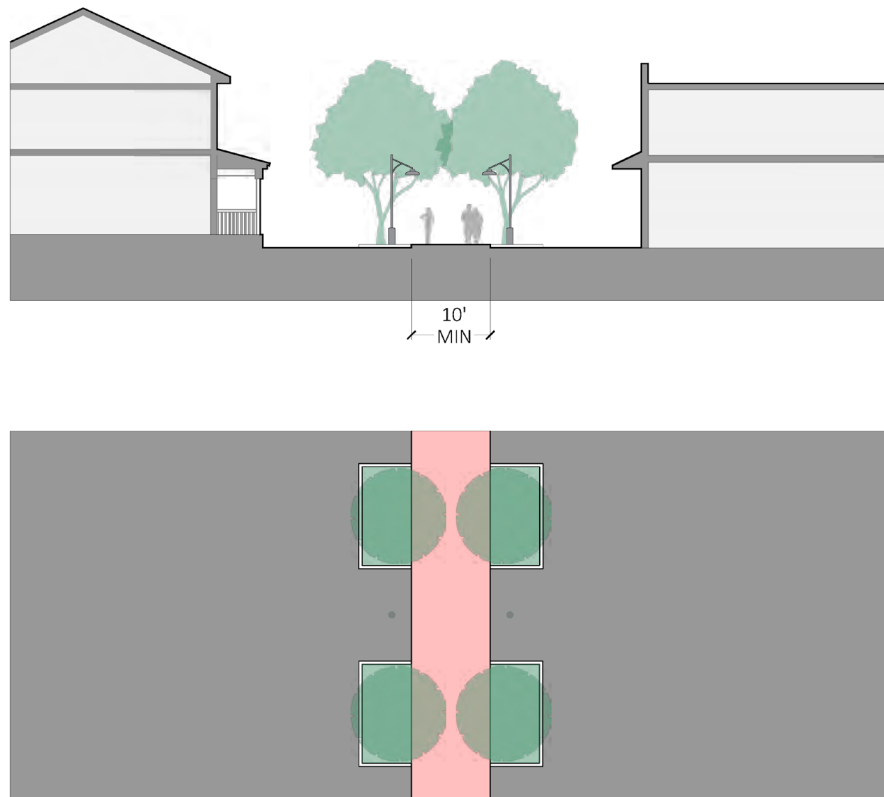


**FIGURE ESN-39 NEIGHBORHOOD STREET AT PUBLIC USE**



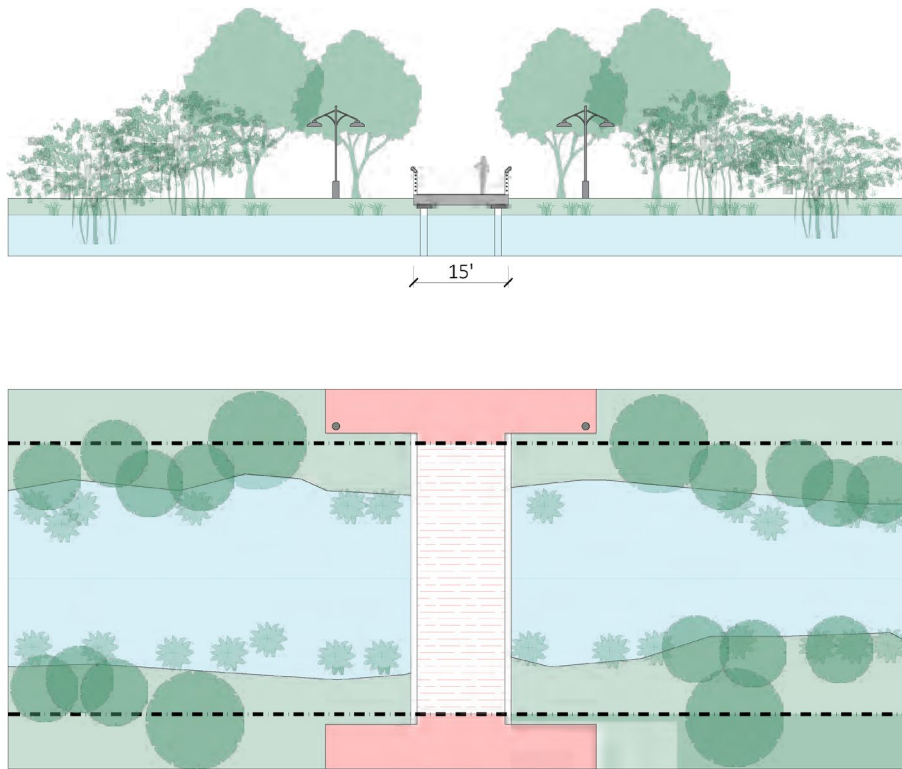
| Type                   |                                                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------|
| Vehicular travel lanes | 10 feet                                                                                                        |
| Parking Lanes          | 7 feet parallel on one side                                                                                    |
| Bike Facility          | Shared-use path                                                                                                |
| Preferred R.O.W.       | 60 feet                                                                                                        |
| Pavement Width         | 36 feet                                                                                                        |
| Sidewalk               | 8-10 feet                                                                                                      |
| Median                 | Not required                                                                                                   |
| Road Edge Treatment    | Curb & gutter                                                                                                  |
| Planting               | 6 feet planting strip with shade trees 30 feet on center and maintaining existing shade trees where applicable |
| Low Impact Development | Tree box filter, permeable surface at on-street parking                                                        |

**FIGURE ESN-40 SHARED USE PATH**



| Type                   |                                                                                     |
|------------------------|-------------------------------------------------------------------------------------|
| Vehicular travel lanes | Prohibited                                                                          |
| Parking Lanes          | Prohibited                                                                          |
| Bike Facility          | Shared-use path, see sidewalk                                                       |
| Preferred R.O.W.       | Not required                                                                        |
| Pavement Width         | Not required                                                                        |
| Sidewalk               | 10' min. shared-use path with pedestrian lighting                                   |
| Median                 | Prohibited                                                                          |
| Road Edge Treatment    | Prohibited                                                                          |
| Planting               | Shade trees 30 feet on center, may occur in the tree wells within a furnishing zone |
| Low Impact Development | Tree box filter, permeable surfaces                                                 |

**FIGURE ESN-41 SHARED-USE BRIDGE**



| Type                   |                                                                |
|------------------------|----------------------------------------------------------------|
| Vehicular travel lanes | Prohibited                                                     |
| Parking Lanes          | Prohibited                                                     |
| Bike Facility          | Shared-use path                                                |
| Preferred R.O.W.       | 15 feet min.                                                   |
| Pavement Width         | Not required                                                   |
| Sidewalk               | Shared-use path with pedestrian lighting                       |
| Median                 | Prohibited                                                     |
| Road Edge Treatment    | Prohibited                                                     |
| Planting               | Not required                                                   |
| Low Impact Development | Bio-retention systems, rain gardens, bioswales at water's edge |

(Ord. No. 2507-2023, § 1(Exh. A), 2-13-23)

### **Sec. 3.02.07. Access and parking standards.**

- A. *Applicability.* Section 6.01.00 shall apply except where modified in Figure ESN-31, Thoroughfare, access and parking standards.

- B. *Pedestrian access.* The owner shall be responsible for the installation of a continuous sidewalk along the entire length of the parcel frontage(s) that abuts a public street.
1. *Minimum width.* All sidewalks within the East Stuart Neighborhood shall be not less than six feet minimum on a right-of-way of 50 feet or less. All others shall be eight feet minimum. See section 3.02.06, Thoroughfare standards.
  2. All development shall include direct pedestrian access from development to existing and future sidewalks within the public right-of-way. Pedestrian access shall be separated from the vehicular travel path.
  3. Sidewalks shall be provided for internal circulation and linkage to other projects when such facilities are possible given the particular physical characteristics of the site, type of project, and adjacent land uses. Determination shall be made by the development director.
  4. *Materials.* Pedestrian access shall consist of concrete, brick or concrete pavers, asphalt, stamped pattern concrete systems, rock salt textured concrete with integral color, grass block, or other similar material approved by the development director which clearly distinguish them from vehicular use areas and promote traffic calming.
- C. *Bicycle access and parking.*
1. Section 6.01.20, Bicycle parking, applies within East Stuart Neighborhood. A minimum five-foot pedestrian zone shall not be reduced by the placement of bicycle parking.
- D. *Vehicle access and parking.*
1. The required minimum on-site parking is listed in Figure ESN-42, Minimum provided parking schedule.

**FIGURE ESN-42 MINIMUM PROVIDED PARKING SCHEDULE**

| Uses                                                      | Required Minimum Parking                                                                              |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Residential Uses</b>                                   |                                                                                                       |
| All residential uses, including ADUs                      | 1 per unit                                                                                            |
| <b>Transient Residential and Overnight Accommodations</b> |                                                                                                       |
| All Transient Residential and Overnight Accommodations    | 1 per room                                                                                            |
| <b>Institutional Uses</b>                                 |                                                                                                       |
| Adult day care centers                                    | 1 per 300 sf                                                                                          |
| Child care centers                                        | 1 per 6 kids adequate stacking for pick-up/drop-off activities consistent with the student population |
| Community centers                                         | 1 per 300 sf                                                                                          |
| Funeral homes without crematoriums                        | 1 per 4 seats                                                                                         |
| Governmental buildings                                    | 1 per 300 sf                                                                                          |
| Libraries                                                 | 1 per 300 sf                                                                                          |
| Museums                                                   | 1 per 500 sf                                                                                          |
| Assisted Living Facility                                  | 1 per 4 beds + 1 per 1000 sf                                                                          |
| Religious institutions                                    | 1 per 4 seats                                                                                         |
| Elementary or junior high Schools—Private, parochial      | 1 per classroom, plus 1 per 500 sf for employees & visitors with adequate stacking for pick-          |

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|                                                |                                                                       |
|------------------------------------------------|-----------------------------------------------------------------------|
|                                                | up/drop-off activities consistent with the student population         |
| High schools—Private, parochial, or technical  | 1 space per 3 students, plus 1 per 500 sf for employees & visitors    |
| Technical Schools—Private, parochial           | 1 per 10 student stations, plus 1 per 500-sf for employees & visitors |
| Commercial Uses                                |                                                                       |
| All Commercial uses                            | 1 per 300 sf                                                          |
| Recreational Uses                              |                                                                       |
| All Recreational uses                          | Not Applicable                                                        |
| Utility and Service Uses                       |                                                                       |
| All Utility and Service uses                   | Not Applicable                                                        |
| Telecommunication Uses                         |                                                                       |
| Stealth telecommunications facilities          | 1 per tower                                                           |
| Agricultural Uses                              |                                                                       |
| Community gardens                              | Not Applicable                                                        |
| Urban farms                                    | 1 per 4 employees                                                     |
| Storage, Transportation and Logistics Uses     |                                                                       |
| All Storage, Transportation and Logistics Uses | Not Applicable                                                        |

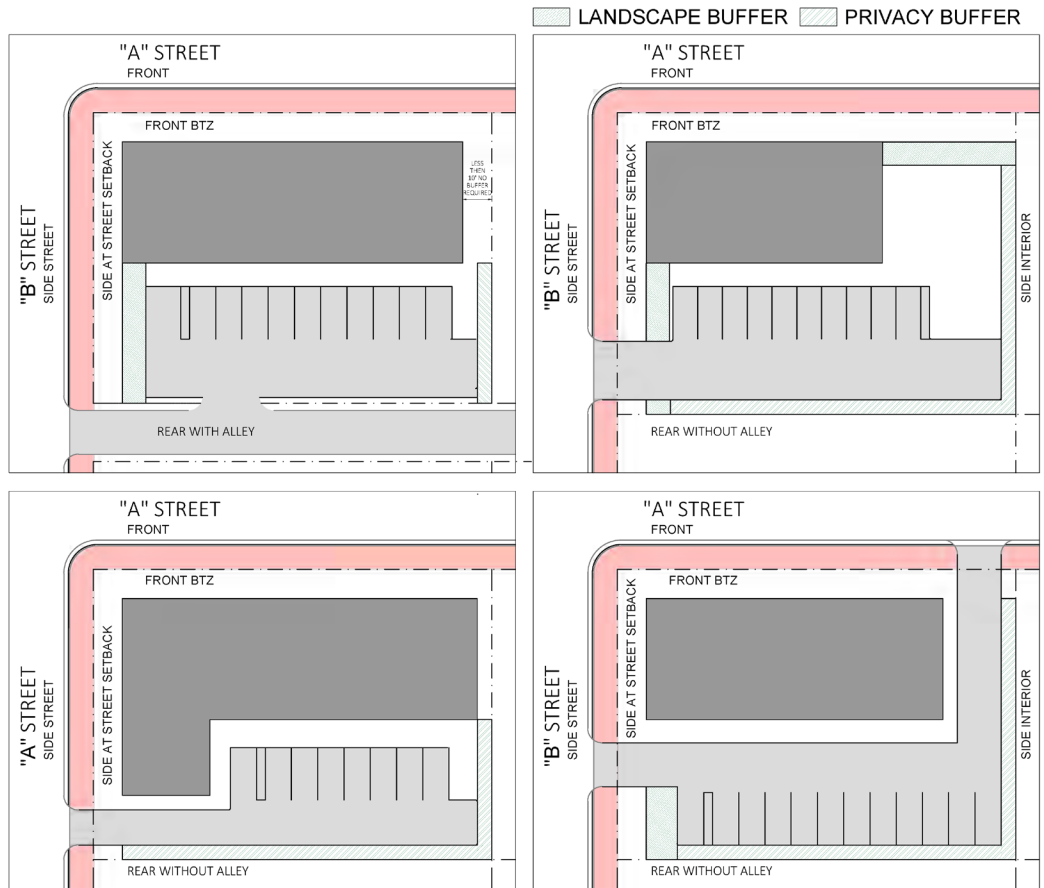
2. *On-street parking.* On-street parking, constructed to city code, within a public right-of-way along the lot frontage can be counted towards on-site parking requirements. An approved revocable permit from the city commission is required for on-street parking constructed by the new development.
3. *Payment in lieu of parking (PILOP).* Up to three required parking spaces may be accommodated via payments to the PILOP program as described in section 6.01.19.
4. *Parking alternatives.* The following may be substituted for required on-site parking spaces. Alternative parking spaces shall count toward no more than 25 percent of the overall on-site parking requirement.
  - a. Two motorcycle or scooter spaces shall count as one parking space
  - b. Two golf cart spaces shall count as one parking space
5. *Historic preservation credit.* Historic buildings as designated by the Stuart Historic Preservation Board and recorded and preserved in compliance with section 5.09.00 A, Historic preservation program, are exempt from new parking requirements due to a change of use when existing on-site parking remains. If existing on-site parking is removed, up to 50 percent of the required parking for any use may be accommodated via payments to the PILOP as described in section 6.01.19.
6. *EV charging station (EVCS).* All new commercial development of greater than 5,000 square feet of gross floor area and all new residential development greater than 50 dwelling units are required to provide EVCI to accommodate the future installation of EVCS(s). See section 2.06.22.
7. *Parking placement.* See Figure ESN-43, Parking placement.
  - a. All parking areas shall be located as shown in Figure ESN-44, Parking placement diagram, behind the rear facade of the principal building and screened from public rights-of-way by a street-wall, other screening approved by the development director, or landscape buffer as described in section 3.02.09, Landscaping and site design standards, of this Code.
  - b. Boats, campers, and recreational trailers may only be parked in rear yard and side yard setbacks.

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**FIGURE ESN-43 PARKING PLACEMENT**

|                                                                                                                                                                                                                          | Distance from Lot Line           | Landscaping Requirement in Parking Lots |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------|
| Front                                                                                                                                                                                                                    | 10' or 5' behind building facade | Landscape buffer                        |
| Side street                                                                                                                                                                                                              | 10' or 5' behind building facade | Landscape buffer                        |
| Side interior                                                                                                                                                                                                            | 5'                               | Privacy buffer                          |
| Side with alley                                                                                                                                                                                                          | 0'                               | Not applicable                          |
| Rear without alley                                                                                                                                                                                                       | 5'                               | Privacy buffer                          |
| Rear with alley                                                                                                                                                                                                          | 0'                               | Not applicable                          |
| <b>Curb Cut Notes</b>                                                                                                                                                                                                    |                                  |                                         |
| 1. For properties with access to an improved alley, no street curb cuts are permitted.                                                                                                                                   |                                  |                                         |
| 2. Where buildings do not have alleys in the rear of the property, curb cuts shall be no closer than 75 feet along the lot frontage. Distance between curb cuts shall be measured from the centerlines of each curb cut. |                                  |                                         |
| 3. Curb cut(s) shall be permitted for a single-family residence utilized as a single family dwelling or duplex dwelling regardless of the existence of an alley.                                                         |                                  |                                         |
| 4. Excluding parcels in public zoning district, the total driveway width at the property line shall not exceed 20 feet.                                                                                                  |                                  |                                         |

**FIGURE ESN-44 PARKING PLACEMENT DIAGRAM**



8. *Parking design standards.*
  - a. See Figure ESN-45, Parking lot design dimensions.
  - b. Where an improved alley is located along the side or rear property lines, improved alleyway may be used as part of the required back-up/drive aisle dimension for parking spaces.
  - c. *Materials.*
    - i. Vehicular access shall consist of concrete, brick or concrete pavers, asphalt, stamped pattern concrete systems, rock salt textured concrete with integral color, grass block, or other similar material approved by the development director.
    - ii. For developments requiring ten or fewer parking spaces, parking areas may be constructed with shell-rock, gravel, turf blocks, paver blocks, or other alternative materials approved by the development director. Additional maintenance requirements may be required of a developer utilizing alternative materials such as daily sweeping of shell-rock or gravel.

**FIGURE ESN-45 PARKING LOT DESIGN DIMENSIONS**

| Space Angle | Space Width | Parking Row Depth | Curb Length | Drive Aisle Width: One-way | Drive Aisle Width: Two-way |
|-------------|-------------|-------------------|-------------|----------------------------|----------------------------|
|-------------|-------------|-------------------|-------------|----------------------------|----------------------------|

|                                                                                                                                                                                                                                                            |                   |       |       |       |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------|-------|-------|--------------------|
| Parallel or 0°                                                                                                                                                                                                                                             | 8'0" <sup>1</sup> | 9'0"  | 22'0" | 10'0" | 20'0" <sup>3</sup> |
| 30°                                                                                                                                                                                                                                                        | 9'0" <sup>2</sup> | 17'0" | 20'0" | 12'0" | 20'0" <sup>3</sup> |
| 45°                                                                                                                                                                                                                                                        | 9'0" <sup>2</sup> | 19'0" | 14'6" | 12'0" | 20'0" <sup>3</sup> |
| 60°                                                                                                                                                                                                                                                        | 9'0" <sup>2</sup> | 20'0" | 11'9" | 13'0" | 20'0" <sup>3</sup> |
| Perpendicular or 90°                                                                                                                                                                                                                                       | 9'0" <sup>2</sup> | 18'0" | 9'0"  | 24'0" | 20'0" <sup>3</sup> |
| <sup>1</sup> May include valley gutter.                                                                                                                                                                                                                    |                   |       |       |       |                    |
| <sup>2</sup> The width of parking spaces may be reduced to 8½ feet for up to 20 percent of the required parking.                                                                                                                                           |                   |       |       |       |                    |
| <sup>3</sup> The two-way drive aisle width may be reduced from 20 feet to a minimum of 12 feet for parking areas of eight spaces or less. Within a reduced drive aisle area, parking spaces are prohibited, with the exception of parallel parking spaces. |                   |       |       |       |                    |

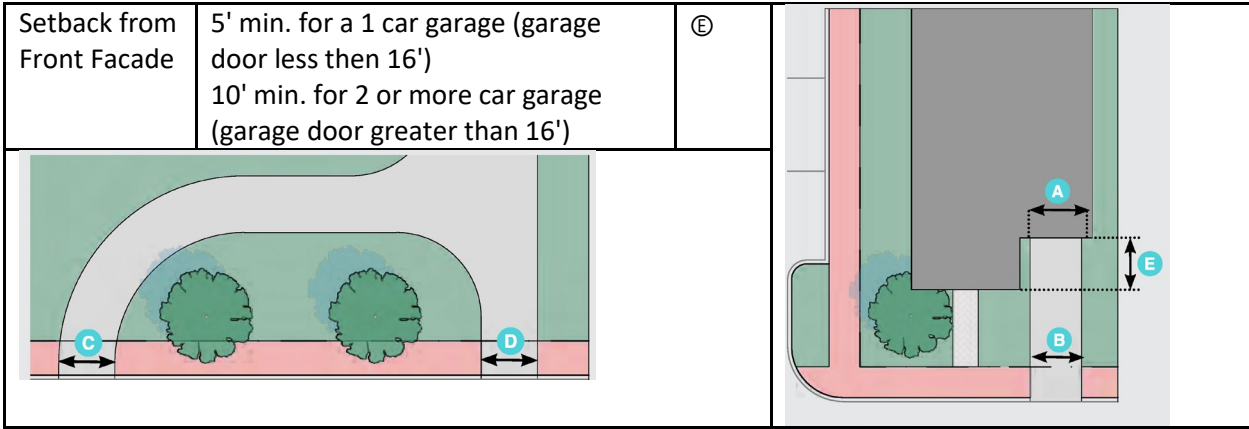
9. *Garages, structured parking and parking located within a building envelope.*

- a. Garages shall not be the principal element of the front facade.
- b. *Structured parking.* Structured parking may be permitted through a conditional use approval, and shall:
  - i. Be screened by a liner building with active commercial or residential use provided for a depth of no less than 20 feet measured from the building facade.
  - ii. Provide shade on at least 30 percent of any exposed parking on the roof with an aged solar reflectance index (SRI) of at least 32, be a vegetated roof, or be covered by energy generation systems.
- c. For detached single-family dwelling unit and duplexes the following shall apply:
  - i. Attached garages shall be set back from the front facade as described in Figure ESN-46, Front loaded attached garage, or configured with a side entry, shown in Figure ESN-47, Front loaded-side entry attached garage.
  - ii. Detached garages are permitted provided they comply with the outbuilding building type and building coverage requirements.
  - iii. Carports and porte cocheres shall be regulated the same as attached garages.

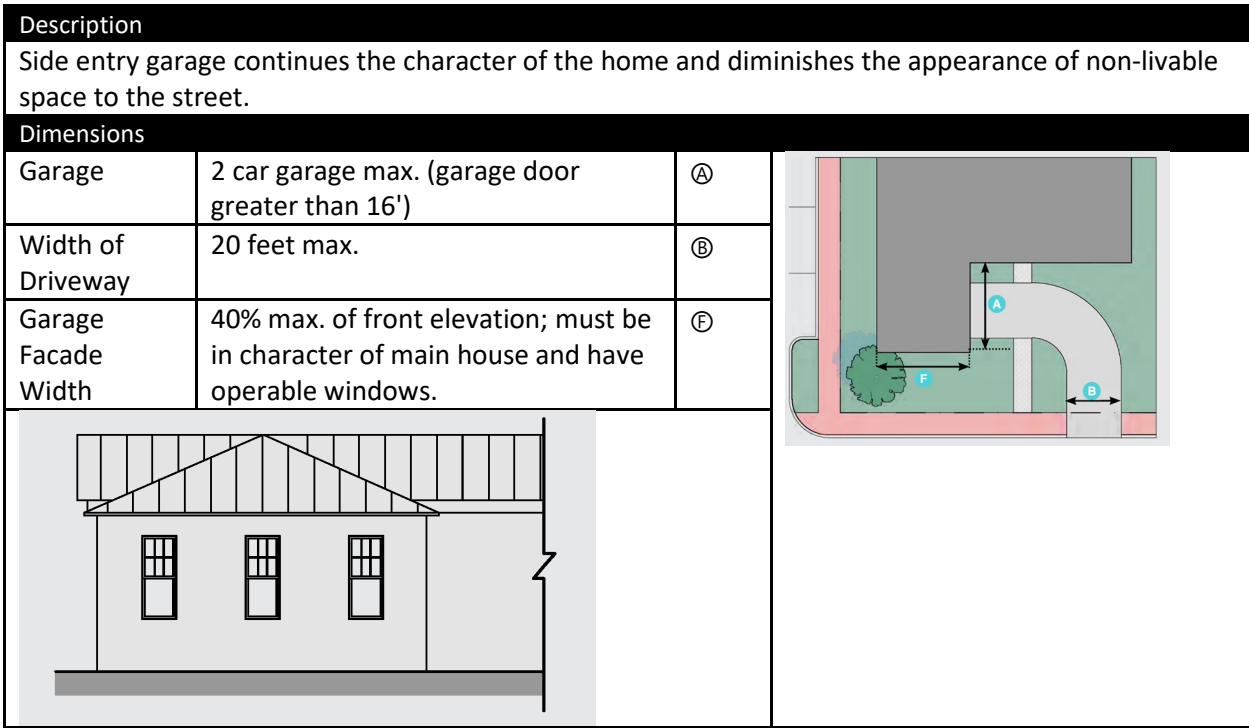
**FIGURE ESN-46 FRONT LOADED ATTACHED GARAGE**

| Description                                                                                         |                                                    |   |  |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------|---|--|
| Setting the garage back from the primary facade emphasizes the building entrance and living spaces. |                                                    |   |  |
| Dimensions                                                                                          |                                                    |   |  |
| Garage Door                                                                                         | 40% max. of front elevation, and 2 car garage max. | Ⓐ |  |
| Width of Driveway                                                                                   | 20' max. total width at property line              | Ⓑ |  |
|                                                                                                     | or 20' max. total width (C+D) at property line     | Ⓒ |  |
|                                                                                                     |                                                    | Ⓓ |  |





**FIGURE ESN-47 FRONT LOADED-SIDE ENTRY ATTACHED GARAGE**



- E. *Heat island effect.* In order to reduce urban heat islands the following recommendations are provided for site design:
1. Provide shade on at least 30 percent of non roof impervious surface on the site, including parking lots, walkways, plazas, etc.
  2. Use light-colored/high-albedo materials (reflectance of at least .3) for 30 percent of the site's non-roofed impervious surfaces

(Ord. No. 2507-2023, § 1(Exh. A), 2-13-23)

### Sec. 3.02.08. Stormwater standards.

A. Section 6.03.00, Stormwater management, applies as written.

(Ord. No. 2507-2023, § 1(Exh. A), 2-13-23)

### Sec. 3.02.09. Landscape and site standards.

A. Figure ESN-48 identifies which of the landscaping, buffering, tree protection standards in section 6.04.00 apply in the East Stuart Neighborhood and which standards are modified, replaced, or do not apply.

**FIGURE ESN-48 LANDSCAPE AND SITE STANDARDS**

| Sec. 6.04.00              | Landscaping                                                                                        | Applies as written | Replaced by    |
|---------------------------|----------------------------------------------------------------------------------------------------|--------------------|----------------|
| Sec. 6.04.01              | Applicability of the Stuart Landscape Code                                                         | ✓                  | -              |
| Sec. 6.04.02              | General provisions                                                                                 | ✓                  | -              |
| Sec. 6.04.03              | Landscape design                                                                                   | →                  | Sec. 3.02.09 B |
| Sec. 6.04.04              | Maintenance                                                                                        | ✓                  | -              |
| Sec. 6.04.05              | Xeriscape landscape                                                                                | ✓                  | -              |
| Sec. 6.04.06              | Land use transitions and landscape buffers                                                         | →                  | Sec. 3.02.09 C |
| Sec. 6.04.07              | Parking areas for multi-family and all non-residential developments                                | →                  | Sec. 3.02.09 D |
| Sec. 6.04.08              | Developments landscape requirements                                                                | →                  | Sec. 3.02.09 C |
| Sec. 6.04.09              | Variance appeal to board of adjustment                                                             | ✓                  | -              |
| Sec. 6.04.10              | Loading, storage, mechanical equipment, solid waste disposal facilities and other service function | →                  | Sec. 3.02.09 F |
| Additional Site Standards |                                                                                                    |                    |                |
| Sec. 6.07.00              | Lighting                                                                                           | →                  | Sec. 3.02.09 E |
| Sec. 6.08.00              | Solid Waste and Recycling Container Standards                                                      | →                  | Sec. 3.02.09 F |

B. *Landscape design.* For all development a landscape plan shall be submitted and approved as part of the development approval process and prior to the issuance of a development permit. Landscape plans for a major development shall be prepared by a registered landscape architect. All landscape plans must show the location of existing or proposed utility lines that could be impacted by the vegetation being planted.

1. *Required landscape area and tree planting.* Figure ESN-49, Required landscape area and tree planting, indicates the minimum number of trees and landscape area that must be planted.

**FIGURE ESN-49 REQUIRED LANDSCAPE AREA AND TREE PLANTING**

| Zoning | Minimum Percentage | Number of Trees per Site |
|--------|--------------------|--------------------------|
| BMU    | Not applicable     | 1 within build-to-zone   |

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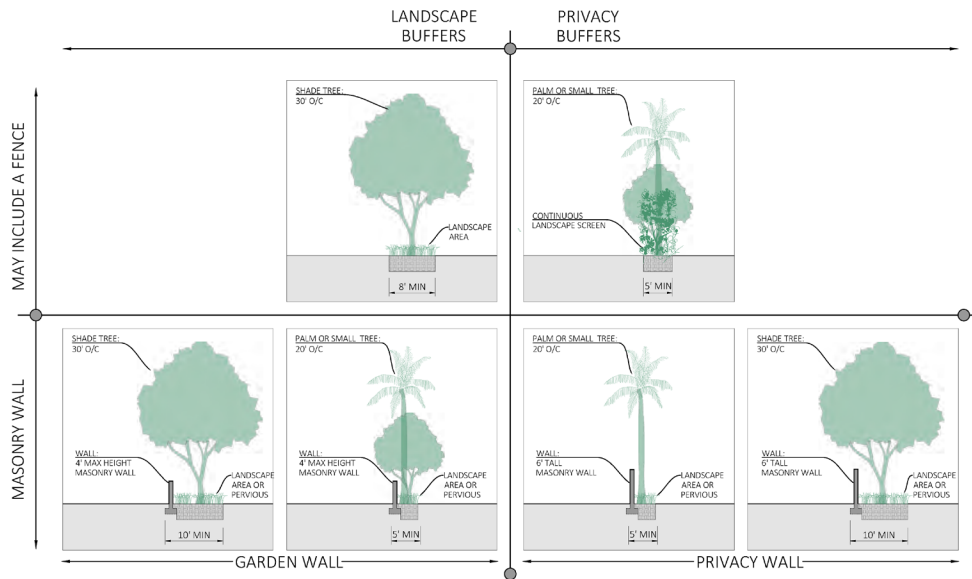
|            |                |                                      |
|------------|----------------|--------------------------------------|
| GRO        | 20% of site    | 1 within build-to-zone               |
| SFD        | 20% of site    | 1 within build-to-zone               |
| Public     | Not applicable | 1 per 30 linear feet at lot frontage |
| Recreation | Not applicable | 1 per 30 linear feet at lot frontage |

2. The landscaped areas shall be located on the site as to maximize preservation of existing trees with priority given to specimen and/or historic trees as described in chapter V, Resource protection related development standards. The development director may grant a reduction in required trees to be planted for existing trees to remain.
  3. All required shade trees, as defined by chapter VI shall be 14 feet in height at installation, and have a DBH of not less than two and one-half inches.
  4. Where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site in right-of-way or other nearby public space, in openings within paved areas, or in other locations as determined by the development director.
  5. Yards shall be sodded or otherwise landscaped in accordance with section 3.02.09.
  6. Impervious surfaces shall not be placed within five feet of the base of an existing tree to be preserved.
  7. Mulch shall be designed and installed in all planting areas to a depth of three inches. The type of mulch shall be Florida Friendly mulch and be specified on the landscape plan.
  8. *Visibility triangles.* All landscaping within a visibility triangle shall provide unobstructed cross-visibility at a level between three feet and six feet and shall comply with section 3.02.06 F.
- C. *Landscape and privacy buffers.* See Figure ESN-50, Minimum buffer types, for descriptions of required buffers.

**FIGURE ESN-50 MINIMUM BUFFER TYPES**

| Type              | Name                     | Min. Width | Wall or Fence, see Sec. 03.02.10      | Tree or Palm                | Landscaping                                                                                                                           |
|-------------------|--------------------------|------------|---------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Landscape buffers | Shade tree buffer        | 8'         | May include fence                     | Shade tree, every 30' o/c   | A hedge planted 24 to 30 inches on-center, and grass, ground cover, or other landscape treatment not less than 50%, LID is encouraged |
|                   | Garden wall buffer 1     | 10'        | Finished masonry wall, 4' max. height | Shade tree, every 30' o/c   | A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material, LID is encouraged                        |
|                   | Garden wall buffer 2     | 5'         | Finished masonry wall, 4' max. height | Tree or palm, every 20' o/c | A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material                                           |
| Privacy buffers   | Landscape privacy buffer | 5'         | May include fence                     | Tree or palm, every 20' o/c | A hedge planted 24 to 30 inches on-center or other landscape treatment to create a 6' tall continuous landscape screen                |

|  |                       |     |                                |                             |                                                                                                                |
|--|-----------------------|-----|--------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------|
|  | Privacy wall buffer 1 | 5'  | Finished masonry wall, 6' tall | Tree or palm, every 20' o/c | A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material                    |
|  | Privacy wall buffer 2 | 10' | Finished masonry wall, 6' tall | Shade tree, every 30' o/c   | A hedge, grass, ground cover, or other landscape treatment or pervious landscaping material, LID is encouraged |



D. *Parking lot standards.*

1. *Parking lot perimeter landscaping.* A parking lot not entirely screened visually by an intervening building from abutting rights-of-way or private property, and with six or more parking spaces shall include landscape and privacy buffers. See Figure ESN-43, Parking placement, and Figure ESN-44, Parking placement diagram, in section 3.02.07.
2. *Parking lot interior landscaping.*
  - a. Interior landscaping shall include not less than one shade tree for every 500 square feet or fraction thereof of interior landscaped area.
  - b. Any hedge materials located within an interior landscaped island shall be maintained at a height of not more than two feet.
  - c. Not less than 80 percent of trees used in parking area interior landscaping shall be shade trees.
  - d. Interior landscaped islands shall be provided between every ten parking spaces. Each interior island shall be not less than six feet in width. Each interior island shall contain not less than one shade tree and a combination of shrubs, ground cover, grass, and mulch.
  - e. Terminal landscaped islands shall be provided at the end of each parking row. Terminal landscaped islands shall not be less than eight feet in width and the length of the parking space. Each terminal island shall contain not less than one shade tree and a combination of shrubs, ground cover, grass and mulch.
  - f. Interior landscaped medians shall be provided between every interior row of parking spaces and not less than six feet in width. Interior medians shall be landscaped with not less than one shade tree every 30 linear feet and a combination of shrubs, ground cover, grass and mulch.

- 
- g. Parking lot interior landscaping shall utilize low-impact development strategies.
    - i. If curbs are to be used, their number, placement and design should be carefully considered to allow percolation of stormwater. An opening shall be no less than 18 inches wide is to reduce the potential for clogging.
    - ii. A minimum two-inch drop is required between the pavement and the vegetated area. A gravel area may be required to dissipate energy and prevent erosion at entry points to rain gardens or parking lot islands.
    - iii. The street profile shall match the intended drainage; i.e., a crowned street will drain to both sides, or a side shed profile will drain to only one side.
  - 3. *Excess parking lot spaces.* Where the number of parking spaces installed in a surface lot exceeds the minimum number of on-site parking spaces required by this Code:
    - a. Landscape buffers shall not be less than eight feet and shall include shade trees.
    - b. For every additional five spaces, one shade tree shall be provided on site.
    - c. All excess parking spaces shall be made of pervious hardscape such as pavement, concrete and/or pavers.
  - E. *Lighting.* All development shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. Light fixtures shall be designed as an integral design element that complements the design of the project through style, material or color.
    - 1. The use of exposed neon or LED rope lighting on any property is prohibited.
    - 2. *Fixture height.* Except for in the public zoning district, lighting fixtures shall be a maximum of 15 feet in height.
    - 3. *Light pollution and spillage.* Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and all adjacent properties. Lighting shall be designed and installed so the light source does not shine directly onto adjacent residential uses or a residential zoning district.
      - a. The applicant is encouraged to minimize light spillage from building and site and to reduce urban-glow. Dark sky approved lighting is encouraged.
      - b. For perimeter exterior lighting, only full cutoff luminaries shall be approved.
      - c. For institutional, commercial and major development projects the maximum allowable illumination at the property line of any adjoining parcel or public right-of-way is 0.2 horizontal and vertical foot-candles measured at six feet above grade level.
  - F. *Solid waste and recycling.*
    - 1. *Solid waste and recycling generation rates.* Generation rates in section 6.08.01 are weekly and apply except where modified below in Figure ESN-51, Solid waste and recycling weekly generation rates. Generation rates shall be calculated or reassessed with new development, substantial renovation, substantial improvement, or change of use.

**FIGURE ESN-51 SOLID WASTE AND RECYCLING WEEKLY GENERATION RATES**

| Use | Recycling (min) | Garbage (min) | Cardboard |
|-----|-----------------|---------------|-----------|
|-----|-----------------|---------------|-----------|



|                                           |                           |                           |              |
|-------------------------------------------|---------------------------|---------------------------|--------------|
| Residential, four units or less, per unit | One 65-gallon blue cart   | One 95-gallon green cart  | Not required |
| Residential, five units or more, per unit | 0.17 cubic yards per unit | 0.17 cubic yards per unit | Not required |
| Commercial less than 5,000 sf             | Two 95-gallon blue carts  | Two 95-gallon green carts | Not required |

2. *Location of solid waste and recycling storage and/or enclosures.* All new development, substantial renovation, or change of use must provide sufficient on-site space and maintenance for the placement and collection of solid waste and recycling storage and/or enclosures. Excluding improved alleys, all solid waste and recycling storage shall be screened from view from public rights-of-way.
  - a. Screening may be achieved by with a buffer as described in Figure ESN-50, Minimum buffer types, a freestanding enclosure, or an enclosure within the building footprint. Where more than six roll-out carts are required an enclosure shall be provided.
  - b. The location of solid waste & recycling storage and/or enclosures:
    - i. Shall be accessed from the alley if an improved alley is present.
    - ii. Prohibited on Neighborhood Main Street as shown in Figure ESN-07, Thoroughfare plan.
    - iii. Where an alley is not present, solid waste & recycling storage and/or enclosures shall be located to prevent conflict with pedestrians, minimize the quantity and length of curb cuts, and promote a high quality, livable public realm.
  - c. The utilities and engineering director encourages businesses under the same ownership or within the same block to share enclosures to meet required enclosure standards.
  - d. Design of freestanding solid waste & recycling storage enclosures shall have:
    - i. A six-feet tall finished concrete wall on three sides. Use of chain link or wooden fencing to meet this requirement is prohibited.
    - ii. Closable, lockable opaque gates. Gates may be opaque inserts within a chain link gate.
    - iii. Landscaping around the enclosure is not required.
    - iv. Bollards are required to be located at the rear of enclosure only.
    - v. Enclosure size shall be a minimum ten feet by ten feet (interior dimensions). Larger enclosures shall be provided as necessary to house larger proposed or required containers.

(Ord. No. 2507-2023, § 1(Exh. A), 2-13-23)

### **Sec. 3.02.10. Fence and wall standards.**

- A. *Fence and wall principles.* All development including public improvements shall incorporate the following fence and wall principles:
  1. Fences or walls shall be in harmony and compatible with their surroundings.
  2. All fences and walls shall be maintained in good repair on both sides, so as to be structurally sound.
  3. No fences, walls, or hedges may be located within the intersection sight-triangle as set forth. See section 3.02.06 F, Visibility triangles.

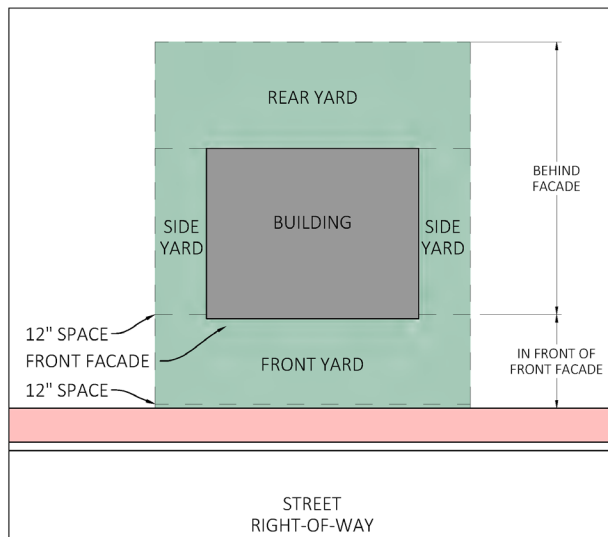
4. *Obstruction of water drainage.* In no case shall a fence or wall restrict the natural sheet flow of water or impede movement of drainage water from swales, drainage ditches, etc.
- B. *Construction fences.* All development projects greater than a half acre shall install with a temporary six-foot chain link fence with obscure green or black fabric of uniform color or other visual barrier material approved by the development director around the site prior to the initiation of the construction phase.
- C. *Materials.*
  1. Fences and walls shall be constructed with one or more of the materials listed in Figure ESN-52, Fence and wall materials.

**FIGURE ESN-52 FENCE AND WALL MATERIALS**

| Fence Materials   |                            |              |                          |
|-------------------|----------------------------|--------------|--------------------------|
| Aluminum or Steel | Stone or pre-cast concrete | Wrought iron | Painted stucco           |
| Brick             | Wood                       | Vinyl        | Split-face masonry block |

2. Metal fences shall be of non-corrodible metal or galvanized wire fabric, having a minimum of 11 gauge. Chain link fences shall be vinyl coated. Colors of the vinyl material shall be limited to green or black.
3. Fences and walls shall be finished on the exterior side where all framing is facing the interior.
4. *Dangerous materials prohibited.*
  - a. No fence, wall, or other enclosures shall include materials or devices, such as broken glass, spikes, razors, nails or similar materials intended or designed to maim, mutilate or cause other bodily injury to any person or animal.
  - b. Electrically charged fences are prohibited.
  - c. Barbed wire fences are hereby prohibited, unless approved as necessary to protect the public from hazardous conditions.
- D. *Height.*
  1. Fences located in the front yard shall have a maximum height of four feet along the front and side property lines to the front facade of the principal building. Along the side property lines behind the front facade and along the rear property line a fence may be no more than 6 feet in height. See Figure ESN-53, Wall and fence locations, for an illustration of front, rear, and side yards.
  2. The height of fences and walls shall be measured from existing natural elevation of a lot, prior to any construction or alteration.
  3. An entryway bower, arbor, or trellis, constructed in conjunction with a fence or wall, shall not exceed a maximum height of nine feet, measured from existing grade.

**FIGURE ESN-53 WALL AND FENCE LOCATIONS**



(Ord. No. 2507-2023, § 1(Exh. A), 2-13-23)

### Sec. 3.02.11. Sign standards.

- A. Figure ESN-54, Sign standards, identifies which of the sign standards in section 6.11.00 apply in The East Stuart Neighborhood and which standards are modified, replaced, or do not apply. Permanent signs are only permitted in the BMU Zoning District. For GRO and SFD refer to section 3.02.03 B, Standards for specific uses, for exceptions.

**FIGURE ESN-54 SIGN STANDARDS**

| Sec. 6.11.00 | Signs                                                                        | Applies as written | Replaced by                |
|--------------|------------------------------------------------------------------------------|--------------------|----------------------------|
| Sec. 6.11.01 | Purpose and goals                                                            | ✓                  |                            |
| Sec. 6.11.02 | Permit required.                                                             | ✓                  |                            |
| Sec. 6.11.03 | Non-conforming pole signs                                                    | ✓                  |                            |
| Sec. 6.11.04 | Permit procedures                                                            | ✓                  |                            |
| Sec. 6.11.05 | Aesthetic attributes                                                         | ✓                  |                            |
| Sec. 6.11.06 | Code applicability                                                           | ✓                  |                            |
| Sec. 6.11.07 | Sign area, dimensioning, lighting and colors                                 | →                  | Modified by Sec. 3.04.11 B |
| Sec. 6.11.08 | Design requirements and restrictions                                         | ✓                  |                            |
| Sec. 6.11.09 | Unified signage plan; location, safety, design requirements and restrictions | ✓                  |                            |
| Sec. 6.11.10 | Structural standards                                                         | ✓                  |                            |
| Sec. 6.11.11 | Removal and disposition of certain signs                                     | ✓                  |                            |
| Sec. 6.11.12 | Types of signs permitted                                                     | ✓                  |                            |
| Sec. 6.11.13 | Special purpose signs and signing                                            | ✓                  |                            |

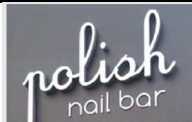
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|              |                                       |   |                            |
|--------------|---------------------------------------|---|----------------------------|
| Sec. 6.11.14 | "No fee permit" signs                 | ✓ |                            |
| Sec. 6.11.15 | Exempt signs (not requiring a permit) | ✓ |                            |
| Sec. 6.11.16 | Prohibited signs                      | → | Modified by Sec. 3.04.11 H |
| Sec. 6.11.17 | Design standards matrix               | ✓ |                            |

- B. *Illumination.* In addition to section 6.11.07 applies except where modified in Figure ESN-55, Sign lighting standards.

**FIGURE ESN-55 SIGN LIGHTING STANDARDS**

|                                  |                                                                                                                                                | PERMITTED                                                                         | PERMITTED                                                                                             | PROHIBITED                                                                                                                                                               |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| POWER SOURCE<br>AND ILLUMINATION | Sign lighting should be integrated into the architectural features of the building. Power sources, raceways and conduits shall not be visible. |  |                     |                                                                                       |
|                                  |                                                                                                                                                | Gooseneck lighting                                                                | Front-lit LED channel letters with translucent acrylic faces, or Reverse channel LED halo-lit letters | Face illuminated channel letters mounted on exposed raceway. Fluorescent lighting, exposed neon, LED rope or similar perimeter lighting, electronic changeable copy sign |

- C. *Prohibited signs.* Section 6.11.16 applies except where modified in Figure ESN-56, Types of signs prohibited.

**FIGURE ESN-56 TYPES OF SIGNS PROHIBITED**

| PROHIBITED                                                                          |                                                                                        |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |     |  |  |
| Advertising flags including feather flags and tear drop flags                       | Murals which are advertising or painted wall signage which exceed permitted dimensions | Face illuminated cabinet sign, back-lit sign panels                                  | Vinyl banners hung from awnings, roof fascia or arcade                                |

|                                                                                                                                                                                                                                                            |                                                                                   |                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|                                                                                                                                                                           |  |  |
| Billboards, single pole and pylon signs                                                                                                                                                                                                                    | Electronic changeable copy signs                                                  | Window signs exceeding 40% of glazing area. It can be perceived as visual clutter. |
| <b>PROHIBITED SIGNAGE ILLUSTRATED</b>                                                                                                                                                                                                                      |                                                                                   |                                                                                    |
| Activity inside is obscured by banners and window coverings. The materials such as plastic face-lit cabinets and banners are not durable and long lasting. The pole sign is too high, contributes to signage clutter, and does not address the pedestrian. |                                                                                   |  |

(Ord. No. 2507-2023, § 1(Exh. A), 2-13-23)

### Sec. 3.02.12. Architectural standards.

- A. *Historic preservation.* Structures or sites identified as historically and architecturally contributing shall be candidates for historic protection as set forth in section 5.09.00.
- B. *Building additions.* The exterior appearance of additions to an existing building should be compatible with the existing building. For example, exterior walls should be of the same or compatible materials and finished in the same manner as the existing structure. Windows should also be of the same type or be complementary with the existing windows.
- C. *Architectural character.* New development, substantial renovations and major facade improvements within the East Stuart Neighborhood Code shall be harmonious with the community's traditional architecture, including, but not limited to, early Florida vernacular cottages, Bahamian cottage, railroad homes, conch house, Mediterranean revival, mission revival, bungalow, classic revival—folk Victorian, ranch or other architectural types common to Stuart. The development director shall determine compliance in this regard.
  1. *Roofs and gutters.*
    - a. For buildings which are located not more than five feet from the front property line, gutters must be shielded and shall not drain onto hardscape. Downspouts may be enclosed within a column or other architectural feature. Rain-barrels, cisterns, and other low impact development strategies are encouraged.
    - b. *Heat island effect.* In order to reduce urban heat islands Use Energy Star roof-compliant, high-reflectance and high emissivity roofing or install a "green" (vegetated) roof for at least 50 percent of the roof area.

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2. *Building colors and finishes.* Exterior building wall colors for all new development and substantial renovation within the East Stuart Neighborhood shall be neutral shades, white, or Bahamian pastel-color exteriors including, but not limited to, pinks, blues, yellows, and greens to reflect the historic neighborhood. The use of black or florescent colors is prohibited as exterior wall or accent colors. Building trim color shall complement the predominant exterior building color.

(Ord. No. 2507-2023, § 1(Exh. A), 2-13-23)

## CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

**Meeting Date:** 8/8/2024

**Prepared by:** Jodi Nentwick

**Title of Item:**

710 MARTIN LUTHER KING BOULEVARD - REZONE TO BUSINESS AND MIXED-USE (BMU) ZONING DISTRICT (RC):

ORDINANCE No. 2532-2024; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP, TO REZONE A 2.4-ACRE PARCEL; LOCATED AT 710 MARTIN LUTHER KING BOULEVARD, BEING MORE DESCRIBED IN EXHIBIT "A" ATTACHED, FROM COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) TO BUSINESS AND MIXED-USE (BMU) ZONING DESIGNATION; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**Summary Explanation/Background Information on Agenda Request:**

**Request Summary:**

The City of Stuart is seeking approval of a Minor Development Plan, Rezoning, and Conditional Use to redevelop ±2.17 acres of an existing ±2.4-acre Commercial site to facilitate the construction of the proposed Project Lift vocational training facility. The remaining ±0.23 acres is a proposed future ROW dedication.

The address is 710 SE MLK Boulevard, Stuart, FL 34994. The property is located at the southwest corner at the intersection of Martin Luther King Boulevard and Tarpon Avenue and is within the municipal boundaries of the City of Stuart. The proposed building will house Project Lift, which is a vocational training center.

The project is being pursued pursuant to the terms and conditions of a Community Development Block Grant which has provided the funding for the acquisition of the land and the construction of a vocational training facility. The City has entered into a memorandum of understanding with Project Lift to operate the training facility pursuant to a long term land lease.

The subject property is currently within the following Zoning District and Land Use:  
Zoning Districts: Commercial Planned Unit Development (CPUD)  
Land Use: East Stuart

**Funding Source:**

N/A

**Recommended Action:**

RECOMMEND TO CITY OF STUART CITY COMMISSION

**ATTACHMENTS:**

1. Project Lift LPA Staff Report
2. Rezoning Application - Signed
3. Applicant's Rezone Justification Letter

4. Public Notice Requirements
5. LDC Code Section 11.01.09



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**To:** Local Planning Agency (LPA)  
**From:** Jodi Kugler, Development Director  
**Meeting Date:** August 8, 2024  
**Subject:** 710 Martin Luther King Boulevard  
*Rezone to Business and Mixed-Use Zoning District*

---

**GENERAL INFORMATION:**

**Applicant & Owners:** City of Stuart  
Community Redevelopment Agency (CRA)  
121 SW Flagler Avenue  
Stuart, FL 34994

**Agent of Record:** Kimley-Horn & Associates  
Peter Van Rens, P.E.  
445 24<sup>th</sup> Street, Suite 200  
Vero Beach, FL 32960

**Location:** 710 SE Martin Luther King Boulevard, Stuart FL 34994

**Parcel I.D.:** 04-38-41-000-000-00250-3

**Parcel Size:** +/-2.4-acres

**Existing Land Use:** East Stuart

**Existing Zoning:** Commercial Planned Unit Development (CPUD)

**Proposed Zoning:** *Business and Mixed Use*

**Existing Use:** Abandoned gas station & car wash

**Proposed Use:** *Vocational Training Facility*

**Overlay District:** Community Redevelopment Area (CRA)  
East Stuart Neighborhood Overlay District

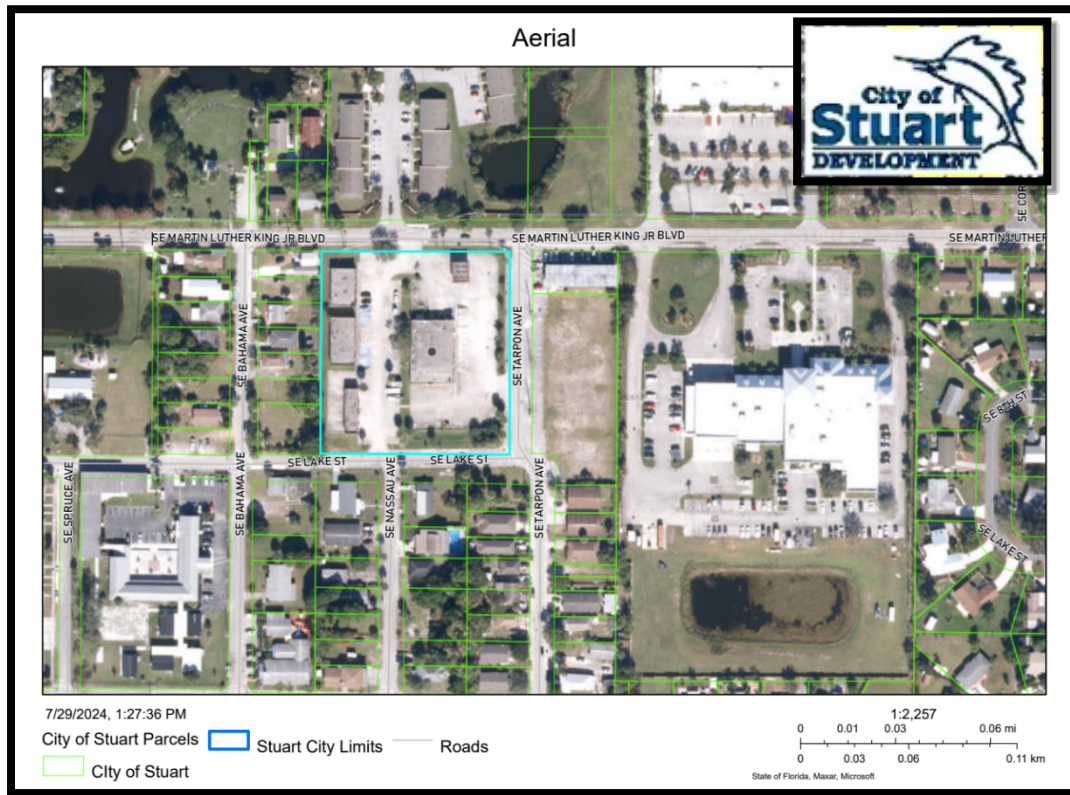
***A. Project Description***

The applicant is seeking approval for a rezone petition from Commercial Planned Unit (CPUD) to Business and Mixed-Use (BMU) zoning within the East Stuart Neighborhood Code Overlay District to redevelop the 2.4-acre commercial site to accommodate a proposed vocation training facility known as “Project Lift”. The property is located at the intersection of Martin Luther King Boulevard and Tarpon Avenue and is within the municipal boundaries of the City of Stuart.

## Project Lift Rezone

Project Number: Z22110006

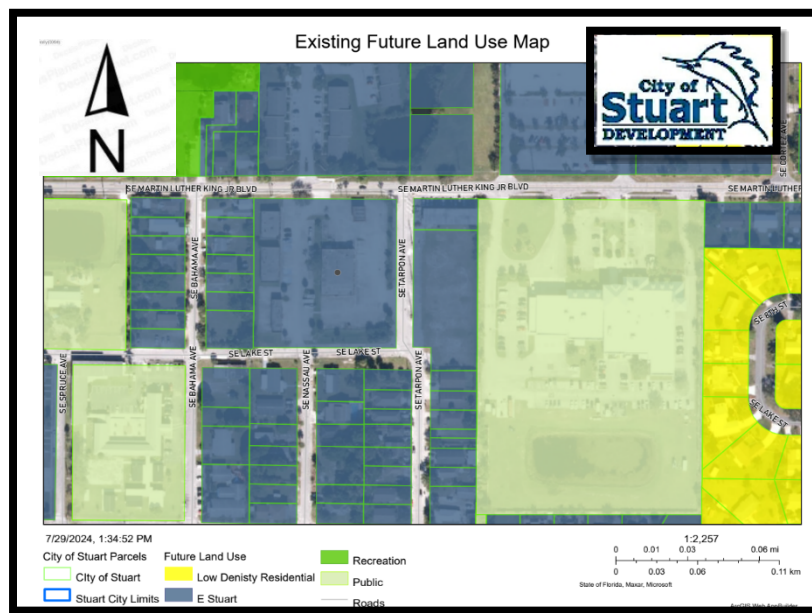
LDC Section 3.02.02. – Regulating plan defines the *Business and Mixed-use Zoning District (BMU)*. The *BMU Zoning District* encompasses East Stuart's traditional business area, abutting the south side of Martin Luther King Jr. Boulevard adjacent to Central and East Avenues. The area is currently characterized by several vacant parcels, a few scattered single-family and multi-family residences and a small number of businesses. The desired development pattern of business and office uses with proximity to residential uses promotes a vibrant mixed-use neighborhood."



### Adjacent Land Use & Zoning:

| Location                |              | Zoning District                                             | Future Land Use    | Existing Land Use                    |
|-------------------------|--------------|-------------------------------------------------------------|--------------------|--------------------------------------|
| <b>Subject Property</b> |              | <b>CPUD: Commercial Planned Unit Development</b>            | <b>East Stuart</b> | <b>Gas &amp; Car Wash Facilities</b> |
| <b>Adjacent Parcels</b> | <b>North</b> | GRO: General Residential Office                             | East Stuart        | Multi-Family                         |
|                         | <b>South</b> | SFD: Single-Family Duplex & GRO: General Residential Office | East Stuart        | Single-Family                        |
|                         | <b>East</b>  | BMU: Business Mixed Use                                     | East Stuart        | Convalescent Home                    |
|                         | <b>West</b>  | GRO: General Residential Office                             | East Stuart        | Single-Family                        |





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*Advisory board public hearing.*

1. At the public hearing, the advisory board shall hear from all interested parties regarding whether the rezoning application complies with the requirements of this Code and the comprehensive plan. The advisory board shall consider the application, the written comments of each responding department, consultant, and agency as well as the compliance recommendation of the development department.
2. In formulating its recommendation to the city commission, the advisory board shall consider the following criteria:
  - a. The existing land use pattern;
  - b. The possible creation of an isolated district unrelated to adjacent and nearby districts;
  - c. The population density pattern of the area and possible increase or overtaking of the load on public facilities such as schools, utilities and streets;
  - d. The possible overloading of the city's sewage collection, treatment and disposal facilities;
  - e. The possible overloading of the city's drainage system;
  - f. The existing district boundaries in relation to existing conditions on the subject property;
  - g. The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate;
  - h. The impact of the proposed rezoning upon living conditions in the adjacent neighborhood;
  - i. The impact of the rezoning upon the flow of light and air to adjacent areas;
  - j. The impact of the proposed rezoning upon property values in the adjacent area;
  - k. The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations; and
  - l. The existence of other adequate sites in the city for the proposed use in districts already permitting such use.

***D. Public Notification – LPA***

On July 19, 2024, the applicant provided notification letters to property owners located within 300 feet of the proposed petition. One (3) public notification sign detailing the Community Redevelopment Board (CRB) and City Commission Public Hearing was posted on the premises.



**CITY OF STUART**  
**DEVELOPMENT DEPARTMENT**  
**REZONE REAL PROPERTY APPLICATION**  
*(including Planned Unit Developments)*

Reviewed By: \_\_\_\_\_

Application must be legible with all relevant fields completed.

Project ID# \_\_\_\_\_  
(Staff Entry)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Pre-App Conference Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Application Date: 2024-04-15                                             |
| Project Name: Project Lift                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                          |
| Parcel ID# 04-38-41-000-000-00250-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Project Address: 710 M.L.K Jr Blvd, Stuart, FL 34994                     |
| Current Zoning: CPUD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Current Land Use: East Stuart                                            |
| Proposed Zoning: BMU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Proposed Land Use: East Stuart                                           |
| Present Use:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site Area/Acreage: +/- 2.43 Acres                                        |
| Fees (check box): This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees.                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                          |
| Rezoning to CPUD \$3,584.00 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Rezoning to UPUD \$3,584.00 <input type="checkbox"/>                     |
| Rezoning to RPUD \$3,584.00 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Rezoning to UPUD > 5 Bungalow Units \$1,500.00 <input type="checkbox"/>  |
| Rezoning to MXPUD \$3,584.00 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Rezoning to Public Service PSPUD \$3,584.00 <input type="checkbox"/>     |
| Rezoning to Industrial IPUD \$3,584.00 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Non-PUD District Rezoning \$1,049.00 <input checked="" type="checkbox"/> |
| <b>Submittal Requirements:</b> A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) The data requirements for a site plan and a concept plan are available at the Development Department. |                                                                          |
| <b>Approving Authority:</b> The Development Director is required to prepare a staff report and recommendation concerning this application. The Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.                                                                                                                                          |                                                                          |
| <b>Written justification supporting the application and demonstrating how the application:</b> <ul style="list-style-type: none"><li>➤ Is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and</li><li>➤ Complies with the relevant development standards of the City of Stuart Land Development Code (include additional pages if needed).</li></ul>                                                                    |                                                                          |
| (over)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                          |

**General Information**  
(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

|                  |                                      |
|------------------|--------------------------------------|
| Name:            | City of Stuart                       |
| Title:           |                                      |
| Company:         | City of Stuart                       |
| Company Address: | 121 SW Flagler Ave, Stuart, FL 34994 |

|                           |                         |
|---------------------------|-------------------------|
| City/State/Zip Code:      | Stuart/ FL/ 34994       |
| Telephone Number:         | 772-283-2532            |
| Facsimile Number:         |                         |
| Email Address (optional): | pgandhi@ci.stuart.fl.us |

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

|                  |                          |
|------------------|--------------------------|
| Name:            | Peter J. Van Rens        |
| Title:           | P.E.                     |
| Company:         | Kimley-Horn & Associates |
| Company Address: | 445 24th St. Suite 200   |

|                           |                               |
|---------------------------|-------------------------------|
| City/State/Zip Code:      | Vero Beach/ FL/ 32960         |
| Telephone Number:         | 772-559-4035                  |
| Facsimile Number:         |                               |
| Email Address (optional): | Peter.VanRens@kimley-horn.com |

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

|                  |                                      |
|------------------|--------------------------------------|
| Name:            | City of Stuart                       |
| Title:           |                                      |
| Company:         | City of Stuart                       |
| Company Address: | 121 SW Flagler Ave, Stuart, FL 34994 |

|                           |                         |
|---------------------------|-------------------------|
| City/State/Zip Code:      | Stuart/ FL/ 34994       |
| Telephone Number:         | 772-283-2532            |
| Facsimile Number:         |                         |
| Email Address (optional): | pgandhi@ci.stuart.fl.us |

I hereby certify that all information contained herein is true and correct.

4. Signed this 9<sup>th</sup> day of July, 2024.



Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

As of January 01, 2020, Any and all notarial certificates prepared under Florida law must indicate whether the principal appeared by means of physical presence or by online notarization. Florida Statue 117.05

(a) For an oath or affirmation:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ ( ) By \_\_\_\_\_ (name of person making statement).

Personally Known OR Produced  
Identification Type of Identification Produced

\_\_\_\_\_  
(Signature of Notary Public - State of Florida) (Print, Type, or Stamp of Notary Public)

(b) For an acknowledgment in an individual capacity:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization,  
This \_\_\_\_\_ day of \_\_\_\_\_ ( ) By \_\_\_\_\_ (name of person acknowledging).

Personally Known OR Produced  
Identification Type of Identification Produced

\_\_\_\_\_  
(Signature of Notary Public - State of Florida) (Print, Type, or Stamp of Notary Public)

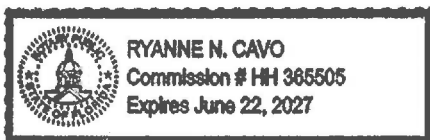
(c) For an acknowledgment in a representative capacity:

STATE OF FLORIDA  
COUNTY OF Florida

The foregoing instrument was acknowledged before me by means of ☒ physical presence or \_\_\_\_\_ online notarization,  
This 9th day of July (2024) by Michael J. Mortell, City Manager of the City of Stuart, FL. (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed).

Personally Known OR Produced  
Identification Type of Identification Produced

Ryanne N. Cavo  
(Signature of Notary Public - State of Florida) (Print, Type, or Stamp of Notary Public)







July 18, 2024

Planning and Zoning Department  
City of Stuart  
121 SW Flagler Ave.  
Stuart, FL 34994

**RE:    *Project Lift - Stuart***  
          ***Justification Statement***  
          ***Minor Development Plan / Rezoning / Conditional Use***

## Request Summary

On behalf of the applicant, the City of Stuart, Kimley-Horn and Associates, Inc. (hereinafter referred to as the agent) has prepared and hereby respectfully submits applications for the approval of a Minor Development Plan, Rezoning, and Conditional Use to redevelop  $\pm 2.17$  acres of an existing  $\pm 2.4$ -acre commercial site to accommodate a proposed project lift vocational training facility. The remaining  $\pm 0.23$  acres is proposed future ROW dedication and is being designed by others. The property address is 710 SE MLK Boulevard, Stuart, FL 34994. The property is located at the southwest corner of the intersection of Martin Luther King Boulevard and Tarpon Avenue and is within the municipal boundaries of the City of Stuart. The subject property's Parcel ID is 04-38-41-000-000-00250-3. The proposed building will house Project Lift which is a vocational training center. The proposed facility is intended to provide work and behavior training for newcomers to the work force. More than half of the building space is allocated to trade learning. The remaining sections of the building provide space for the counseling and administrative support staff.

The subject property is currently within the following Zoning District and Land Use:

**Zoning Districts:** Commercial Planned Unit Development (CPUD)

**Land Use:** East Stuart

## Surrounding Uses

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east, and west of the overall property. Note that the acreages, uses, number of units, etc. listed below are from the Property Appraiser of Martin County's website.

### **NORTH:**

| <b><i>PCN</i></b>        | <b><i>Acreage per PA</i></b> | <b><i>Zoning</i></b> | <b><i>Use</i></b> |
|--------------------------|------------------------------|----------------------|-------------------|
| 04-38-41-000-000-00190-6 | 3.64                         | R-3                  | Multifamily       |

### EAST:

| <b>PCN</b>              | <b>Acreage per PA</b> | <b>Zoning</b> | <b>Use</b>        |
|-------------------------|-----------------------|---------------|-------------------|
| 4-38-41-017-008-00220-4 | 0.1956                | BMU           | Convalescent Home |

### WEST:

| <b>PCN</b>               | <b>Acreage per PA</b> | <b>Zoning</b> | <b>Use</b>    |
|--------------------------|-----------------------|---------------|---------------|
| 04-38-41-016-006-00010-3 | 0.105                 | GRO           | Single Family |

### SOUTH:

| <b>PCN</b>               | <b>Acreage per PA</b> | <b>Zoning</b> | <b>Use</b>    |
|--------------------------|-----------------------|---------------|---------------|
| 04-38-41-016-005-00140-8 | 0.13                  | SFD           | Single Family |
| 04-38-41-016-004-00160-6 | 0.111                 | GRO           | Single Family |

## Site Design

The proposed development for the subject site will include a ±12,574 SF vocational training facility with related parking and drainage improvements. The existing site contains a gas station and car wash facilities. The design promotes urban infill by repurposing an existing site into a facility the public can utilize and receive services from. The proposed site consists of a proposed building fronting MLK Boulevard, ADA and standard parking spaces, a proposed shared use path, a proposed dumpster enclosure, and stormwater management ponds. Proposed bike rack facilities and bench seating are incorporated in the northeast corner of the proposed site to accommodate community members. The proposed shared use path runs North to South through the West side of the site per East Stuart standards incorporating a proposed 11' walkway, pedestrian lighting, and tree plantings. The required 25' two-way driveway lengths are provided throughout the site as well. Access to the proposed facility is to be provided via an ingress/egress on Tarpon Avenue as well as SE Lake Street. Pedestrian access off MLK Boulevard is proposed. Landscape and site lighting are included for evaluation in this submittal package as well for proposed foliage throughout the site.

The facility will consist of the training areas, counselling areas, and a break room. The occupancy for the building is anticipated to be roughly 14 staff members and 16 students during the day. Project Lift has two main programs for participants; the first is for students who are no longer enrolled in the school system and the second is for after-school training and counselling. Due to this, the proposed Project Lift building will be actively serving the East Stuart community for many hours throughout the day. The anticipated hours of operation are Monday through Friday 8 AM – 10:30 PM (subject to change). In terms of the proposed façade to replicate the manufacturing environment that the students will occupy after employment, the architecture utilizes garage style glazing providing natural light into the workspaces. The proposed windows also respond to the CRA's expectations to create a dynamic street frontage. There is a dedicated space for the use of the students and staff that serves as a "break room" which will not require a grease trap. The break room is an internal meeting space where the primary purpose is for staff training. The maximum occupancy for the break room is 20

people. The proposed Project Lift site falls within the “East Stuart Code Overlay” which has its own requirements for the site. Below is a waiver request table for the proposed project lift development.

| WAIVER REQUEST TABLE            |                                |                                                                                                                |                                                                                                                                                |
|---------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | CODE SECTION                   | REQUIRED                                                                                                       | PROVIDED                                                                                                                                       |
| <b>ON-STREET LANDSCAPING</b>    | LDC 3.02.09 ESN-50             | 10 TREES BEYOND PROPOSED PROPERTY LINE                                                                         | APPLICANT PROVIDING 31 TREES IN FUTURE ROW AND 24 TREES ONSITE (SEE LANDSCAPE PLANS PROVIDED HEREIN)                                           |
| <b>PARKING</b>                  | LDC 6.01.13 OFF-STREET PARKING | 1 SPACE/300 SQFT                                                                                               | 1 SPACE/450 SQFT DUE TO SIZE OF BUILDING (SEE PARKING STUDY ASSOCIATED WITH THE PROPOSED DEVELOPMENT FOR JUSTIFICATION)                        |
| <b>SCHOOL INSTITUTIONAL USE</b> | 3.02.03 PERMITTED USES         | CONDITIONAL USE REQUIRED FOR APPROVAL OF A “SCHOOL USE” FOR AREAS ZONE BMU WITHIN THE EAST STUART NEIGHBORHOOD | APPLICANT IS PROVIDING REQUIRED APPLICATION DOCUMENTS TO PURSUE CONDITIONAL USE APPROVAL FOR THE SITE TO BECOME A VOCATIONAL TRAINING FACILITY |

The applicant is seeking relief from on-street landscaping due to the ROW dedication and future streetscape project being designed and processed by others in the future. A parking study is available to provide justification for the reduced parking provided onsite which explains that the anticipated users of the parking facilities for a development of this nature are mainly employees. Additionally, the future ROW dedication project is anticipated to provide on-street parking which could be utilized for people needing to access the Project Lift site. Lastly, the applicant is pursuing a rezoning request to have the site’s zoning become Business Mixed Use. If this rezoning request is accepted, the site requires conditional use approval for School Institutional Uses, thus a conditional use application package is also provided with this development package.

## Low Impact Design

The proposed project lift incorporates low impact design in through several proposed onsite elements. This design proposes a neighborhood open space in the category of “green space” which encompasses 1,500 square feet of landscaped area at the northeast corner of the site near the intersection of M.L.K. Jr Blvd and SE Tarpon Ave. The green space is next to a proposed bike rack and bench amenity. The project’s landscaping design also encompasses street trees. Street trees will be provided on Tarpon St where parking in the future development will be added in the ROW as well as street trees along Lake St prioritizing maintenance of the existing shade trees for the proposed 8’ sidewalk there too. These street trees allow for the cohesiveness of the site between phase 1, phase 2, and the existing neighborhood. Shade is provided along the walkway over the sidewalk as well as the parked cars utilizing future on-street parking. A shared use path lined with pedestrian lighting and shade trees is proposed on the west side of the site for community use following East Stuart Neighborhood Code standard ESN-40. Bioretention is proposed as apart of the proposed stormwater management system for the site. Both bioretention ponds located on site provide quality and quantity components to meet criteria, thus providing a decentralized stormwater management strategy. These techniques are encouraged to slow and treat stormwater runoff while providing additional community benefits.

## Future ROW

The Project Lift development is proposing a Right-of-Way dedication along 3 property lines for the purposes of future streetscape improvements along the roadways the site abuts which are MLK Blvd, Tarpon Ave, and Lake St. MLK Blvd will have proposed on-street parking on the side of project lift. It will most closely follow East Stuart Neighborhood Code’s ESN-39 thoroughfare plan standard with the necessary deviations because of continued design efforts and public involvement. The timeline for the streetscape improvements for MLK Blvd is currently a complete design by 2026/2027 and construction complete by 2028/2029. The MLK Blvd streetscape improvement project with the City of Stuart CRA department is currently in the design phase.

During Project Lift’s Phase 2 development, Lake St and Tarpon Ave will be improved. Lake Street will include a sidewalk improvement which will follow East Stuart Neighborhood Code’s ESN-36 thoroughfare plan standard. Tarpon St is proposed to include on-street parking and will most closely follow East Stuart Neighborhood Code’s ESN-37 thoroughfare plan standard. Phase 2 improvements are anticipated to occur 5 years after PH I approval (2029) with construction complete in 2030. Preliminary opinion of probable costs are forthcoming for the above mentioned streetscape improvements.

## City of Stuart Comprehensive Plan

The proposed vocational training facility creates a space previously unused for the public to further education and develop themselves. It is intended to contribute positively to the community and offer a service from the city to its constituents. Below are the various City of Stuart Comprehensive Plan elements and how the Project Lift site intends to uphold them.

### A. Future Land Use Element

The future land use for this site is designated East Stuart. The proposed development is consistent with the East Stuart future land use as it is a training facility for the community. The site was previously an abandoned gas station and carwash and is proposed to be redeveloped for vocational training. It is intended to provide public access along MLK

Boulevard and promote interconnectivity with the neighborhood via a proposed shared use path.

**B. Transportation Element**

The proposed redevelopment of this site is providing additional ADA accessible pedestrian paths, a fire lane, and parking spaces for the proposed facility. The site promotes compact development by repurposing a historically commercial space with a facility that can be utilized by constituents. A traffic analysis is included as a part of this package.

**C. Housing Element**

The proposed redevelopment does not apply to the housing element of the comprehensive plan.

**D. Infrastructure Element**

The proposed development aligns with the infrastructure element by proposing necessary infrastructure to serve the site including sanitary sewer gravity lines and potable water. Additionally, proposed drainage elements improve the site from the existing condition by reducing runoff by means of increased pervious area and a stormwater management pond system.

**E. Conservation Element**

The proposed redevelopment does not apply to the conservation element of the comprehensive plan.

**F. Recreation And Open Space Element**

The proposed redevelopment provides a green space in the NE corner to satisfy the neighborhood open space requirements set forth in the East Stuart code standards.

**G. Intergovernmental Coordination Element**

The proposed redevelopment will require permitting efforts across multiple jurisdictions which will align with the goals, objectives, and policies of the intergovernmental coordination element of the comprehensive plan.

**H. Capital Improvement Element**

The proposed redevelopment does not apply to the capital improvement element of the comprehensive plan.

**I. Coastal Element**

The proposed redevelopment does not apply to the coastal element of the comprehensive plan.

**J. Public Schools Facilities Element**

The proposed redevelopment does not apply to this element of the comprehensive plan.



**K. Economic Development Element**

The proposed redevelopment brings business to an existing vacant commercial lot which will positively impact the economy of the City of Stuart. The development offers employment opportunities for citizens as well. These principles illustrate that the project aligns with the economic development element of the comprehensive plan.

**Rezoning/ Conditional Use Justification**

The applicant would like to proceed with a rezoning application for this development. The site is currently zone CPUD. The applicant would like the zoning of this property to become BMU. The nature of this site is intended to serve the public, and it is believed if the property were to be rezoned to BMU at the time of this development, it would best fit the vocational training center for the site. It is understood that a conditional use application would also be required for this redevelopment if the BMU zoning were to move forward thus the conditional use justification included below.

**A. The proposed use is not contrary to the established land uses in the immediate area.**

The proposed use is not contrary to the established land uses in the immediate area. The site was previously an abandoned gas station and carwash and is proposed to be redeveloped to a vocational training facility. It is intended to provide public access along MLK Boulevard and promote interconnectivity with the neighborhood. The land use is proposed to remain East Stuart. The property to the east is currently zoned BMU thus the Project Lift would be consistent with its abutting property. To allow a school within a BMU zoned area a conditional use is required and since the proposed vocational training facility is most in line with the school institutional use, the applicant is seeking conditional use approval.

**B. The proposed use would not significantly depart from the densities or intensities of the use in the school's surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.**

The facility will consist of the training areas, a small kitchen, and a break room. The occupancy for the building is anticipated to be roughly 14 staff members and 16 students during the day. The anticipated hours of operation are Monday through Friday 8:00 AM – 10:30 PM.

**C. The proposed use will not be contrary to the proposed land use plan and will not have an adverse effect on the goals, policies, and objectives of the comprehensive plan.**

Project lift vocational school will not have adverse effects on any goals, policies, or objectives of the comprehensive plan. The proposed vocational training facility creates a space previously unused for the public to further education and develop themselves. It is intended to contribute positively to the community and offer a service from the city to its constituents.

**D. The existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.**

The existing district boundaries are logically drawn in relation to existing conditions on the property. The applicant doesn't foresee any future changes to the district boundary and agree with where the site is in the city of Stuart.

**E. The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.**

The proposed use will not create or excessively increase the traffic flow near our site. The proposed redevelopment is providing additional ADA accessible pedestrian paths, a fire lane, and parking spaces for the proposed facility. Additionally, there is also an anticipated future on street parking project separate from our project that will create more parking spots for the redevelopment. A traffic analysis is to be included as part of this package as well.

**F. The proposed use will not create drainage or storm water quality problem:**

The proposed use will not create drainage or storm water quality problems. Additionally, for the proposed project lift Kimley-Horn & Associates is providing a drainage plan that displays the proper drainage and storm water system that will be used.

**G. The proposed use will not significantly reduce light or air to adjacent areas.**

The proposed use for the City of Stuart Project Lift site will not significantly reduce light or air to the adjacent properties. The adjacent properties shouldn't see a reduction because the proposed redevelopment does not vary significantly from the previous layout. A photometric site plan is included as a part of this development application.

**H. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.**

The proposed building will house Project Lift which is a vocational training center. The proposed facility is intended to provide work and behavior training for newcomers to the work force. More than half of the building space is allocated to trade learning. The remaining houses the counseling and administrative support staff.

**I. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood; and**

The proposed use is not out of scale with the uses permitted by right in the district and with existing uses in the neighborhood. Project Lift's goal is to redevelop this property to greatly enhance opportunities for City of Stuart constituents and to help generate a space for the public to use.

**J. There is no other adequate site for the proposed use in districts in which the proposed use permitted by right within the city.**

The existing site is an underutilized property that is owned by the city, the addition of a vocational school by Project Lift would reactivate the space. The proposed vocational training facility creates a space previously unused for the public to further education and develop themselves. It is intended to contribute positively to the community and offer a service from the city to its constituents.

## Conclusion

On behalf of the property owner, Kimley-Horn respectfully requests favorable review and consideration of these applications for Minor Development Plan, Conditional Use, and Rezoning. The project manager at Kimley-Horn is Peter Van Rens who can be reached at (772)794-4073 or via email at [Peter.VanRens@kimley-horn.com](mailto:Peter.VanRens@kimley-horn.com) Please contact us with any questions or for additional information in support of the requested application.

Sincerely,

Peter Van Rens, P.E.  
Project Manager

City of Stuart  
Development Department  
121 SW Flagler Avenue  
Stuart, FL 34994  
Ph. 772-288-5300  
Fax 772-288-5388

## AFFIDAVIT ATTESTING TO NOTIFICATION

Pinal Gandhi-Savdas, City of Stuart, CRA Executive Director, being first duly sworn,  
depose(s) and say(s):

That (I am / we are) the owner(s) or petitioner(s) of the following described property which  
constitutes the location for which notification is required:

**Parcel I.D.: 04-38-41-000-00250-3**  
**710 Martin Luther King Boulevard, Stuart, FL, 34994**  
**Rezoning Change (Project# Z24040005)**  
**Major Urban Code Conditional Use (Project# Z24040006)**

That a copy of the notice was sent by regular U.S. Mail on (07/24/2024) to the property owners  
within 300 feet of the subject property; and

A list of the property owners and their addresses is on file with the City of Stuart; and

That a photograph showing the placement of the notification sign be made a part of this Affidavit;  
and

That notice was sent, and the property was posted 15+ days before the scheduled public hearing(s)  
for this item.

  
\_\_\_\_\_  
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

PINAL GANDHI-SAVDAS

\_\_\_\_\_  
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

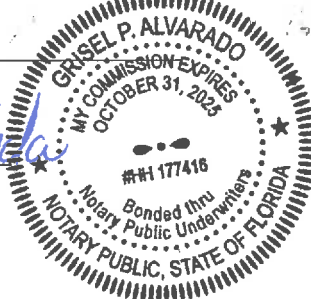
STATE OF FLORIDA, COUNTY OF Martin

Sworn and subscribed before me by means of physical presence or online  
notarization, this 24 day of July, 2024 By 2024

Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public, State of Florida  
(Notary Seal)



My Commission expires: 10/31/25



# PUBLIC HEARING *notice*

## NOTICE FROM THE CITY OF STUART:

Please be advised that the City of Stuart will conduct the following public hearings for Rezoning and Major Conditional Use applications for a Vocational Training facility located at 710 SE Martin Luther King Jr. Blvd. in the East Stuart Neighborhood.

- TUESDAY, AUGUST 6, 2024, STUART COMMUNITY REDEVELOPMENT BOARD (CRB) AT 4:00 PM
- THURSDAY, AUGUST 8, 2024, STUART LOCAL PLANNING AGENCY (LPA) AT 5:30 PM
- MONDAY, AUGUST 26, 2024, STUART CITY COMMISSION AT 5:30 PM
- MONDAY, SEPTEMBER 9, 2024, STUART CITY COMMISSION AT 5:30 PM

The public hearings will take place in the Stuart City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart, and via a Zoom link available prior to the meetings.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for review at the City Development Department office located at 121 S.W. Flagler Avenue in Stuart.



## CITY OF STUART

Community Redevelopment Agency  
121 SW Flagler Avenue  
Stuart, FL 34994

**PUBLIC HEARING:** City of Stuart City Commission

**PETITIONER:** City of Stuart

**PARCEL ID NO.** 04-38-41-00-000-00250-3

**PROPERTY ADDRESS:** 710 SE Martin Luther King Jr. Blvd.  
Stuart, Florida 34994

**PETITION(S):** Rezone Change  
(Project # Z24040005)  
Major Conditional Use  
(Project # Z24040006)

**PROPOSED REQUEST:** The applicant submitted a petition requesting to rezone from Commercial Planned Unit Development (CPUD) to Business and Mixed Use (BMU) and Major Conditional Use for redevelopment to construct a 12,574-square foot vocational training facility with related parking and drainage improvements.

Jodi Kugler, Development Director

 jnentwick@ci.stuart.fl.us  (772) 288-5328



For more details about the plans, please visit the city's website by scanning the QR code.

[CityofStuart.fl.us/CRA](http://CityofStuart.fl.us/CRA)









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### **Sec. 11.01.09. Zoning map change application including planned unit development (PUD).**

- A. *General.* The term "rezoning" refers to a change in the zoning district designation for a parcel or parcels as reflected by the city zoning map. Designated zoning districts within the city are:
1. R-1A residential.
  2. R-1 residential.
  3. R-2 residential.
  4. R-3 residential.
  5. B-1 business.
  6. B-2 business.
  7. B-3 business.
  8. B-4 limited business/manufacturing.
  9. P public service.
  10. I industrial.
  11. H hospital.
  12. PUD planned unit development:
    - a. Residential (RPUD);
    - b. Commercial (CPUD);
    - c. Public service (PSPUD);
    - d. Industrial (IPUD);
    - e. Mixed use (MXPUD);
    - f. Urban (UPUD).
  13. Urban code district:
    - a. Urban general (UG);
    - b. Urban center (UC);
    - c. Urban neighborhood (UN);
    - d. Urban highway (UH);
    - e. Urban waterfront (UW).
  14. East Stuart district:
    - a. Business and mixed use (BMU);
    - b. General residential and office (GRO);
    - c. Single-family and duplex (SFD).
  15. S.E. Ocean Boulevard overlay.



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Note: Pursuant to subsection 5.03.02.B., an impact to a wetland is prohibited unless the mitigation requirements of that chapter and each of the criteria are satisfied. Further, the proposed impact must be made in the context of a planned unit development (PUD) agreement.

Note: Pursuant to subsection 5.05.02.A.2.c., when no practical alternative exists to locating structures on the site to accommodate a historic tree, a PUD may be applied for to consider the removal and replacement of a historic tree.

- B. *Pre-application conference required.* Prior to filing for a rezoning, the developer shall meet with the city development director and city staff to discuss the development review process and to be informed of which staff members to confer with about the application. No person may rely upon any comment concerning a proposed rezoning, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.
- C. *Application submittal requirements.* Application forms for a rezoning shall be available from the city development department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation and embossed with the corporate seal. Only for a rezoning to a planned unit development (PUD), a concept plan may be submitted as an option to a site plan; however, the applicant will be required to submit a site plan for approval by the city commission prior to submitting an application for a development permit.
- D. *Compliance review procedures.* After receipt of the application, the development department shall follow the review and compliance procedures as set out in section 11.01.01 of this Code. The development director will prepare a staff report and recommendation for consideration by the designated advisory board concerning whether the rezoning application complies with the requirements of the Code. The designated advisory board will be:
  - a. The local planning agency (LPA) if the application is located outside of the defined community redevelopment area (CRA), or
  - b. The community redevelopment board (CRB) if the application is located within the defined community redevelopment area (CRA).
- E. The development director will prepare a staff report and recommendation for consideration by the designated advisory board concerning whether the application complies with the requirements of the Code.
- F. *Public hearing notice.* Notice of the public hearing shall be provided by mailing and by posting the subject property. Requirements for notice of public hearings can be found in section 11.02.00 of this Code.
- G. *Advisory board public hearing.*
  - 1. At the public hearing, the advisory board shall hear from all interested parties regarding whether the rezoning application complies with the requirements of this Code and the comprehensive plan. The advisory board shall consider the application, the written comments of each responding department, consultant, and agency as well as the compliance recommendation of the development department.
  - 2. In formulating its recommendation to the city commission, the advisory board shall consider the following criteria:
    - a. The existing land use pattern;
    - b. The possible creation of an isolated district unrelated to adjacent and nearby districts;
    - c. The population density pattern of the area and possible increase or overtaking of the load on public facilities such as schools, utilities and streets;

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- d. The possible overloading of the city's sewage collection, treatment and disposal facilities;
  - e. The possible overloading of the city's drainage system;
  - f. The existing district boundaries in relation to existing conditions on the subject property;
  - g. The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate;
  - h. The impact of the proposed rezoning upon living conditions in the adjacent neighborhood;
  - i. The impact of the rezoning upon the flow of light and air to adjacent areas;
  - j. The impact of the proposed rezoning upon property values in the adjacent area;
  - k. The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations; and
  - l. The existence of other adequate sites in the city for the proposed use in districts already permitting such use.
3. In recommending approval of a rezone application to a PUD zone district, the advisory board may recommend, and the city commission may approve a variation of the strict application of the land development requirements of this Code and may in lieu thereof impose suitable conditions to otherwise attain the objectives of those requirements.
- H. *Report to the city commission.* The development director shall prepare a written report for submittal to the city commission, which includes the recommendation of the advisory board and set a time and place for a public hearing before the city commission.
- I. *City commission public hearing notice.* Notice of the public hearing shall be provided by mailing and by posting the subject property. Requirements for notice of public hearings can be found in section 11.02.00 of this Code.
- J. *City commission public hearing.*
1. Two hearings shall be conducted by the city commission to consider a proposed rezoning. Such hearings may be scheduled on the agenda of a regular city commission meeting but shall be held after 5:00 p.m. and shall be not less than ten calendar days apart.
  2. The rezoning ordinance may be read by title only at the first hearing. The second hearing shall be quasi-judicial in nature. The rezoning ordinance may be adopted at the conclusion of the quasi-judicial hearing.
  3. At the public hearing, the city commission shall hear from all interested parties regarding whether the rezoning application complies with the requirements of this Code and the comprehensive plan. The city commission shall consider the application, the written comments of each responding department, consultant, and agency, the compliance recommendation of the development department, the recommendation of the advisory board.
  4. During the public hearing, the city commission may decide that additional information is necessary to complete its review and may continue the public hearing for this purpose. A continuance shall be to a time certain, shall not exceed 60 working days and shall be announced at the public hearing. Not more than one continuance shall be granted for this purpose.
  5. At the conclusion of the public hearing, or within 30 working days thereafter, the city commission shall determine whether the application is in compliance with the requirements of this Code and the comprehensive plan. The city commission shall adopt an ordinance setting forth its determination.
  6. The determination of the city commission shall be to either find the application:

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- a. "In compliance"—In the event of a determination of in compliance, the rezoning shall be deemed approved;
  - b. "In compliance subject to stated conditions or modifications"—In the event of a determination of in compliance subject to stated conditions or modifications, the applicant may submit a revised rezoning application with supporting documentation to the department within 45 working days which complies with said conditions and modifications. The development director shall review the plan for a finding of in compliance; or
  - c. "Not in compliance"—In the event of a determination of not in compliance, the application shall be rejected and the specific reasons for such determination with reference to the requirements of this Code shall be stated in the resolution.
- K. *Recordation.* Upon approval of an ordinance rezoning property, the ordinance together with any development conditions, agreements, covenants, maps, and illustrations shall be recorded in the public records of Martin County, Florida, at the expense of the applicant.

(Ord. No. 2409-2019, § 1(App. A), 9-9-19; Ord. No. 2424-2020, § 1, 1-27-20)

Editor's note(s)—See the note to § 11.01.01.