



AGENDA
STUART COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION
BOARD
TO BE HELD FEBRUARY 5, 2019 AT 4:00 PM

121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chairman - Drew Pittman
Vice Chairman - Chris Lewis
Board Member - Frank Wacha
Board Member - Tom Campenni
Board Member - Pete Walson
Board Member - Cristina Maldonado
Board Member - Nathan Ritchey

ADMINISTRATIVE

Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Michelle Vicat

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 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.

CALL TO ORDER

ROLL CALL

ANNUAL BOARD REORGANIZATION

1. Annual Board Reorganization

APPROVAL OF MINUTES

1. Approval of CRB Minutes

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

COMMUNITY REDEVELOPMENT BOARD

OTHER MATTERS BEFORE THE BOARD

1. R16-2019: Northpoint Major Urban Conditional Use - North Stuart Acquisition and Development

RESOLUTION No. 16-2019: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A CONDITIONAL USE APPROVAL TO RIVERSIDE VILLAGE STUART LLC, OWNER OF PROPERTY LOCATED BETWEEN OLD DIXIE HIGHWAY AND THE FEC RAILROAD, NORTH OF THE ST. LUCIE RIVER, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL FOR MIXED USE DEVELOPMENT OF A 27,300 SQUARE FOOT OFFICE BUILDING WITH 2,200 SQUARE FEET OF RETAIL SPACE, A 200 SEAT RESTAURANT AND A 27-SPACE PARKING GARAGE ON A 2.6-ACRE SITE; TO ALLOW FOR PARKING WITHIN THE BUILDING ENVELOPE, FOR A CONTINUOUS BUILDING FAÇADE OF MORE THAN 100 FEET IN WIDTH WITHOUT PROVIDING AN ADDITIONAL VISTA, FOR REDUCTION IN LANDSCAPE BUFFERS AND A REDUCTION OF SETBACKS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

2. Downtown Stuart Wayfinding Signage Program.

RESOLUTION NO. 03-2019 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO APPROVE A COMPREHENSIVE DOWNTOWN WAYFINDING SIGNAGE PROGRAM WITHIN THE PUBLIC RIGHT-OF-WAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. Community Redevelopment Agency Annual Report 2018.
4. Presentation of proposed amendments to section 2.04.00 of the City of Stuart Land Development Code that would establish the Urban Planned Unit Development (UPUD) and East Stuart Planned Unit Development (ESPUD) zoning categories.

HISTORIC PRESERVATION BOARD MATTERS

STAFF UPDATE

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

1.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CRB/HPB Board**

Meeting Date:2/5/2019

Prepared by:Michelle Vicat

Title of Item:

Annual Board Reorganization

Summary Explanation/Background Information on Agenda Request:

Elect Chair and Vice Chair

Funding Source:

N/A

Recommended Action:

Elect Chair and Vice Chair

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CRB/HPB Board**

Meeting Date:2/5/2019

Prepared by:Michelle Vicat

Title of Item:

Approval of CRB Minutes

Summary Explanation/Background Information on Agenda Request:

Approval of December 4, 2018 CRB Minutes

Funding Source:

N/A

Recommended Action:

Approve

ATTACHMENTS:

Description	Upload Date	Type
▣ CRB Minutes	1/24/2019	Cover Memo

MINUTES

**COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
DECEMBER 4, 2018 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD MEMBERS

**Chair – Drew Pittman
Vice Chair – Chris Lewis
Board Member – Frank Wacha
Board Member – Mac Stout
Board Member – Pete Walson
Board Member – Nathan Ritchey
Board Member – John Gonzalez**

ADMINISTRATIVE

**Development Director, Kev Freeman
Assistant to the City Manager, Pinal Gandhi-Savdas
Board Secretary, Michelle Vicat**

CALL TO ORDER

ROLL CALL

**Present: John Gonzalez, Pete Walson, Chris Lewis, Frank Wacha, Nathan Ritchey
Absent: Drew Pittman, Mac Stout**

APPROVAL OF MINUTES

Approval of Minutes

COMMENTS FROM THE PUBLIC (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

Mike Mortell, City Attorney spoke about the commission re-organization and their reappointment of board members in addition to their attendance at meetings and asked that all board members be sent applications to be filled out if they are interested in remaining on the board.

OTHER MATTERS BEFORE THE BOARD

1. Townhouses at Frazier Creek rezoning to RPUD

PRESENTATION: Tom Reetz, Senior Planner
Terry McCarthy, Attorney for the Applicant
Gary Hufnagel, Owner/Builder

COMMENTS FROM THE PUBLIC (5 min. max):

Don Allen of 324 SW Atlanta Avenue said he was President of the Homeowners Association and was speaking for them. He said they support the project but had some problems with it. He said the center of the alleyway was the center of the entrance to their community. He said Atlanta Ave is a two lane road and two cars cannot pass so they have traffic problems. He said there would be a dumpster right by their 10 foot 8 inch road as well and suggested changing the traffic pattern. He then added that they would like to keep their City of Stuart Parking Permits.

Jim Flaugherty of Harborfront said he heard they were going to do something with the boat ramp parking which is across the street from the project which he thought was a fine project but thought they needed to design the projects together.

Nathan Ritchey asked for an example.

Jim Flaugherty said the traffic flow and all of the boats going in and how they'd be turning plus overnight parking.

COMMENTS FROM THE BOARD MEMBERS

John Gonzalez said there is a fence on Atlanta and since the alleyway was too narrow asked if the fence was moveable.

Mike Mortell said the neighborhood is eclectic and the city has had many meetings with them. He said the unanimous decision is that the neighbors didn't want the city to do anything with the area so it kept the quaint feel and deterred traffic.

John Gonzalez asked why they sited the dumpster there.

Tom Reetz said originally it was designed for container collection but they would have to come down the alleyway which was precarious plus there is an oak tree in the way so the containers were kept up front.

John Gonzalez asked the applicant if they had looked at any other options for the dumpster.

Gary Hufnagel said they spoke with Mark Rogolino in Public Works and initially they were going to have two carts in the garages but realized the problem getting the truck down the street so they came up with the dumpster. He said he understood their concern but he wasn't sure what else they could do and would take any suggestions.

Nathan Ritchey asked if the dumpster could be behind an enclosure.

Gary Hufnagel said it would be inside an enclosure and he saw an enclosure in Sewall's Point that had a mural on it and was looking into that.

Nathan Ritchey asked if the alleyway was two way.

Jim Flaugherty said it was.

Frank Wacha said he liked two way to maximize the in and out. He asked about the cost of moving the buildings.

Gary Hufnagel said he talked to Brownie about moving it and the middle house is small and by the time it was done it would be too expensive.

Pete Walson thought the alleyway should be one way and asked about the visitor parking in front.

Tom Reetz said they aren't dedicated to either, first come first served.

Pete Walson suggested a town meeting to see if the road should be one way.

John Gonzalez said you would have people turning off US1 onto the alleyway and thought it would be a safety issue.

Motion: Action: Approve with staff recommendation and that the existing sidewalk remains the same, Moved by John Gonzalez, Seconded by Frank Wacha. Motion passed 4/1 with John Gonzalez abstaining

2. Presentation on Public Art

PRESENTATION: Pinal Gandhi-Savdas, Assistant to the City Manager
Nancy Turrell, Arts Council

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS

3. Resolution No. 12-2018 Memorandum of Understanding with The Arts Council of Martin County

PRESENTATION: Pinal Gandhi-Savdas, Assistant to the City Manager

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS

Pete Walson asked how this was going to work.

Pinal Gandhi-Savdas said that the city would review it first, then forward it to the Nancy Turrell for review.

Mike Mortell, City Attorney said that the board should come up with some direction now as Pete Walson mentioned he was looking for some serious artistic features.

Pete Walson said he would go on the record saying they wanted someone to verify that a piece was art if the board was unsure.

Frank Wacha said he disagreed and his interpretation of the process is that they would get a recommendation from Nancy regarding what she sees as artistic merit of a proposal and ultimately the board would have to decide exactly how that fits into their perspective and views. He said it's not like what Nancy says they have to agree with, it's up to the board to decide. He said there is probably art that they shouldn't have approved, and this would give them some assistance.

Nancy Turrell said she would have her board review any art submittal and would submit their comments to the CRB.

Chris Lewis said it would be very helpful for the board to have that input.

John Gonzalez thought the art component of a project should be visible and viewable by the public as they pass by it.

Motion: Action: Approve, Moved by John Gonzalez, Seconded by Frank Wacha. Motion passed unanimously.

4. East Stuart Community Outreach

PRESENTATION: Kev Freeman, Development Director

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS

Pete Walson said in the past there has been reluctance from the owners to develop their properties.

Kev Freeman said they've spoken with several owners who are very interested.

Pete Walson asked if they really needed to have strictly business over there and asked that they keep mixed districts.

Kev Freeman said they are proposing to increase the single family residential to go into the business areas.

Frank Wacha liked adding the flexibility and thought it would make things occur and said he needed to leave for another meeting.

HISTORIC PRESERVATION BOARD MATTERS

1. Resolution No. 13-2018 CRA; a resolution approving the request for Certificate of Designation for the Geo W. Parks General Merchandise Structure aka/Stuart Feed & Supply Store & Stuart Heritage Museum.

PRESENTATION: Nancy Turrell, Arts Council

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS

Chris Lewis said they received a letter of support for this resolution from Stuart Mainstreet.

Pete Walson asked if they could change anything in the building.

Nancy Turrell said yes, their ordinance is very loose.

Motion: Action: Approve, Moved by Pete Walson, Seconded by Nathan Ritchey. Motion passed unanimously.

STAFF UPDATE

Motion: Action: Adjourn, Moved by Nathan Ritchey, Seconded by Pete Walson. Motion passed unanimously.

APPROVED

RESPECTFULLY SUBMITTED

Chris Lewis, Vice Chair

Michelle Vicat, Board Secretary

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CRB/HPB Board

Meeting Date:2/5/2019

Prepared by:Stephen Mayer

Title of Item:

R16-2019: Northpoint Major Urban Conditional Use - North Stuart Acquisition and Development

RESOLUTION No. 16-2019: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A CONDITIONAL USE APPROVAL TO RIVERSIDE VILLAGE STUART LLC, OWNER OF PROPERTY LOCATED BETWEEN OLD DIXIE HIGHWAY AND THE FEC RAILROAD, NORTH OF THE ST. LUCIE RIVER, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL FOR MIXED USE DEVELOPMENT OF A 27,300 SQUARE FOOT OFFICE BUILDING WITH 2,200 SQUARE FEET OF RETAIL SPACE, A 200 SEAT RESTAURANT AND A 27-SPACE PARKING GARAGE ON A 2.6-ACRE SITE; TO ALLOW FOR PARKING WITHIN THE BUILDING ENVELOPE, FOR A CONTINUOUS BUILDING FAÇADE OF MORE THAN 100 FEET IN WIDTH WITHOUT PROVIDING AN ADDITIONAL VISTA, FOR REDUCTION IN LANDSCAPE BUFFERS AND A REDUCTION OF SETBACKS; PROVIDING 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 applicant, North Stuart Acquisition and Development, LLC, is requesting a major urban code conditional use approval as per Section 3.01.06 of the City of Stuart Land Development Code. The applicant has recently purchased the property, and if granted, the conditional use would allow for the development of a commercial project consisting of a 27,300 square foot office building with 2,200 square feet of retail space, a 200 seat restaurant and a 27-space parking garage in the City's urban waterfront zoning district.

The applicant is required to request a Major Urban Code Conditional use due to requesting eight (8) variances to the urban code: 1) a relief from a prohibition to parking within the building envelope, 2) an increase in the maximum height from 3 stories and 35 feet to 4 stories and 45 feet, 3) allowing a vista designated along the sides of the property, 4) allowing for a continuous building façade of more than 100 feet in width without providing an additional vista to the river, 5) a reduction of the 10' landscape buffer along the right of way, along the FEC railroad, and the 6' landscape area between parking rows, 6) balconies and balcony rails on the waterside elevation are not at least 50% of the fenestration, 7) reduction of the side setback to 5 feet instead of 10 feet along the FEC railroad side and 8) sidewalks are 6 feet rather than 8 feet in width.

In lieu of not providing an additional vista, the developer has provided for a central vista that is more visible to the right of way due to the shape of the property and the visibility constraints on either side, thus increasing the actual view of the river from the street, and the impact of the structure on the views of adjoining property owners is negligible due to the nature of the adjoining properties, that being the FEC railroad and the old Roosevelt (Dixie) bridge.

The acceptance of parking under the building footprint is due to the street level providing the unique opportunity to have sufficient parking, without the parking being visible from the street. The unusual contour of the property dipping sharply to the water allows the parking to be hidden under the buildings. Also, the developer is providing 54 public parking spaces that will benefit the City.

The applicant is permitted to construct property at a maximum height of three stories or 35 feet in height. If 50% or more of the building is residential or hotel, a fourth story is permitted, however, the applicant is not proposing such uses. The proposed building height of a four story building and 45 feet would require a waiver of the urban code. The proposal includes 4 a story building over a level of parking and an observation deck for a total height of 45 feet from the finished floor to eave of the of the fourth floor roof. The total height of the office building including roof access shall be capped at 60 feet.

The reductions of setbacks and landscape buffer requirements along Old Dixie and the FEC railroad is justified by the unique shape of the property and the provision of 54 public parking spaces that will benefit the City.

Please note that the City is not in support of the requested waiver to the installation of 6 foot sidewalks. Where reasonable, staff recommends 8' sidewalks internal to the site.

Funding Source:

N/A

Recommended Action:

Motion to recommend approval of R16-2019 and moving the item forward to the City Commission.

Staff is requesting the Community Redevelopment Board consider the merits of the proposal and recommend the application be forwarded to the City Commission for final action of approval.

ATTACHMENTS:

Description	Upload Date	Type
▢ Staff Report	1/30/2019	Staff Report
▢ R16-2019	1/30/2019	DRAFT RESOLUTION
▢ Site Plan	1/30/2019	Exhibit
▢ Landscape Plan	1/30/2019	Exhibit
▢ Architectural Elevations and footprints	1/30/2019	Exhibit
▢ Survey	1/30/2019	Exhibit
▢ Traffic Statement	1/30/2019	Attachment
▢ Drainage Statement	1/30/2019	Attachment
▢ Paving and Drainage Plan	1/30/2019	Attachment
▢ Utilities Plan	1/30/2019	Attachment
▢ Application	1/30/2019	Attachment

CITY OF STUART, FLORIDA
COMMUNITY REDEVELOPMENT BOARD
STAFF REPORT

MEETING DATE: February 5, 2019

PREPARED BY: Stephen Mayer
Senior Planner

PROJECT NAME: Northpoint – North Stuart Acquisition and Development, LLC

TITLE OF ITEM: Request to consider a Major Urban Code Conditional Use approval to allow the development of a 27,300 square foot office building with 2,200 square feet of retail space, a 200 seat restaurant and a 27-space parking garage on 1.21 acres of land. The Applicant has requested for parking within the building envelope, a continuous building façade of more than 100 feet in width without providing an additional vista, a reduction of the buffer requirements and setbacks within the City of Stuart Community Redevelopment Area.

I. APPLICATION SUMMARY

The applicant, **North Stuart Acquisition and Development, LLC**, is requesting a major urban code conditional use approval as per Section 3.01.06 of the City of Stuart Land Development Code. The applicant is under contract with the City to purchase the property, and if granted, the conditional use would allow for the development of a commercial project consisting of a 27,300 square foot office building with 2,200 square feet of retail space, a 200 seat restaurant and a 27-space parking garage in the City's urban waterfront zoning district.

The applicant is required to request a Major Urban Code Conditional use due to requesting eight (8) variances to the urban code: 1) a relief from a prohibition to parking within the building envelope, 2) an increase in the maximum height from 3 stories and 35 feet to 4 stories and 45 feet, 3) allowing a vista designated along the sides of the property, 4) allowing for a continuous building façade of more than 100 feet in width without providing an additional vista to the river, 5) a reduction of the 10' landscape buffer along the right of way, along the FEC railroad, and the 6' landscape area between parking rows, 6) balconies and balcony rails on the waterside elevation are not at least 50% of the fenestration, 7) reduction of the side setback to 5 feet instead of 10 feet along the FEC railroad side and 8) sidewalks are 6 feet rather than 8 feet in width.

In lieu of not providing an additional vista, the developer has provided for a central vista that is more visible to the right of way due to the shape of the property and the visibility constraints on either side, thus increasing the actual view of the river from the street, and the impact of the structure on the views of adjoining property owners is negligible due to the nature of the adjoining properties, that being the FEC railroad and the old Roosevelt (Dixie) bridge.

The acceptance of parking under the building footprint is due to the street level providing the unique opportunity to have sufficient parking, without the parking being visible from the street. The unusual contour of the property dipping sharply to the water allows the parking to be hidden under the buildings. Also, the developer is providing 54 public parking spaces that will benefit the City.

The applicant is permitted to construct property at a maximum height of three stories or 35 feet in height. If 50% or more of the building is residential or hotel, a fourth story is permitted, however, the applicant is not proposing such uses. The proposed building height of a four story building and 45 feet would require a waiver of the urban code. The proposal includes 4 a story building over a level of parking and an observation deck for a total height of 45 feet from the finished floor to eave of the of the fourth floor roof. The total height of the office building including roof access shall be capped at 60 feet.

The reductions of setbacks and landscape buffer requirements along Old Dixie and the FEC railroad is justified by the unique shape of the property and the provision of 54 public parking spaces that will benefit the City.

Please note that the City is not in support of the requested waiver to the installation of 6 foot sidewalks. Where reasonable, staff recommends 8' sidewalks internal to the site.

II. HISTORY

The property is currently undeveloped, cleared and vacant.

III. ZONING AND LAND USE

Site Location		
Parcel Size (area)		1.21 Acres
Subject Property Land Use		Downtown Redevelopment
Adjacent FLU (Future Land Use)		North Downtown Redevelopment
		South Downtown Redevelopment
		East Downtown Redevelopment
		West Downtown Redevelopment
Subject Zoning	Property Overlay	Urban Waterfront
		North Urban Waterfront
		South St. Lucie River
		East FEC Railroad
		West Urban Waterfront
Proposed Use		2 Commercial Buildings
Present Use		Undeveloped
Land Use Plan		Downtown Redevelopment
ROADWAY AND UTILITIES		
Street Functional Classifications		Old Dixie Highway is an arterial under the maintenance of the FDOT.
Utilities		Sewer and Water are provided by the City of Stuart.

IV. CITY DEPARTMENTAL REVIEWS

<i>Public Works</i>	Approved subject to revision to the sites dumpster size and location.
<i>Fire/Building</i>	Approved subject to more detailed review at the Building and Site Permit stage
<i>Police</i>	Approved subject to more detailed review at the Building and Site Permit stage
<i>Kimley-Horn Engineering</i>	See attached comments.

V. EXISITING CONDITIONS:

The property is undeveloped and is currently owned by the City of Stuart.

VI. PUBLIC NOTIFICATION:

The legal notification requirements have been met for this request of a **Major Urban Code Conditional Use** approval. In accordance with the requirements set forth in Section 11 of the City of Stuart's Land Development Code. Documentation of the public notice is part of the record as well as on file within the City Development Department.

VII. STANDARDS FOR URBAN CODE CONDITIONAL USE REVIEW: LAND DEVELOPMENT CODE – SECTION 3.01.06

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

The Future Land Use of all of the properties within proximity to the site is Downtown and the property is situated within the City of Stuart Community Redevelopment Area (CRA). The list of permitted uses included in the Urban Code are applicable to all property situated within the CRA, and include commercial and residential uses. The proposed commercial use of retail, office and restaurant will comply with the list of uses list in the Urban Code and is therefore consistent with the established land uses.

- 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.**

Approval of the urban code conditional does not consider a residential use component.

- 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.**

Approval of the urban code conditional use would not be contrary to the adopted land use plan or other relevant goals, objectives, and policies concerning retail use. The Downtown Future Land Use references individual projects and sites consisting of single uses. A commercial building is consistent with this language and would not detract from the mixture of commercial uses that exist downtown, and would increase the commercial opportunities for such uses.

- 4. The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

There are no proposed changes to the existing district boundary.

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

The proposed mixed use development will rely on on existing infrastructure to accommodate the vehicular traffic flow utilizing the site..

- 6. The proposed use will not create drainage or a storm water quality problem.**

The development of the entire site will be performed in accordance with approved building permits, which will ensure that the required drainage and

stormwater quality is obtained.

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

The proposed 4 story office building over a level of parking will not reduce light of air to adjacent areas because of the adjacent uses are transportation related and will not be built upon.

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

The uses are permitted throughout the CRA 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.

The proposed commercial use buildings are in scale with the uses permitted by right in the Community Redevelopment Area district. The proposal is a development project to vacant site and its appearance, as demonstrated by the illustrative elevations, are consistent with the intent and quality of construction the City desires of the Community Redevelopment Area.

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.

A major urban code conditinal use would be required for the proposed uses in all of the Community Redevelopment Area and is a permitted use within Section 3 of the Urban Code.

IX. CONDITIONAL USE REVIEW FACTORS TO BE CONSIDERED BY THE DECISION MAKER: SEC. 11.01.10(G)(6)

In applying the above standards, the decision-maker will consider each of the following factors:

1. Ingress and egress to the property and the proposed structures to be located thereon, if any, including considerations of automotive and pedestrian safety and convenience, of traffic flow and control, and of access in case of fire or catastrophe.

The proposal has been reviewed by the Fire and Public Works Departments who have no objections to the proposed use.

2. Off-street parking and loading areas including consideration of the economic impact thereof on adjacent properties and of any noise and glare cerated by the location of offstreet parking and loading areas on adjacent and nearby properties.

The proposal does not have off-street parking. The parking is on site.

3. **Refuse and service areas including consideration of the economic impact thereof on adjacent properties and of any noise and odor created by the location of refuse and service areas on adjacent and nearby properties.**

The applicant will use the refuse and service areas associated with the proposed site plan and acceptable to the City's Public Works Department.

4. **Utilities including consideration of hook-up locations and availability and compatibility of utilities for the proposed uses.**

Public Works has reviewed the proposal and have no objections in regard proposed connections to utilities.

5. **Screening and buffering including consideration of the type, dimensions, and character thereof to preserve and improve compatibility and harmony among the proposed uses and structures specially permitted and the uses and structures of adjacent and nearby properties.**

The applicant proposes adequate landscaping within the site as per the landscaping shown on the site plan. The applicant will maintain an unobstructed view from public right-of-way to the St. Lucie River on both ends of the site and between the office and restaurant.

6. **Signage and exterior lighting including consideration of glare, traffic safety, and economic effects thereof on adjacent and nearby properties.**

All signage shall be in accordance with the City's Land Development Regulations with regards to size, dimensions, color, etc. The exterior lighting will not have a negative effects on adjacent and nearby properties.

7. **Required yards and open spaces.**

The proposal includes wider than required corridors (vistas) and common deck space at the rear of the site.

8. **Height of proposed structures including consideration of the effects thereof on adjacent and nearby properties.**

The applicant is permitted to construct property at a maximum height of three stories or 35 feet in height. The proposed building height of a four story building is 45 feet requires a waiver to the code, since there is no residential or hotel components of the building. The proposal includes 3 a story building over a level of parking for a total height of 45 feet from the finished floor to eave of the of the fourth floor roof (observation deck). The total height of the office building including roof access shall not exceed 60 feet.

VIII. STAFF RECOMMENDATION

Based upon compliance with the City of Stuart's Comprehensive Plan and the pertinent standards found within Section 3.01.06 of the City of Stuart's Urban Code, staff recommends **APPROVAL** of the applicant's request to consider a **MAJOR URBAN CODE CONDITIONAL USE** to allow the redevelopment of mixed use buildings and luxury condominiums in accordance with the conditions attached the draft Resolution 16-2019.

Staff is requesting the Community Redevelopment Board consider the merits of the proposal and recommend the application be forwarded to the City Commission for final action of approval.



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 16- 2019

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A CONDITIONAL USE APPROVAL TO RIVERSIDE VILLAGE STUART LLC, OWNER OF PROPERTY LOCATED BETWEEN OLD DIXIE HIGHWAY AND THE FEC RAILROAD, NORTH OF THE ST. LUCIE RIVER, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL FOR MIXED USE DEVELOPMENT OF A 27,300 SQUARE FOOT OFFICE BUILDING WITH 2,200 SQUARE FEET OF RETAIL SPACE, A 200 SEAT RESTAURANT AND A 27-SPACE PARKING GARAGE ON A 2.6-ACRE SITE; TO ALLOW FOR PARKING WITHIN THE BUILDING ENVELOPE, FOR A CONTINUOUS BUILDING FAÇADE OF MORE THAN 100 FEET IN WIDTH WITHOUT PROVIDING AN ADDITIONAL VISTA, FOR REDUCTION IN WIDTH OF THE SIDE VISTAS, FOR AN INCREASE IN ALLOWABLE BUILDING HEIGHT, FOR A REDUCTION IN THE MINIMUM PERCENTAGE OF BALCONIES ALONG THE WATERSIDE ELEVATION, FOR REDUCTION IN LANDSCAPE BUFFERS AND A REDUCTION OF SETBACKS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, the City Commission of Stuart, Florida, has adopted and administers Section 3.01.06 of the Land Development Code; and

WHEREAS, the Applicant, North Stuart Acquisitions and Development, LLC, is requesting a Major Urban Code Conditional Use approval to allow for development of a 27,300 square foot office building with 2,200 square feet of retail space, a 200 seat restaurant and a 27-space parking garage on 1.21 acres of land, and

WHEREAS, the Applicant has requested a relief from 1) a prohibition to parking within the building envelope, 2) an increase in the maximum height from 3 stories and 35 feet to 4 stories and 45 feet, 3) allowing a vista designated along the sides of the property, 4) allowing for a continuous building façade of more than 100 feet in width without providing an additional vista to the river, 5) a reduction of the 10' landscape buffer along the right of way, along the FEC railroad, and the 6' landscape area between parking rows, 6) balconies and balcony rails on the waterside elevation are not at least 50% of the fenestration, 7) reduction of the side setback to 5 feet instead of 10 feet along the FEC railroad side and 8) sidewalks are 6 feet rather than 8 feet in width; and

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application does not create any detrimental effects on adjacent land uses, within three hundred (300) feet of the proposed location; and

WHEREAS, the Community Redevelopment Board held a properly noticed hearing at a regularly scheduled meeting to consider the application of the Petitioner and recommended approval of the Major Urban Code Conditional Use on February 5, 2019; and

WHEREAS, City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application of the Petitioner to approve the Major Urban Code Conditional Use on February 25, 2019.

WHEREAS, the conditional use approval shall run with the land; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: Subject to the conditions attached hereto, the City Commission hereby approves a Major Urban Code Conditional Use approval to North Stuart Acquisition and Development, LLC, as owner of certain real property located at between Old Dixie Highway and the FEC Railroad tracks, north of the St. Lucie River, as detailed within the attached legal description.

SECTION 2: A legal description of the property is set forth in **“Exhibit A”** attached hereto and made a part hereof by reference.

SECTION 3: The applicants business shall operate in accordance with all conditions set forth in **“Exhibit B”**, as attached.

SECTION 4: The purpose of this Urban Waterfront Sub-district Conditional Use approval is to allow for the development of a 27,300 square foot office building with 2,200 square feet of retail space, a 200 seat restaurant and a 27-space parking garage, varying from code requirements by allowing relief from 1) a prohibition to parking within the building envelope, 2) an increase in the maximum height from 3 stories and 35 feet to 4 stories and 45 feet, 3) allowing a vista designated along the sides of the property, 4) allowing for a continuous building façade of more than 100 feet in width without providing an additional vista to the river, 5) a reduction of the 10’ landscape buffer along the right of way, along the FEC railroad, and the 6’ landscape area between parking rows, 6) balconies and balcony rails on the waterside elevation are not at least 50% of the fenestration, 7) reduction of the side setback to 5 feet instead of 10 feet along the FEC railroad side and 8) sidewalks are 6 feet rather than 8 feet in width, as per the details included on the site plan, landscape plan and architectural elevations included as **“Exhibit C”**.

SECTION 5: This resolution shall take effect immediately upon its adoption.

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

REBECCA S. BRUNER, MAYOR
EULA R. CLARKE, VICE MAYOR
KELLI GLASS LEIGHTON, COMMISSIONER
MERRITT MATHESON, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2019.

ATTEST:

MARY R. KINDEL
CITY CLERK

REBECCA S. BRUNER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN THE FOREGOING DEVELOPMENT ORDER, AND ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE FOREGOING RESOLUTION. IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

Riverside Village Stuart, LLC

Witness #1:

Owner: William Bethea

Print Name: _____

Print Name: _____

Signature: _____

Signature: _____

(see owner's acknowledgement next page)

Witness #2:

Print Name: _____

Signature: _____

WITNESSES:

North Stuart Acquisitions and Development,
LLC

Witness #1:

Applicant: Richard Geisinger

Print Name: _____

Print Name: _____

Signature: _____

Signature: _____

Witness #2:

Print Name: _____

Signature: _____

OWNERS ACKNOWLEDGMENT

The above Acceptance and Agreement was acknowledged before me this ____ day of
_____, 2019, by _____.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____ Type of ID _____

Exhibit “A” Legal Description:

(NOT TO SCALE)

LEGAL DESCRIPTION

PARCEL 1

A PORTION OF GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTH $\frac{1}{4}$ CORNER OF SAID SECTION 5; THENCE S89°49'23"W ALONG THE NORTH LINE OF SAID SECTION 5 FOR 285.48 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A TANGENT BEARING OF S12°41'38"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 922.81 FEET AND A CENTRAL ANGLE OF 19°52'01" FOR 319.68 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A TANGENT BEARING OF S39°31'40"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 597.53 FEET AND A CENTRAL ANGLE OF 14°49'38" FOR 154.63 FEET TO A POINT OF TANGENCY; THENCE S54°21'18"E FOR 92.61 FEET TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE ALONG THE MEAN HIGH WATER LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) N07°17'00"W FOR 81.26 FEET; (2) N00°25'23"W FOR 47.14 FEET; (3) N00°48'09"W FOR 41.70 FEET; (4) N06°07'37"W FOR 26.27 FEET TO AN INTERSECTION WITH A LINE BEING 50.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE CENTERLINE OF RAILROAD TRACKS AS LAID OUT AND IN USE (12/12/02). THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO (2) COURSES: (1) N46°19'29"W FOR 129.38 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 802.22 FEET AND A CENTRAL ANGLE OF 15°26'20" FOR 216.17 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH LINE OF SECTION 5; THENCE S89°49'23"W FOR 69.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 54,719 SQUARE FEET OR 1.256 ACRES MORE OR LESS

AND TOGETHER WITH

PARCEL 2

A PORTION OF GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTH $\frac{1}{4}$ CORNER OF SAID SECTION 5; THENCE S89°49'23"W ALONG THE NORTH LINE OF SAID SECTION 5 FOR 96.59 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE BEING 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE CENTERLINE OF RAILROAD TRACKS AS LAID OUT AND IN USE (12/12/02) AND HAVING A TANGENT BEARING OF S35°52'01"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID PARALLEL CURVE HAVING A RADIUS OF 702.22 FEET AND A CENTRAL ANGLE OF 10°27'28" FOR 128.17 FEET TO A POINT OF TANGENCY; THENCE S46°19'29"E FOR 16.33 FEET TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE MEANDER ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) N08°26'25"E FOR 25.24 FEET; (2) N00°49'02"W FOR 22.74 FEET; (3) N05°58'57"E FOR 31.58 FEET; (4) N01°50'29"E FOR 28.95 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID SECTION 5; THENCE S89°49'23"W FOR 6.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6,018 SQUARE FEET MORE OR LESS.

SAID PARCELS BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS.

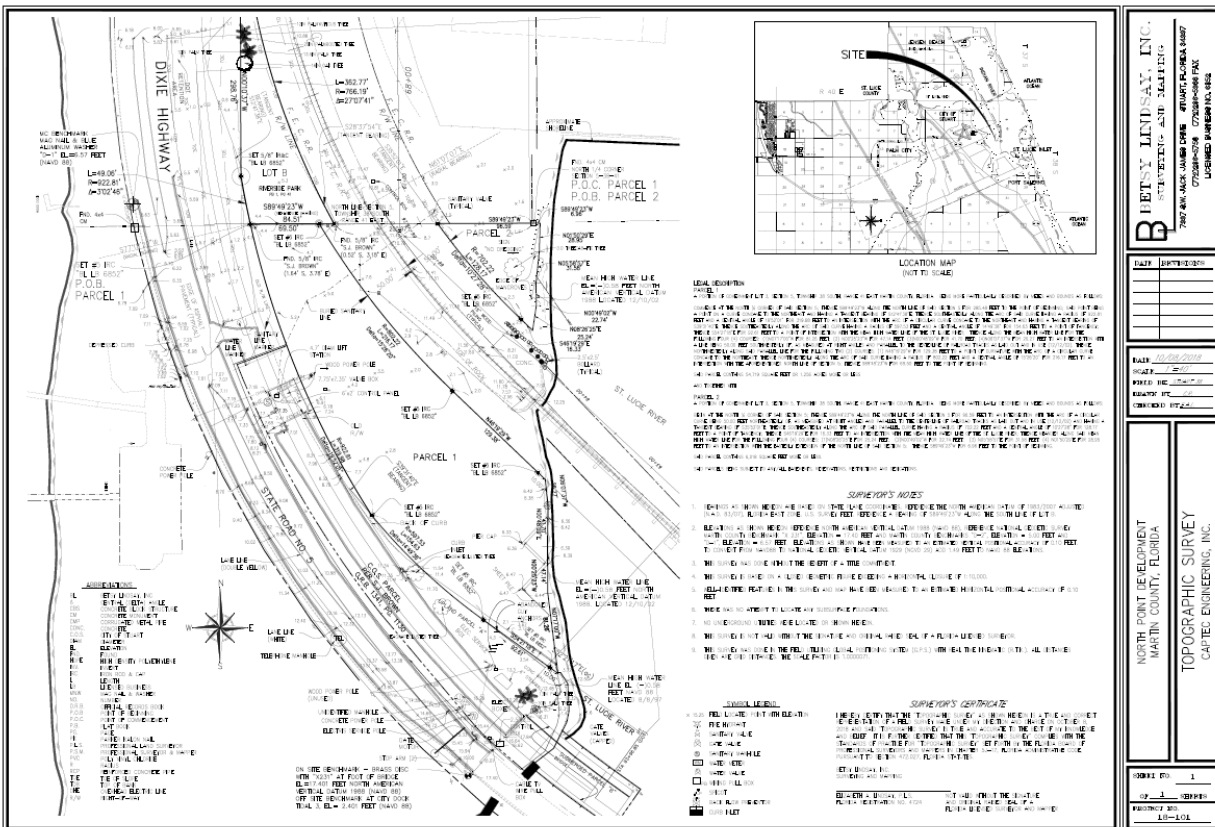
Exhibit “B” Conditions of Approval

1. The project shall adhere to the site plan prepared by CAPTEC Engineering, Inc., dated 11.14.18
2. The project shall adhere to the architectural elevations, prepared by Robert Britt, Architect, Inc. dated 10.14.18, and shall be constructed of concrete masonry units.
3. The project shall adhere to the landscape plan by Boggs, Planning and Landscape Architecture, and not dated.
4. Except as provided herein, all development shall comply with City Code.
5. Any sidewalks damaged during construction shall be repaired and/or replaced by the applicant as per the City’s specification.
6. Notwithstanding the illustration shown on the site plan, all signage shall be in accordance with the City’s Land Development Regulations with regards to size, dimensions, color, etc.
7. Site lighting shall not negatively impact adjacent properties and shall not create a visual nuisance. Decorative exterior light fixtures shall be approved prior to the issuance of any development permits.
8. The applicant shall comply with all applicable Handicap Accessibility standards.
9. Final Development Plans and Construction Drawings shall be reviewed and approved by all necessary City departments prior to the issuance of any building permits.
10. Any and all regulatory agency permits, including but not limited to Martin County, the South Florida Water Management District, and Army Corp of Engineers, shall be

obtained by the applicant and copies provided to the City prior to the issuance of a site permit.

11. Prior to issuance of a building permit, the applicant shall either contribute the required art fee of one and one-half percent of the vertical construction cost or provide work of art on the development pursuant to Section 3.01.08
12. Dock Facilities are for the expressed use of the public. Leasing of dock slips to entities other than guests of the commercial tenants of the project is prohibited. The number of slips shall be limited to 10 slips. Dock & slips are illustrative in nature and not final documents.
13. All dock facilities and marine related bulkheads, hardened shorelines, etc. shall be maintained by a Master Association, any new marine related improvements, modification, repairs and permitting associated with such facilities shall be accomplished by, and the responsibility of, the association. There shall be no liveaboards permitted by definition of the Department of Environmental Protection. The term “liveaboard” is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period.
14. Sloping revetments and interlocking blocks shall be used in high energy areas to more effectively dissipate wave forces, boat wakes and reduce the effects of bottom scouring. Bulkheads and seawalls shall only be used to protect existing development and shall be located landward of riverine wetlands and their ecotones. Permits for replacement of deteriorating seawalls shall be granted only when alternative revetments and interlocking blocks are not feasible.
15. The applicant shall obtain a Certificate of Occupancy for both buildings prior to March 1, 2022.
16. The following uses shall be permitted:
 - a. Retail
 - b. Office, Professional
 - c. Restaurant

Exhibit “C” Boundary Survey



Parking Calculations

Total Parking Spaces Required	160 Spaces
Office: 27,000 sq ft x 1 space/100 sq ft = 78 spaces	
Hotel: 1,200 sq ft x 1 space/100 sq ft = 12 spaces	
Restaurant: 200 seats x 1 space/4 seats = 50 spaces	
Dock: 100 seats x 1 space/4 seats = 25 spaces	

Total On-site Parking Spaces Provided: 162 Spaces

On Site: 162 Spaces (Min. 142)

Public Parking Spaces

Public Land Use: 54 Spaces

Gangway: 8 Spaces

Building Data

Office (footprint):	10,100 FT ²
Office (under A/C):	27,000 FT ²
Hotel:	2,000 SF
Restaurant:	7,800 SF

Site Data:

Existing Future Land Use: Downtown Redevelopment

Public: 1.42 Ac.

Other (Water): 1.31 Ac.

Proposed Future Land Use: Downtown Redevelopment

(Parcel 2, B. East): 0.61 Ac.

Public (Parcel 1): 0.61 Ac.

Other (Waterward of Seawall): 0.60 Ac.

Existing Zoning: Urban Waterfront

Total Area: 144,845.42 sf 3.33 ac.

Area Waterward of Seawall: 25,926.62 sf 0.60 ac.

Developed Area (Excludes Water): 118,918.80 sf 2.73 ac.

Impervious Area: 92,321.11 sf 2.13 ac. (79%)

Permeable Area: 26,597.69 sf 0.60 ac. (27%)

Area (Downtown Redevelopment Area): 101,113.80 sf 2.32 ac.

Impervious Area: 87,107.07 sf 2.03 ac.

Permeable Area: 14,006.73 sf 0.32 ac.

Area (Public Area): 17,805.00 sf 0.41 ac.

Impervious Area: 13,439.49 sf 0.31 ac.

Permeable Area: 4,365.51 sf 0.10 ac.

Exhibit “C” landscape Plan

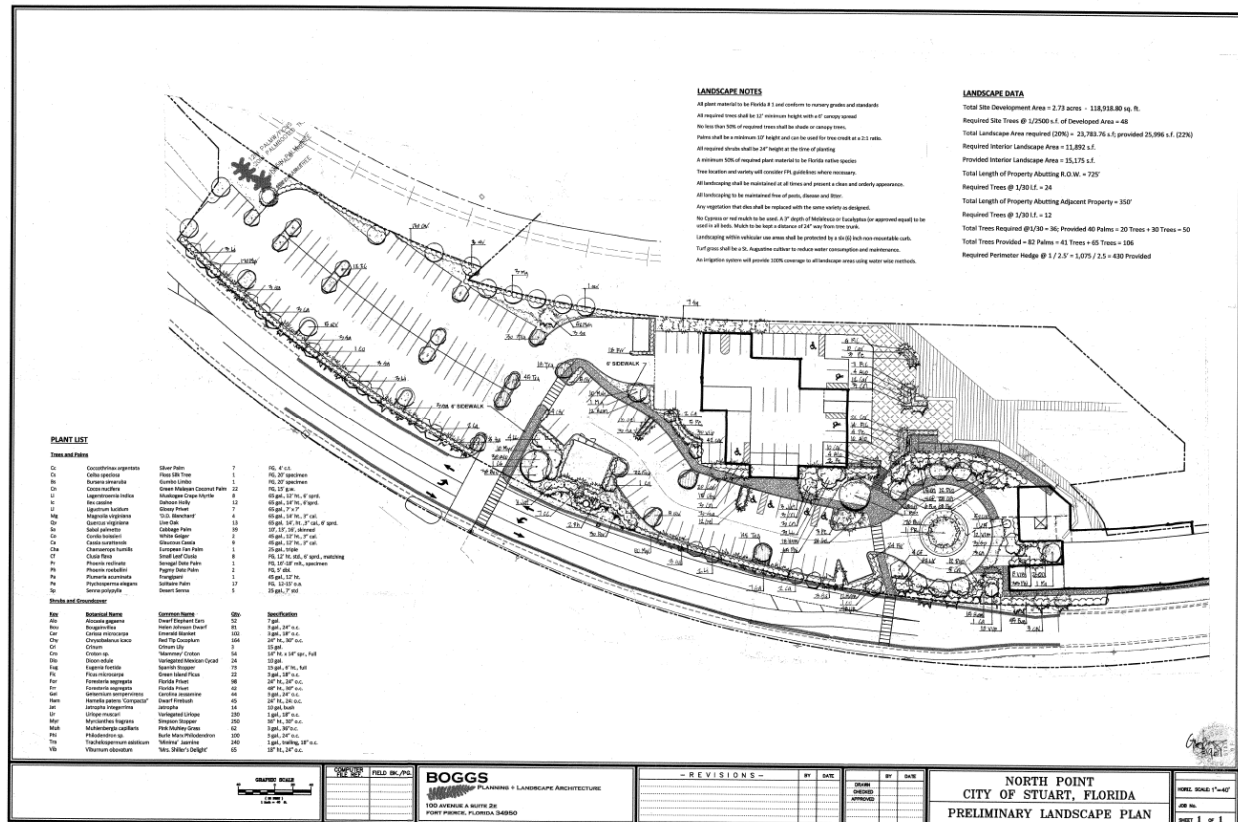
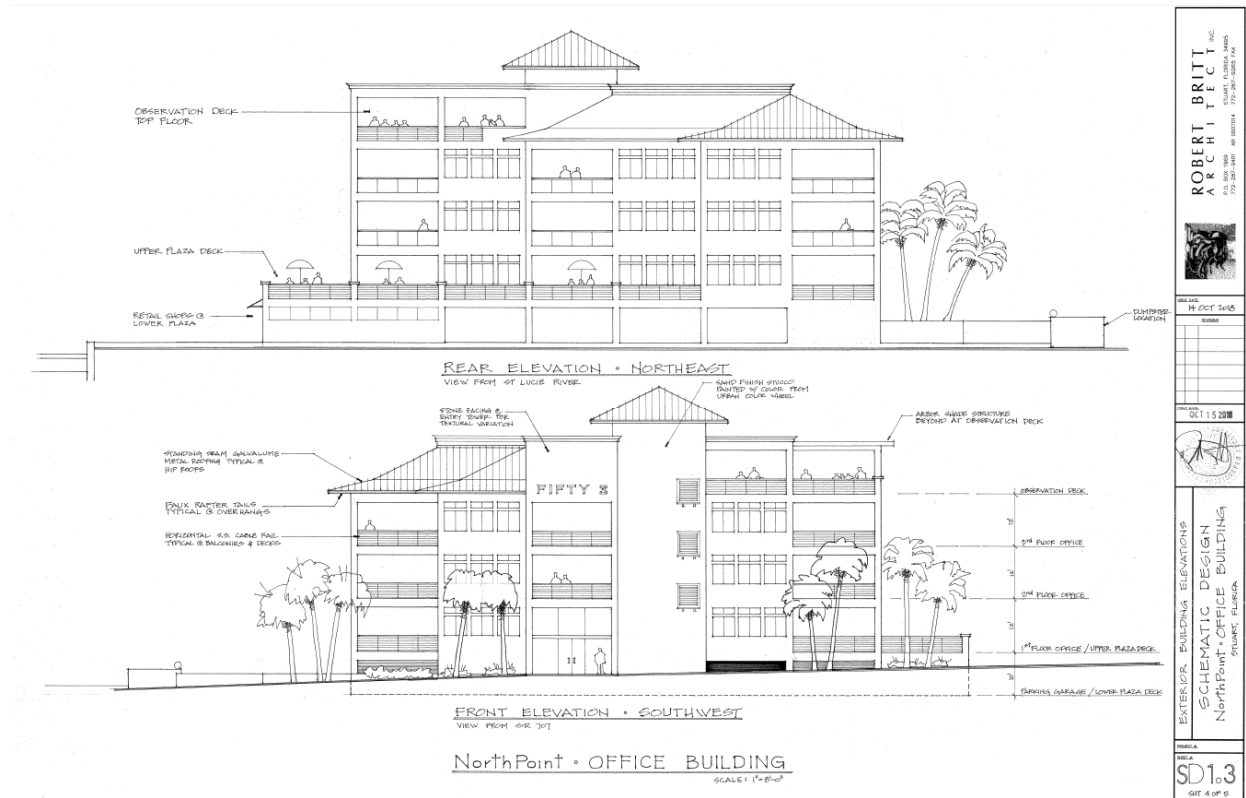


Exhibit “C” Elevations





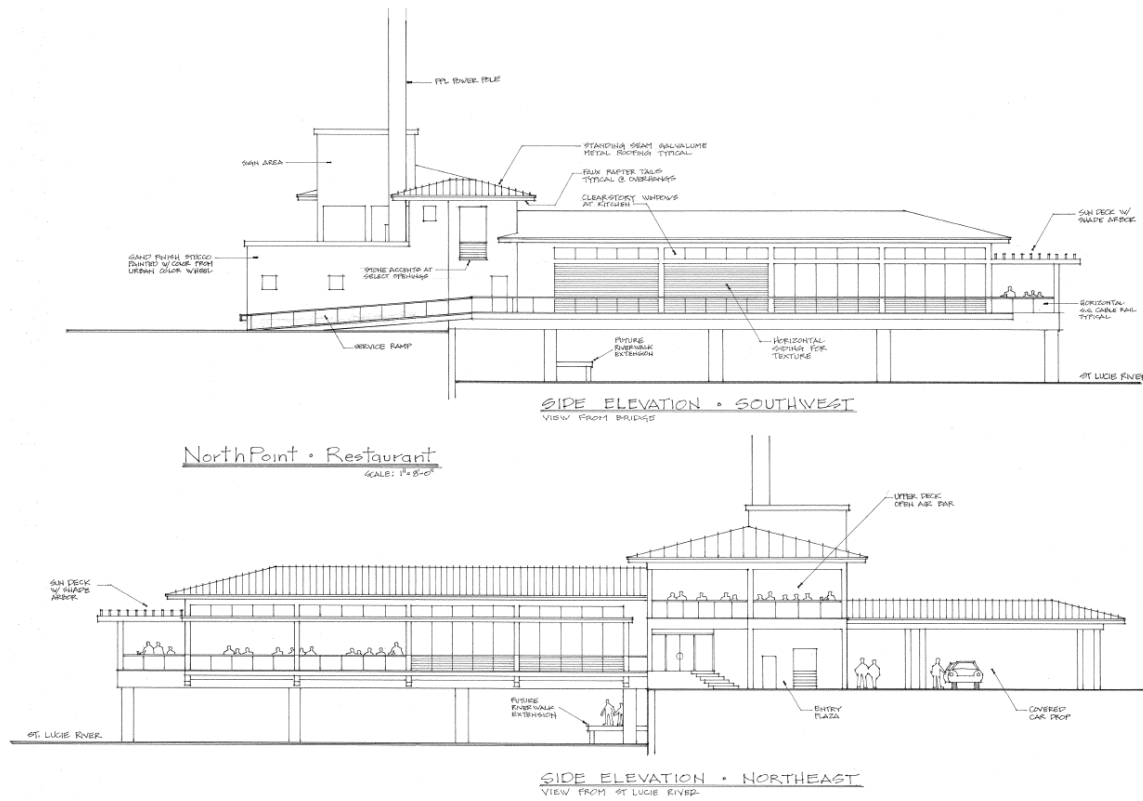
ROBERT BRITT ARCHITECT, INC.
 1000 N. W. 10th Ave., Suite 1000
 Ft. Lauderdale, FL 33304
 TEL: 954.561.1234 FAX: 954.561.1235

REVISIONS

NO.	DATE	DESCRIPTION
1	10 OCT 2018	SCHEMATIC DESIGN
2	15 OCT 2018	SCHEMATIC DESIGN

SCHEMATIC DESIGN
 NorthPoint • OFFICE BUILDING
 STUART, FLORIDA

SD 1014
 SET 1 OF 5



ROBERT BRITT ARCHITECT INC.
 P.O. BOX 1889 STUART, FLORIDA 34989
 TEL: 888-287-1881 FAX: 888-287-1882 FAX

DATE: 14 OCT 2018
 DRAWN: [Signature]
 CHECKED: [Signature]
 PROJECT: SD2.3
 SHEET: 4 OF 4

EXTERIOR BUILDING ELEVATIONS
 SCHEMATIC DESIGN
 NorthPoint • RESTAURANT
 ST. LUCIE, FLORIDA

LEGEND	
---	EXISTING RIGHT OF WAY
---	EXISTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CURB
---	EXISTING TOP OF BANK
---	EXISTING TOE OF SLOPE
---	EXISTING STRIPING
---	EXISTING STORMWATER PIPE
⑩	PROPOSED PARKING COUNT
---	PROPOSED STRIPING
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED CURB
---	PROPOSED TOP OF BANK
---	PROPOSED TOE OF SLOPE
---	PROPOSED STORMWATER PIPE
■	PROPOSED CATCH BASIN
■	PROPOSED MITERED END SECTION
●	PROPOSED STORM MANHOLE
---	PROPOSED WHEEL STOP
---	PROPOSED BUILDING
---	PROPOSED SIDEWALK 6' MINIMUM
---	PROPOSED BOARDWALK W/ DOCK
---	PROPOSED PARKING LOT STALLS / ASPHALT
---	PROPOSED CROSSWALKS

Parking Calculations

Total Parking Spaces Required 160 Spaces
Office: 27,000 sf x 1 space/350 sf = 78 spaces
Retail: 2,000 sf x 1 space/300 sf = 7 spaces
Restaurant: 200 seats x 1 space/4 seats = 50 spaces
Deck: 100 seats x 1 space/4 seats = 25 spaces

Total Parking Spaces Provided 162 Spaces
Total On-site Parking Spaces 108 Spaces
Garages: 27 Spaces (inc. 2 HC)
On Site: 81 Spaces (inc. 4 HC)

Public Parking Spaces 54 Spaces
Public Land Use: 54 Spaces
Garages: 0 Spaces

Building Data

Office (footprint): 10,100 FT²
Office (under A/C): 27,000 FT²
Retail: 2,000 ft²
Restaurant: 7,900 ft²

Site Data:

Existing Future Land Use:
Downtown Redevelopment 1.42 Ac.
Public 1.31 Ac.
Other (Water) 0.60 Ac.

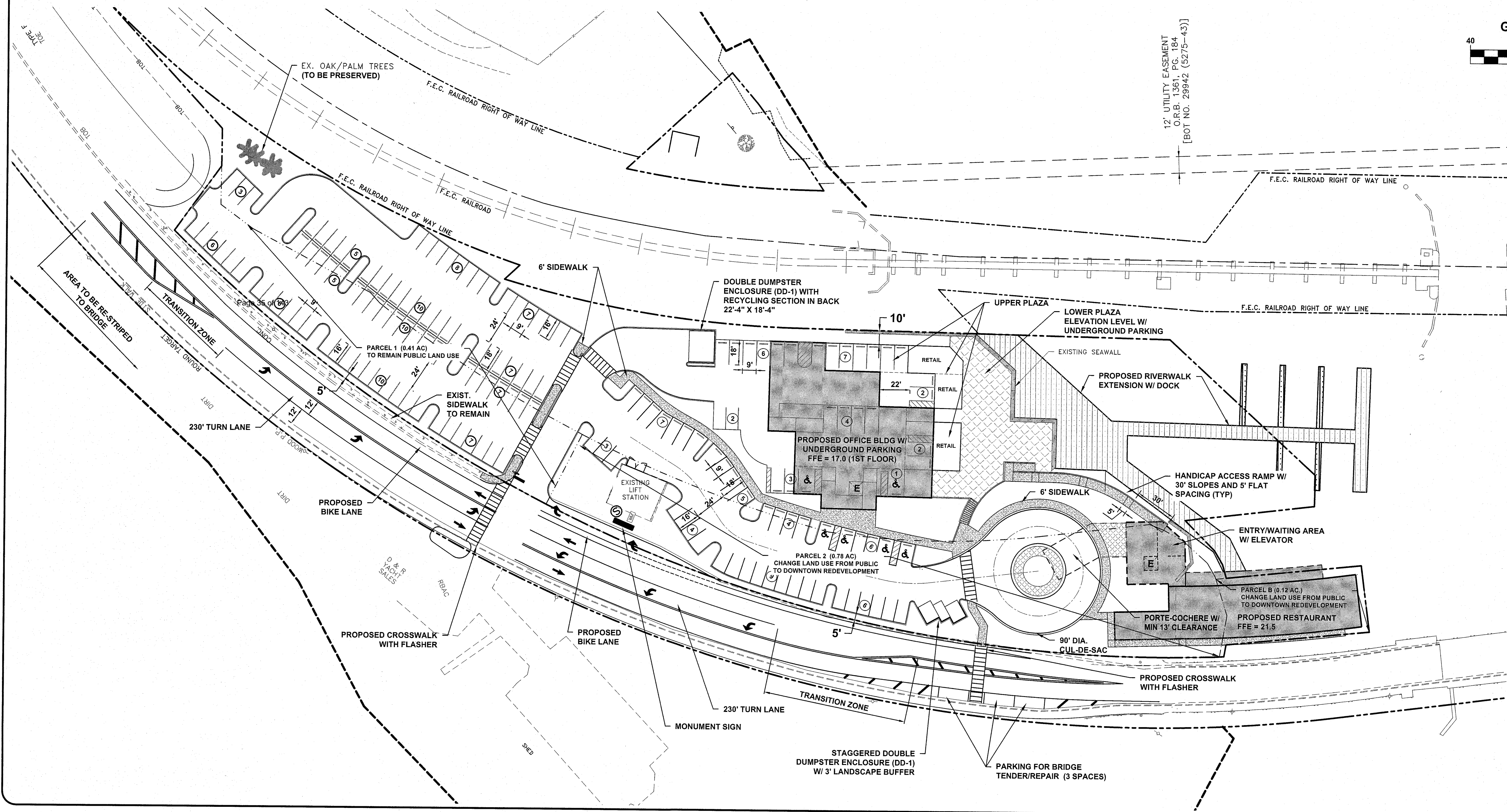
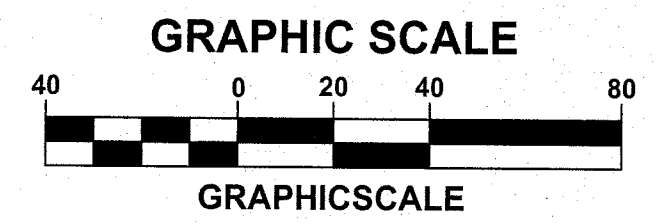
Proposed Future Land Use:
Downtown Redevelopment (Parcel 2, B, Exist) 2.32 Ac.
Public (Parcel 1) 0.41 Ac.
Other (Waterward of Seawall) 0.60 Ac.

Existing Zoning: Urban Waterfront

Total Area: 144,845.42 sf 3.33 ac.
Area Waterward of Seawall: 25,926.62 sf 0.60 ac.
Developed Area (Excludes Water): 118,918.80 sf 2.73 ac.
Impervious Area: 92,923 sf 2.13 ac. (78%)
Building Footprint: 20,000 sf 0.46 ac.
Pavement, Sidewalks, Patios: 72,923 sf 1.67 ac.
Pervious Area: 25,996 sf 0.60 ac. (22%)

Area (Downtown Redevelopment Area): 101,113.80 sf 2.32 ac.
Impervious Area: 97,107 sf 2.23 ac.
Building Footprint: 20,000 sf 0.46 ac.
Pavement, Sidewalks, Patios: 77,107 sf 1.77 ac.
Pervious Area: 21,744 sf 0.50 ac.

Area (Public Area): 17,805.00 sf 0.41 ac.
Impervious Area: 13,409 sf 0.31 ac.
Building Footprint: 0 sf 0 ac.
Pavement, Sidewalks, Patios: 13,409 sf 0.31 ac.
Pervious Area: 4,396 sf 0.10 ac.



301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 682-4344
Fax: (772) 682-4341

CAPTEC
Engineering, Inc.
Civil Engineering Professionals

Engineering Business
No. EB-007627

DATE:	MMH
DRAWN BY:	TLA
DESIGNED BY:	JWC
CHECKED BY:	1767
PROJECT NO.:	1" = 40'
HORIZ. SCALE:	N/A
VERT. SCALE:	N/A
CADD FILE:	

NO.	DATE	BY	REVISIONS
1	11-14-18		SITE PLAN APPLICATION SUBMITTAL

SCALE	VERIFICATION
0	1
SOLID BAR IS EQUAL	ORIGINAL DRAWING
ADJUST ALL SCALED	DIMENSIONS
ACCORDINGLY	

NORTH POINT DEVELOPMENT
City of Stuart, Florida

SITE PLAN

TERESA L. ANDRE
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 54695

Teresa Andre

NOV 14 2018
Printed Date:

JOB No.: **1767**
SHEET
2 OF **4**

HORIZ. SCALE: 1"=40'

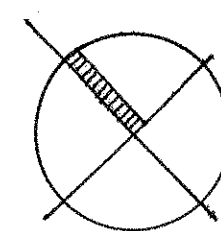
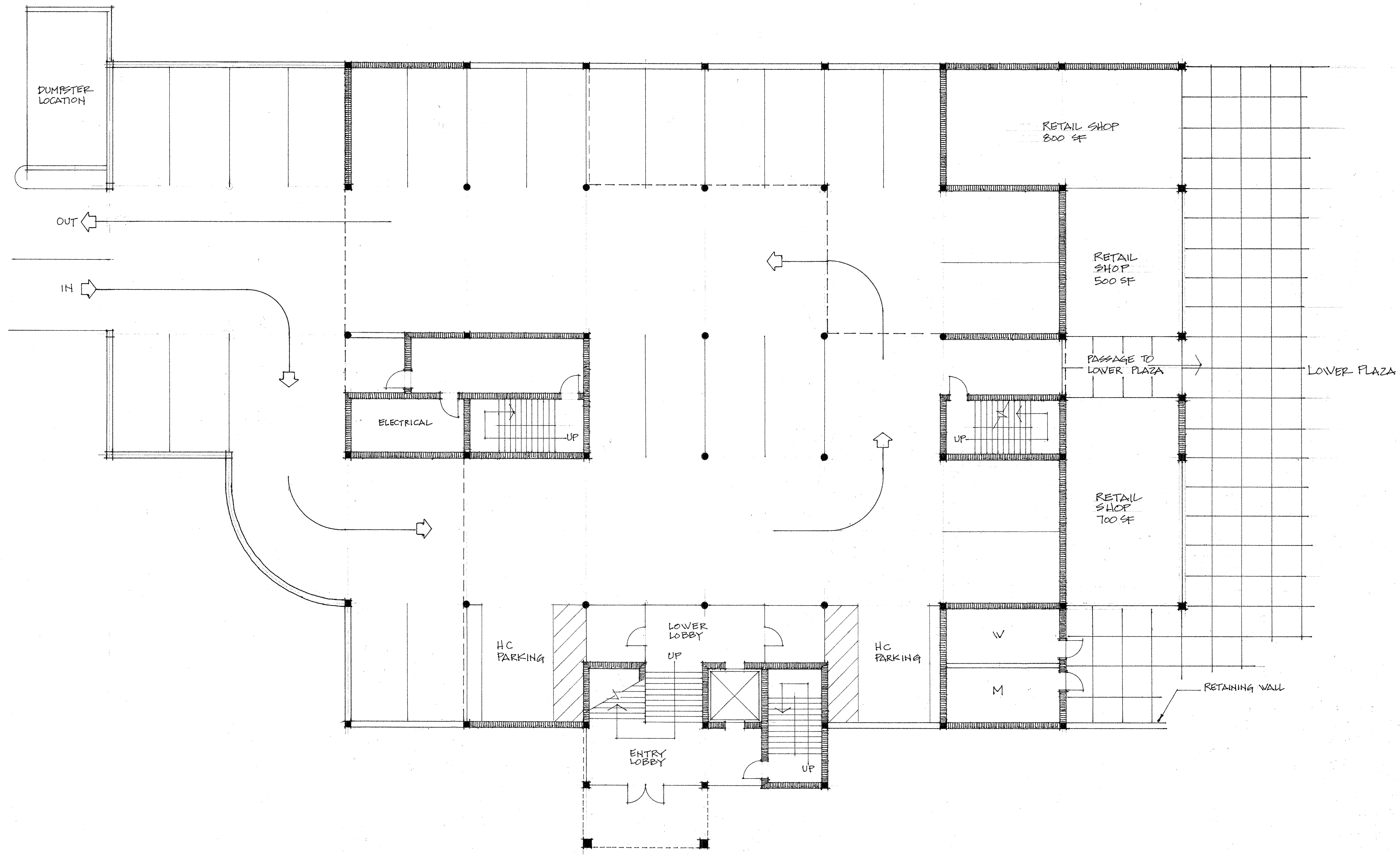
JOB No.

SHEET 1 OF 1



NORTH POINT DEVELOPMENT

Stuart, Florida 34994



NorthPoint • OFFICE BUILDING

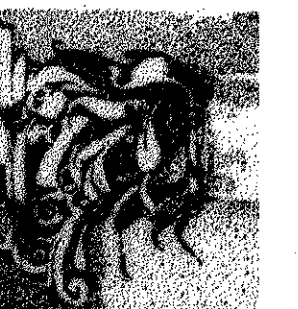
PLAN @ PARKING GARAGE

SCALE: 1" = 8'-0"

GARAGE AREA = 12,400 SF
 RETAIL SHOPS + TOILETS = 2,400 SF
 TOTAL AREA = 14,800 SF

PARKING 20 CARS

ROBERT BRITT
 ARCHITECT INC.
 STUART, FLORIDA 34995
 P.O. BOX 1969
 772-287-9401 AR 0007014
 772-287-9285 FAX

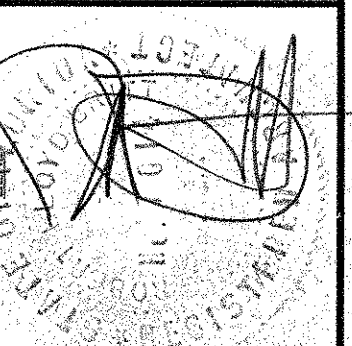


ISSUE DATE:
 14 OCT 2018

REVISIONS

NO.	DATE	DESCRIPTION

PRINT DATE:
 OCT 15 2018

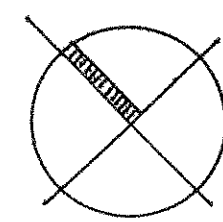
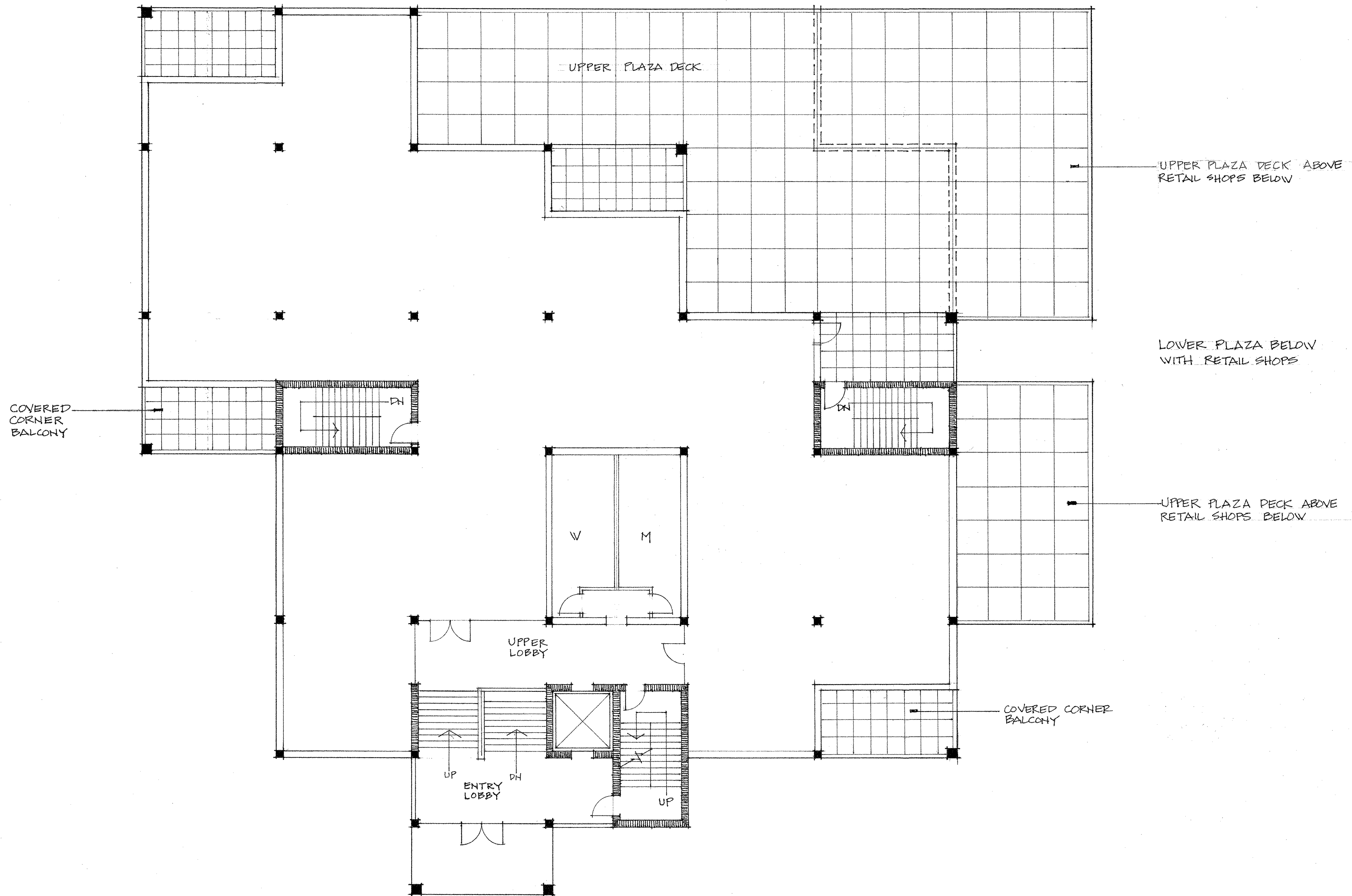


FLOOR PLAN PARKING GARAGE
 SCHEMATIC DESIGN
 NorthPoint • OFFICE BUILDING
 STUART, FLORIDA

PROJECT #:

SHEET #:

SD 1.0
 SHEET 1 OF 5

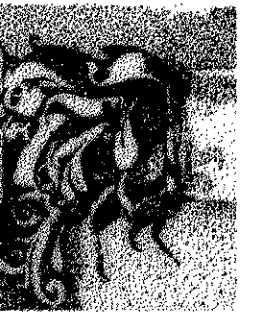


NorthPoint • OFFICE BUILDING

PLAN @ FIRST FLOOR
 TYPICAL OF THREE FLOORS W/
 9100 SF GROSS A/C AREA / FLOOR

SCALE: 1" = 2'-0"

ROBERT BRITT
 ARCHITECT INC.
 P.O. BOX 1989
 STUART, FLORIDA 34985
 772-287-9401 AR 0007014
 772-287-9265 FAX

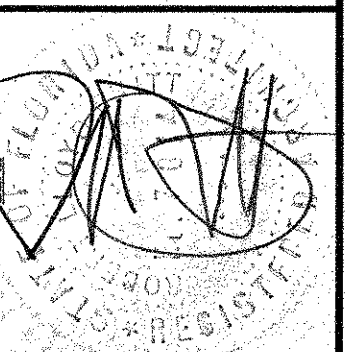


ISSUE DATE:
 14 OCT 2018

REVISIONS

NO.	DATE	DESCRIPTION

PRINT DATE:
 OCT 15 2018



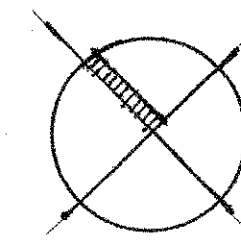
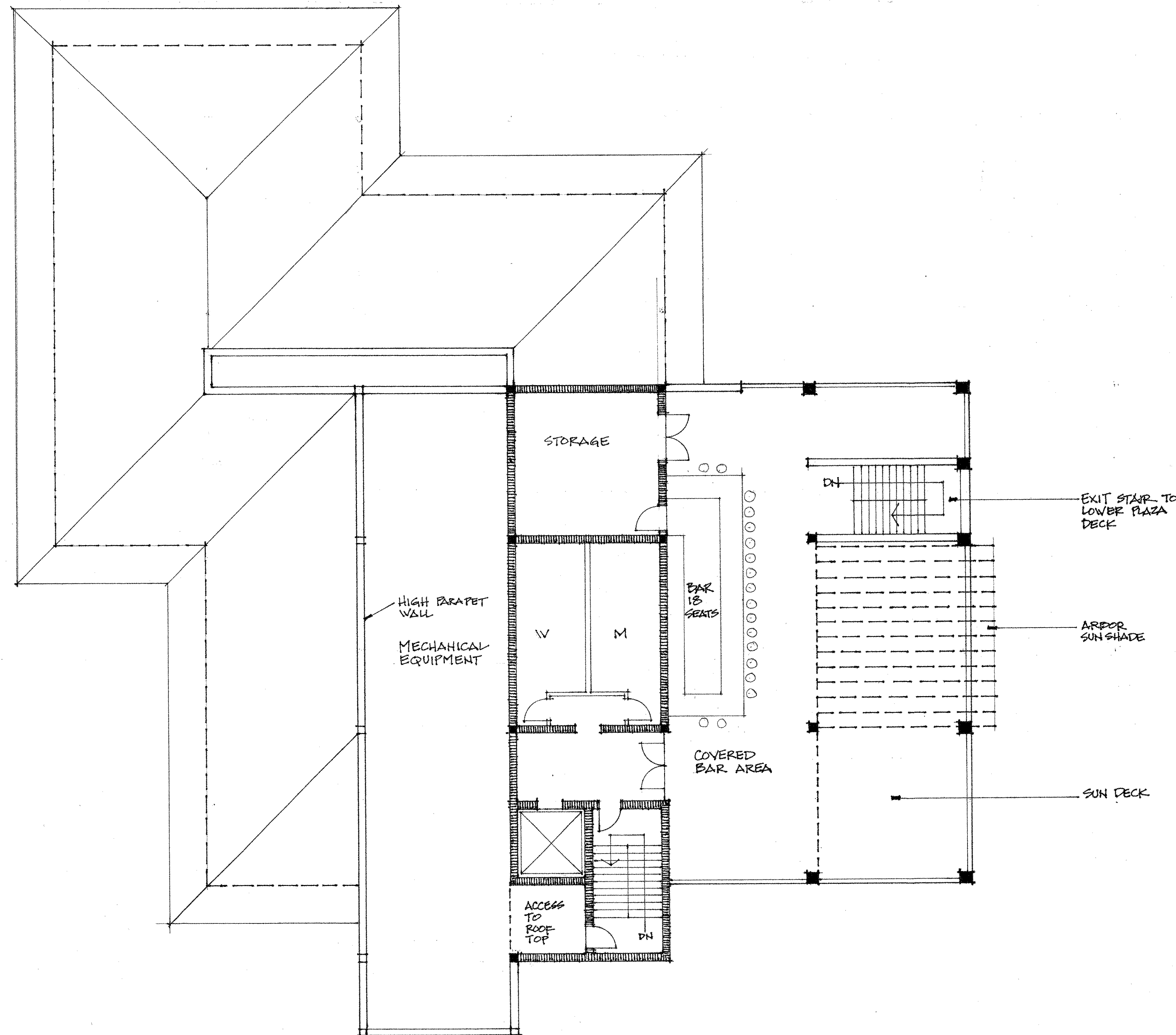
FLOOR PLAN FIRST FLOOR
 SCHEMATIC DESIGN
 NorthPoint • OFFICE BUILDING
 STUART, FLORIDA

PROJECT #

SHEET #

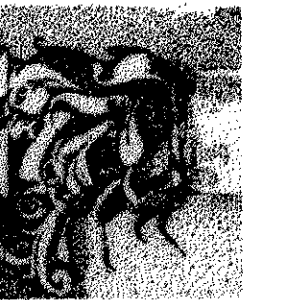
SD 1.1

SHT 2 OF 5



NorthPoint • OFFICE BUILDING
 PLAN @ OBSERVATION DECK
 TOTAL AREA = 4125 SF
 SCALE: 1" = 8'-0"

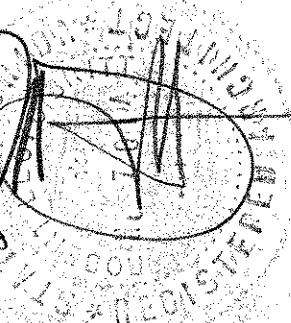
ROBERT BRITT
 ARCHITECT INC.
 P.O. BOX 1989
 772-287-9401 AR 0007014
 STUART, FLORIDA 34995
 772-287-9265 FAX



ISSUE DATE:
 14 OCT 2018

REVISIONS	

PRINT DATE:
 OCT 15 2018



FLOOR PLAN OBSERVATION DECK
SCHEMATIC DESIGN
 NorthPoint • OFFICE BUILDING
 STUART, FLORIDA

PROJECT #:

SHEET #:

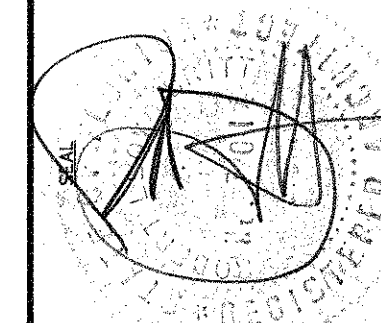
SD1.2
 SHT 3 OF 5



ISSUE DATE
14 OCT 2018

REVISIONS

PRINT DATE
OCT 15 2018



EXTERIOR BUILDING ELEVATIONS
SCHEMATIC DESIGN
NorthPoint • OFFICE BUILDING
STUART, FLORIDA

PROJECT #

SHEET #

SD1.3

SHT 4 OF 5

OBSERVATION DECK
TOP FLOOR

UPPER PLAZA DECK

RETAIL SHOPS @
LOWER PLAZA

DUMPSTER
LOCATION

REAR ELEVATION • NORTHEAST

VIEW FROM ST LUCIE RIVER

SAND FINISH STUCCO
PAINTED W/ COLOR FROM
URBAN COLOR WHEEL

STONE FACING @
ENTRY TOWER FOR
TEXTURAL VARIATION

ARBOR SHADE STRUCTURE
BEYOND AT OBSERVATION DECK

STANDING SEAM GALVALUME
METAL ROOFING TYPICAL @
HIP ROOFS

FAUX RAFTER TAILS
TYPICAL @ OVERHANGS

HORIZONTAL S.S. CABLE RAIL
TYPICAL @ BALCONIES & DECKS

FIFTY 3

OBSERVATION DECK

3RD FLOOR OFFICE

2ND FLOOR OFFICE

1ST FLOOR OFFICE / UPPER PLAZA DECK

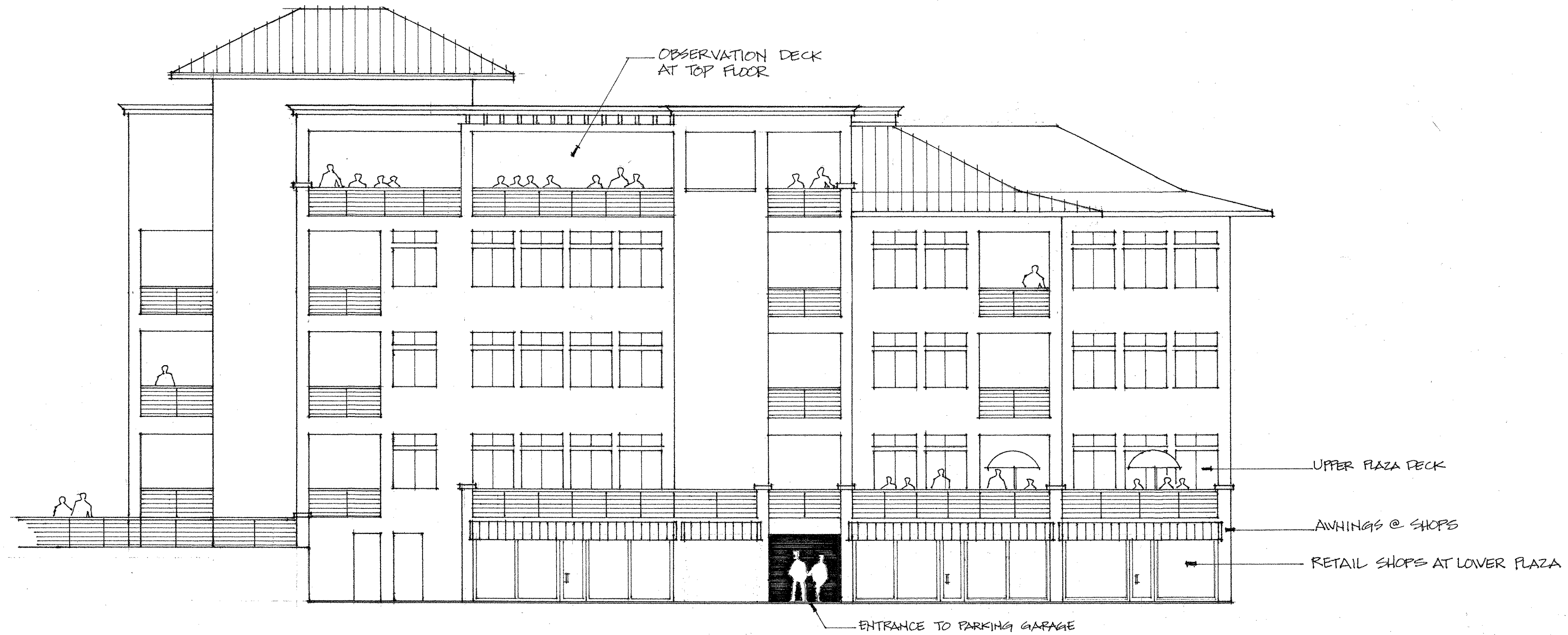
PARKING GARAGE / LOWER PLAZA DECK

FRONT ELEVATION • SOUTHWEST

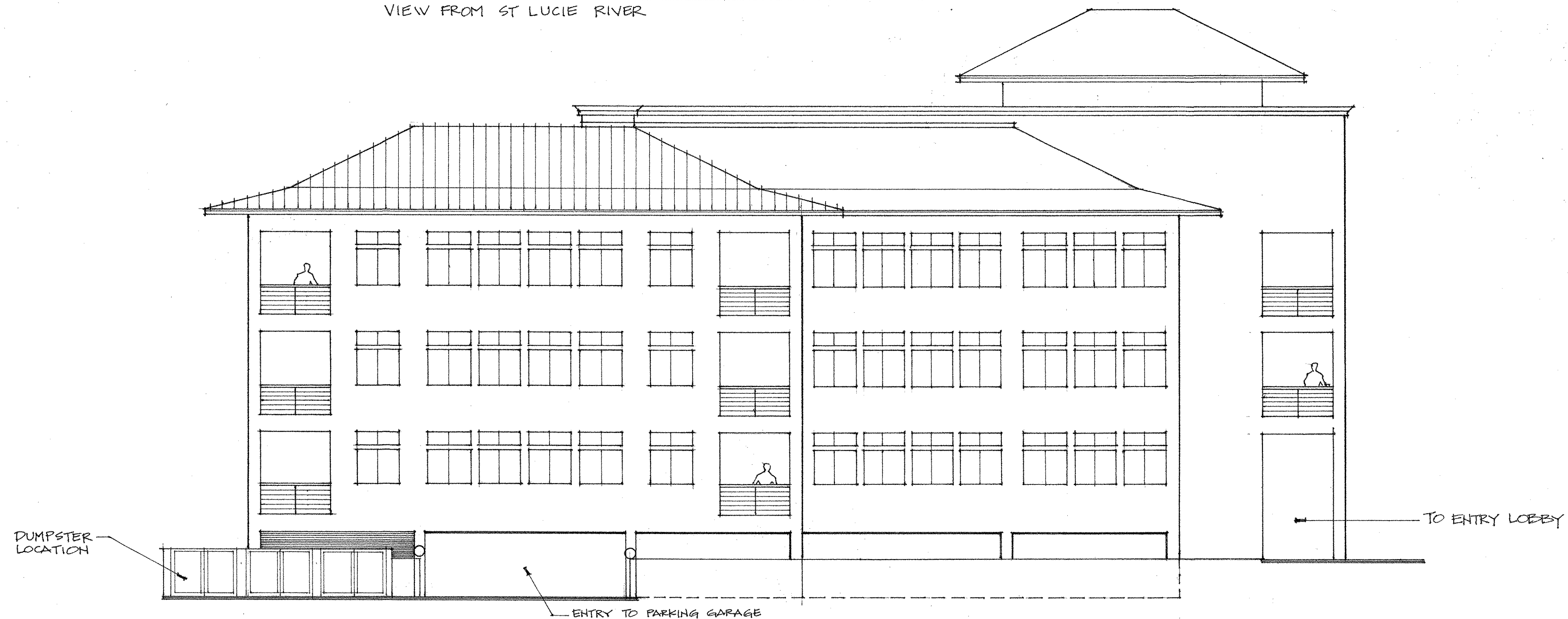
VIEW FROM SR 707

NorthPoint • OFFICE BUILDING

SCALE: 1"=8'-0"



SIDE ELEVATION • SOUTHEAST
VIEW FROM ST LUCIE RIVER



SIDE ELEVATION • NORTHWEST

NorthPoint • OFFICE BUILDING
SCALE: 1" = 3'-0"

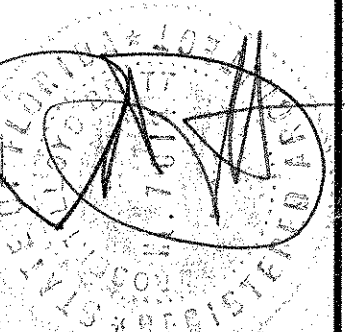
ROBERT BRITT
ARCHITECT INC.
STUART, FLORIDA 34995
P.O. BOX 1969
772-287-9401
AR 0007014
772-287-9265 FAX



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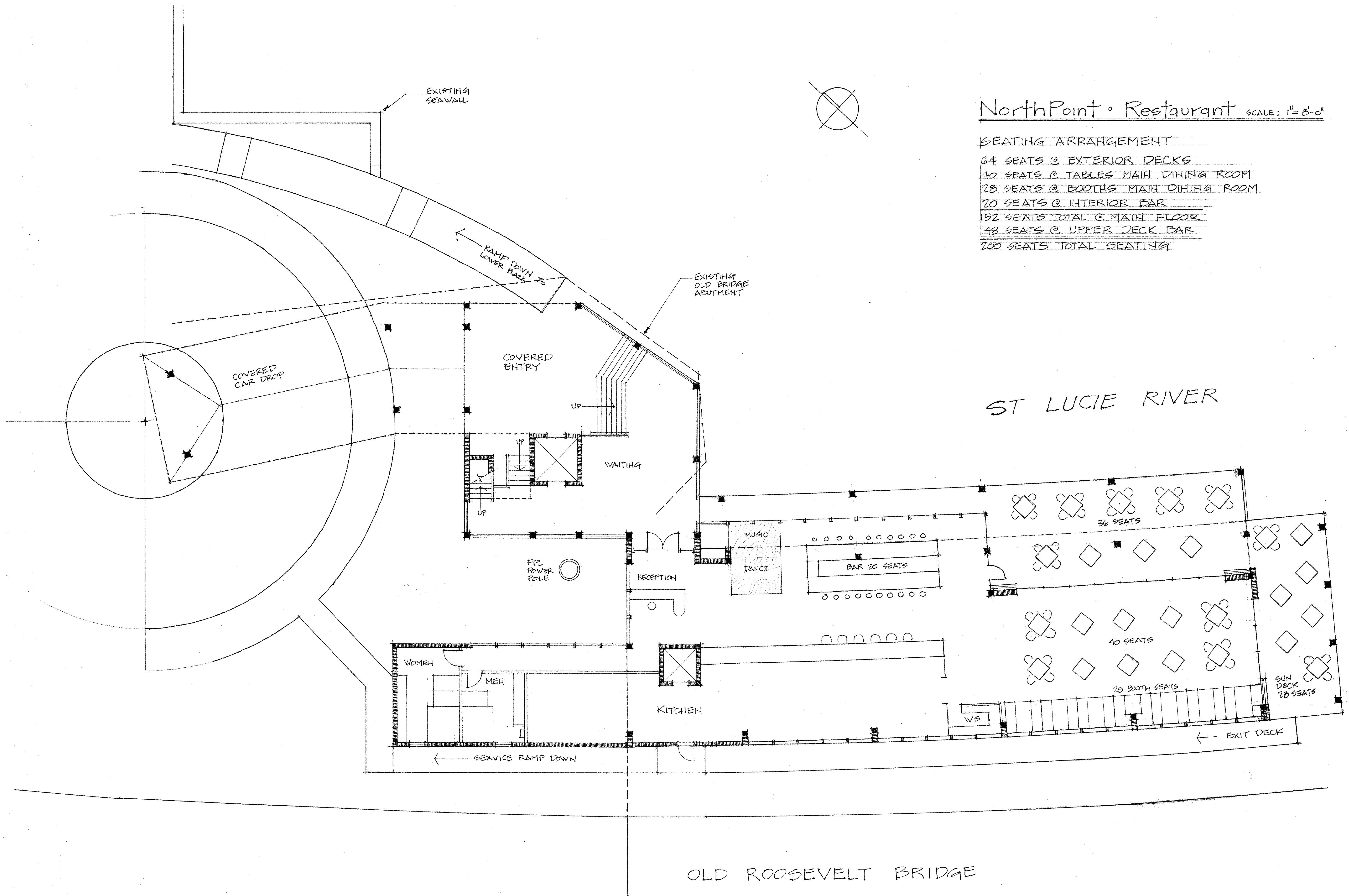
REVISIONS

PRINT DATE:
OCT 15 2018



EXTERIOR BUILDING ELEVATIONS
SCHEMATIC DESIGN
NorthPoint • OFFICE BUILDING
STUART, FLORIDA

PROJECT #:
SHEET #:
SD 1.4
SHT 4 OF 5

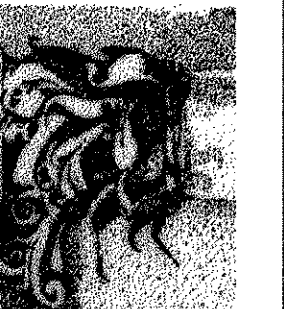


NorthPoint • Restaurant SCALE: 1" = 8'-0"

SEATING ARRANGEMENT

64 SEATS @ EXTERIOR DECKS
40 SEATS @ TABLES MAIN DINING ROOM
28 SEATS @ BOOTHS MAIN DINING ROOM
20 SEATS @ INTERIOR BAR
152 SEATS TOTAL @ MAIN FLOOR
48 SEATS @ UPPER DECK BAR
200 SEATS TOTAL SEATING

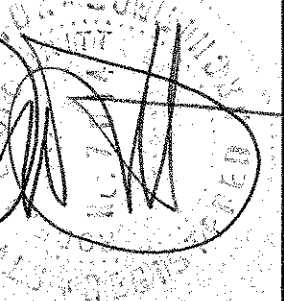
ROBERT BRITT
ARCHITECT INC.
STUART, FLORIDA 34995
P.O. BOX 1969
772-287-9401 AR 0007014
772-287-9265 FAX



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14 OCT 2018

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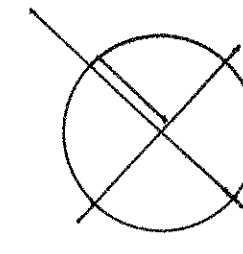


FLOOR PLAN MAIN DINING LEVEL
SCHEMATIC DESIGN
NorthPoint • RESTAURANT
STUART, FLORIDA

PROJECT #

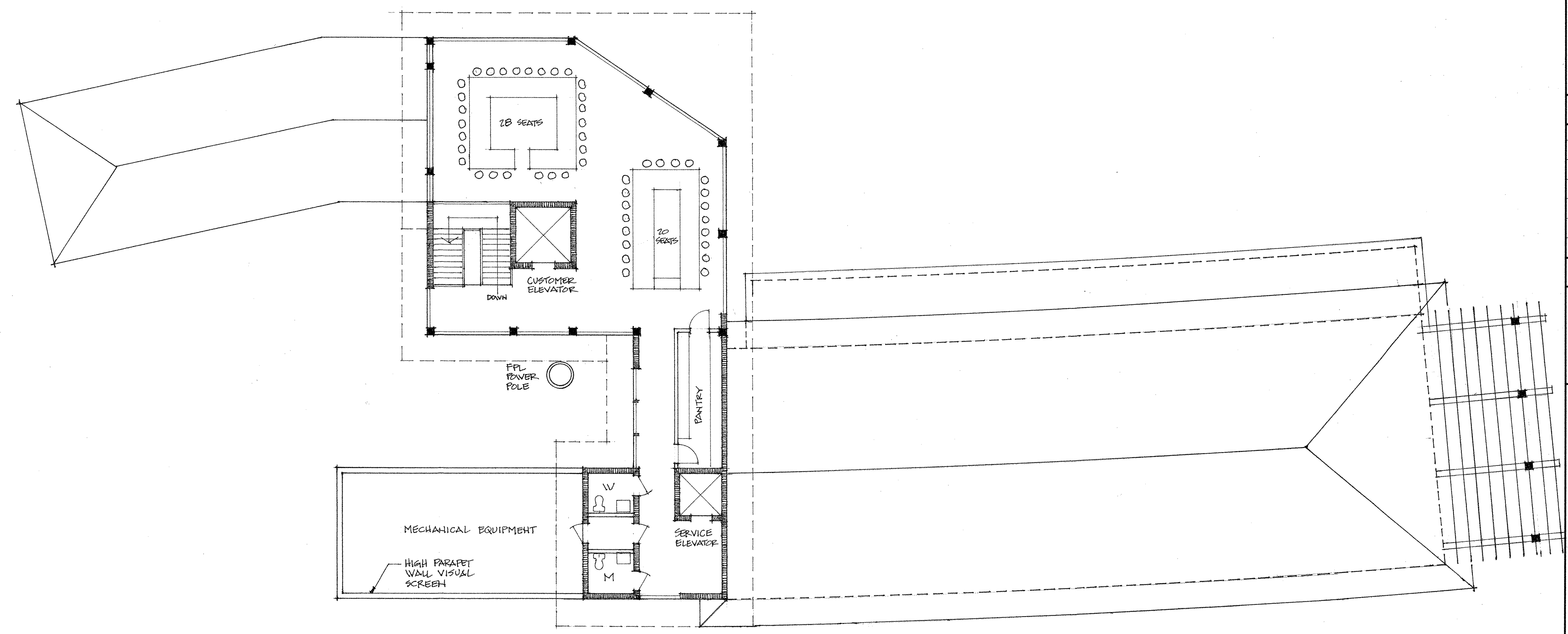
SHEET #

SD2.0
SHT 1 OF 4



NorthPoint • RESTAURANT SCALE: 1" = 8'-0"

UPPER DECK BAR - MAX 48 SEATS



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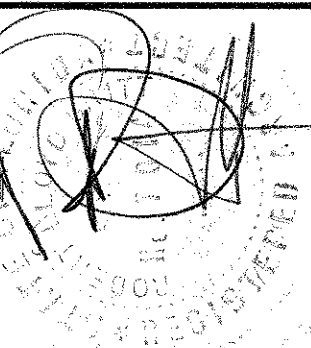


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14 OCT 2018

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NO.	DESCRIPTION

PRINT DATE:
OCT 15 2018



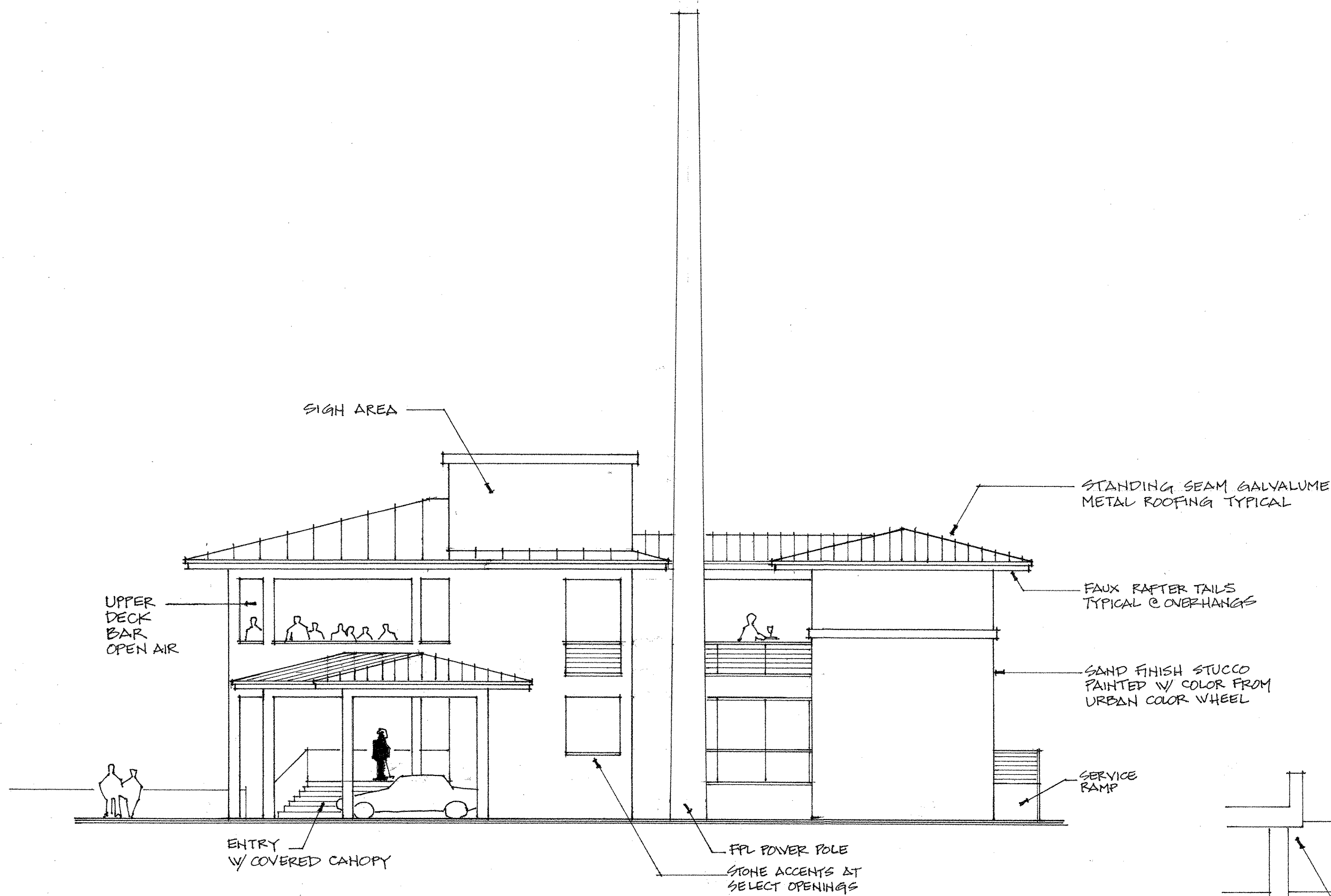
FLOOR PLAN UPPER DECK BAR
SCHEMATIC DESIGN
NorthPoint • RESTAURANT
STUART, FLORIDA

PROJECT #

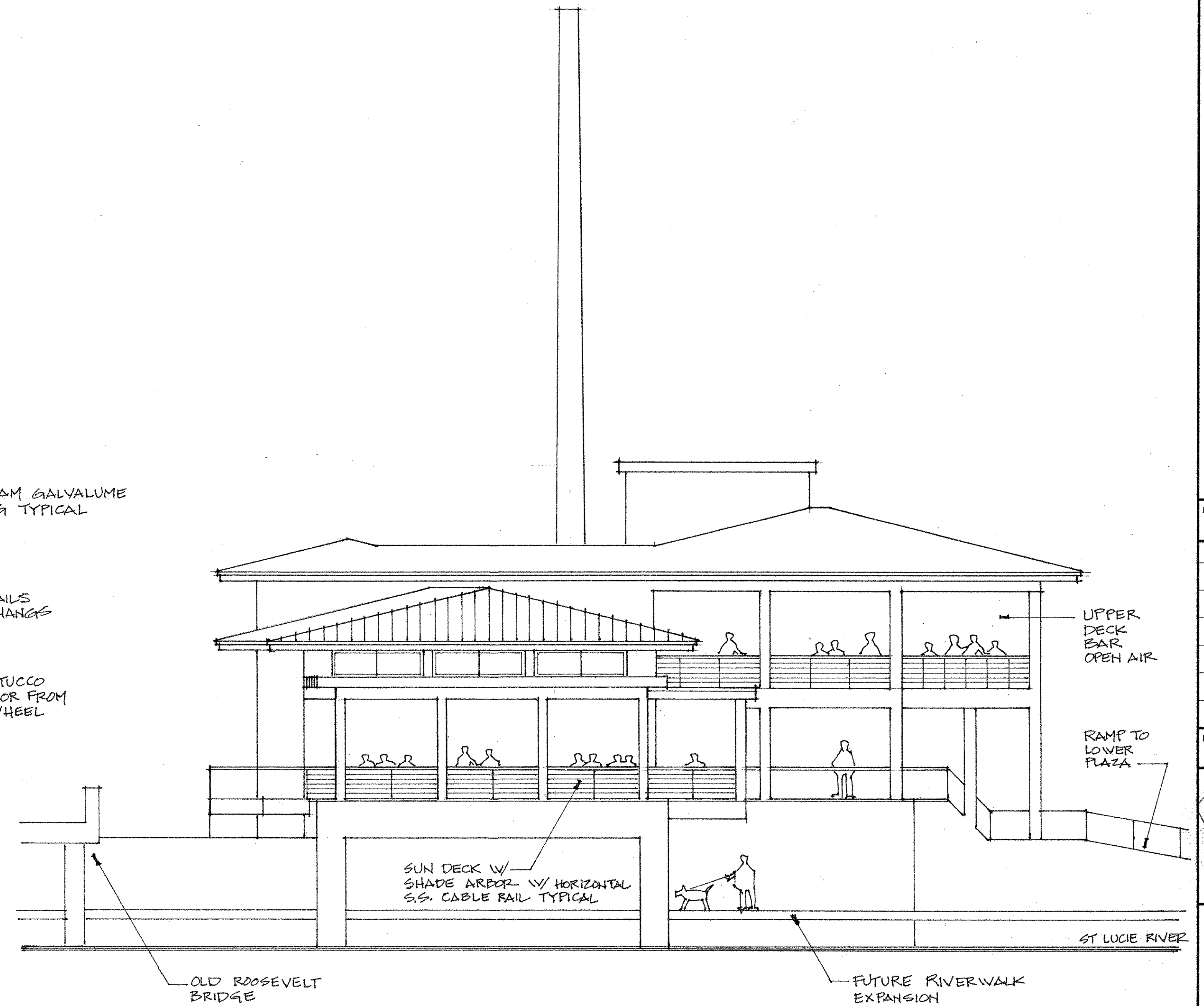
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SD2.1

SHT 2 OF 4



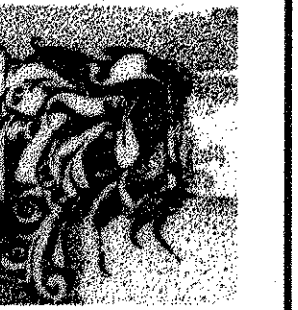
FRONT ELEVATION • NORTHWEST
ENTRY CANOPY



REAR ELEVATION • SOUTHEAST
ST LUCIE RIVER

NorthPoint • Restaurant
SCALE: 1"=8'-0"

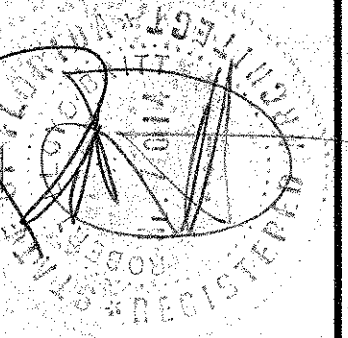
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ARCHITECT INC.
P.O. BOX 1969
STUART, FLORIDA 34995
772-287-9401 AR 0007014
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ISSUE DATE:
14 OCT 2018

REVISIONS

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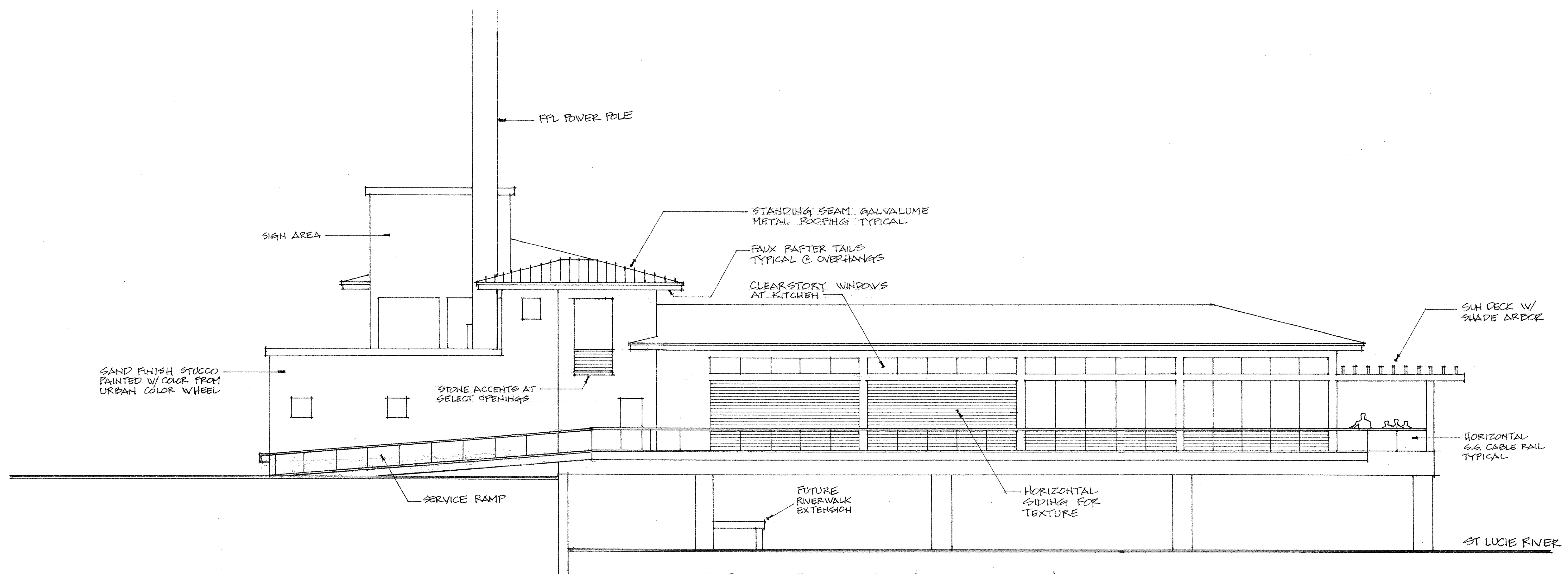
EXTERIOR BUILDING ELEVATIONS
SCHEMATIC DESIGN
NorthPoint • RESTAURANT
STUART, FLORIDA

PROJECT #:

SHEET #:

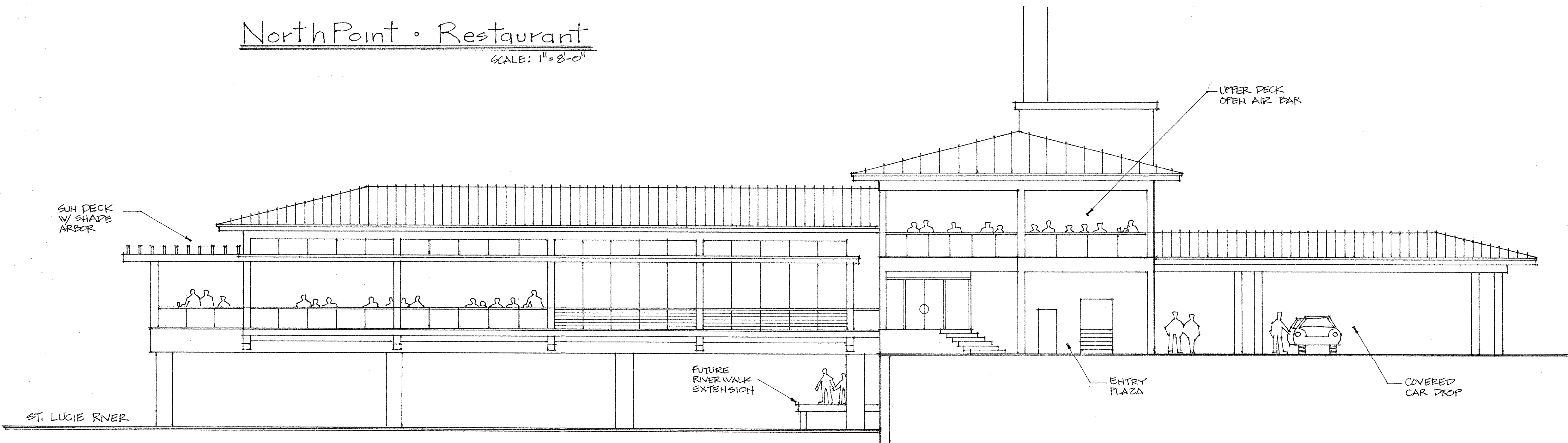
SD2.2

SHT 3 OF 4



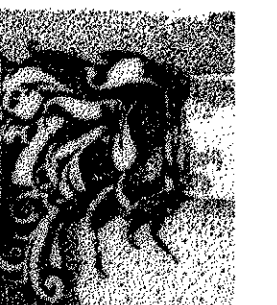
SIDE ELEVATION • SOUTHWEST
VIEW FROM BRIDGE

NorthPoint • Restaurant
SCALE: 1" = 8'-0"



SIDE ELEVATION • NORTHEAST
VIEW FROM ST LUCIE RIVER

ROBERT BRITT
ARCHITECT INC.
STUART, FLORIDA 34995
P.O. BOX 1969
772-287-9401
AR 0007014
772-287-9265 FAX

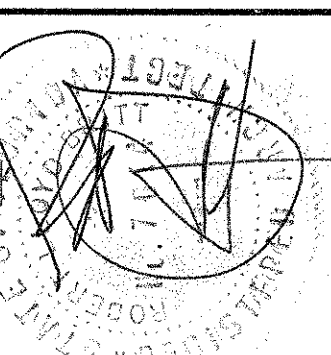


ISSUE DATE
14 OCT 2018

REVISIONS

NO.	DATE	DESCRIPTION

PRINT DATE
OCT 15 2018

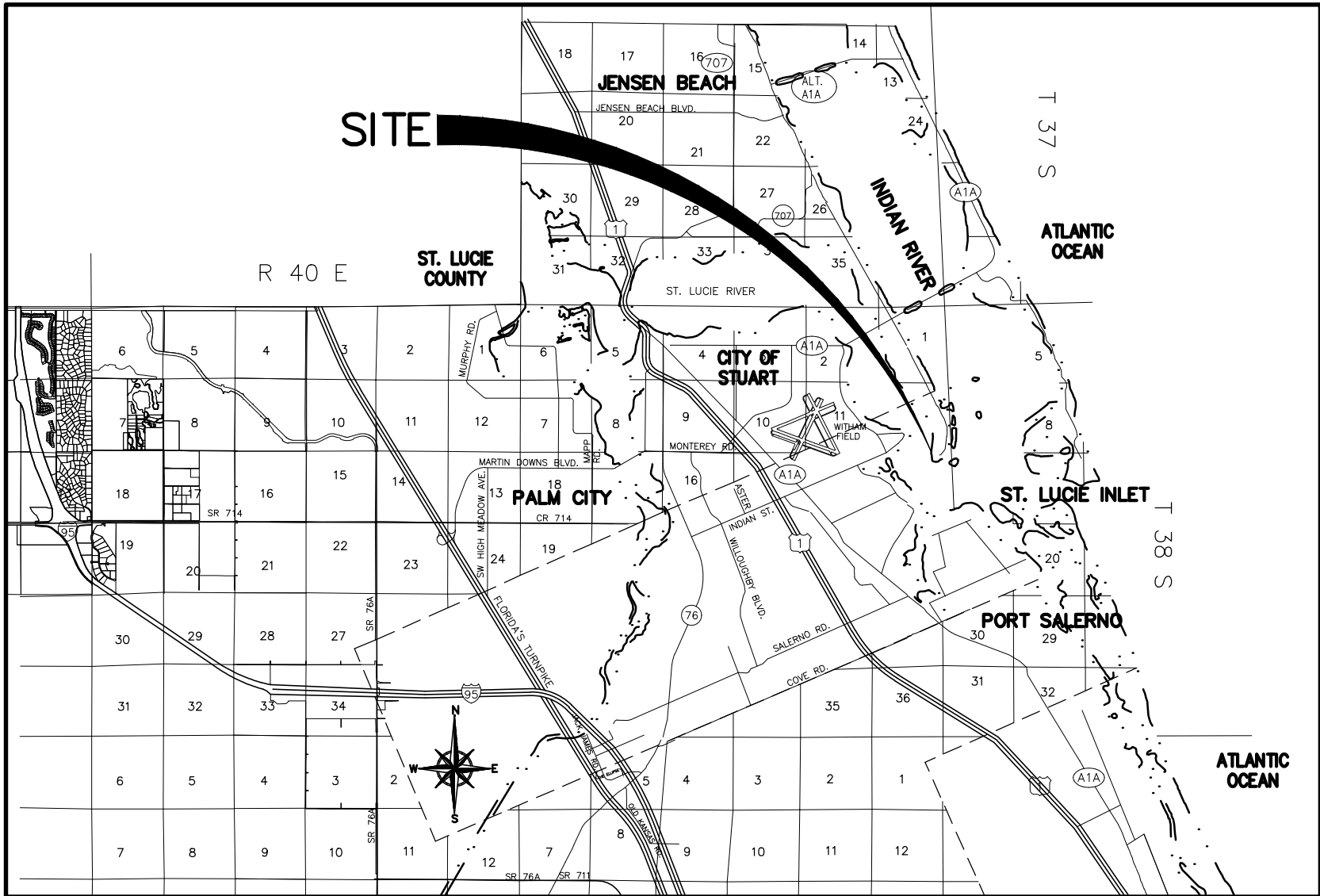
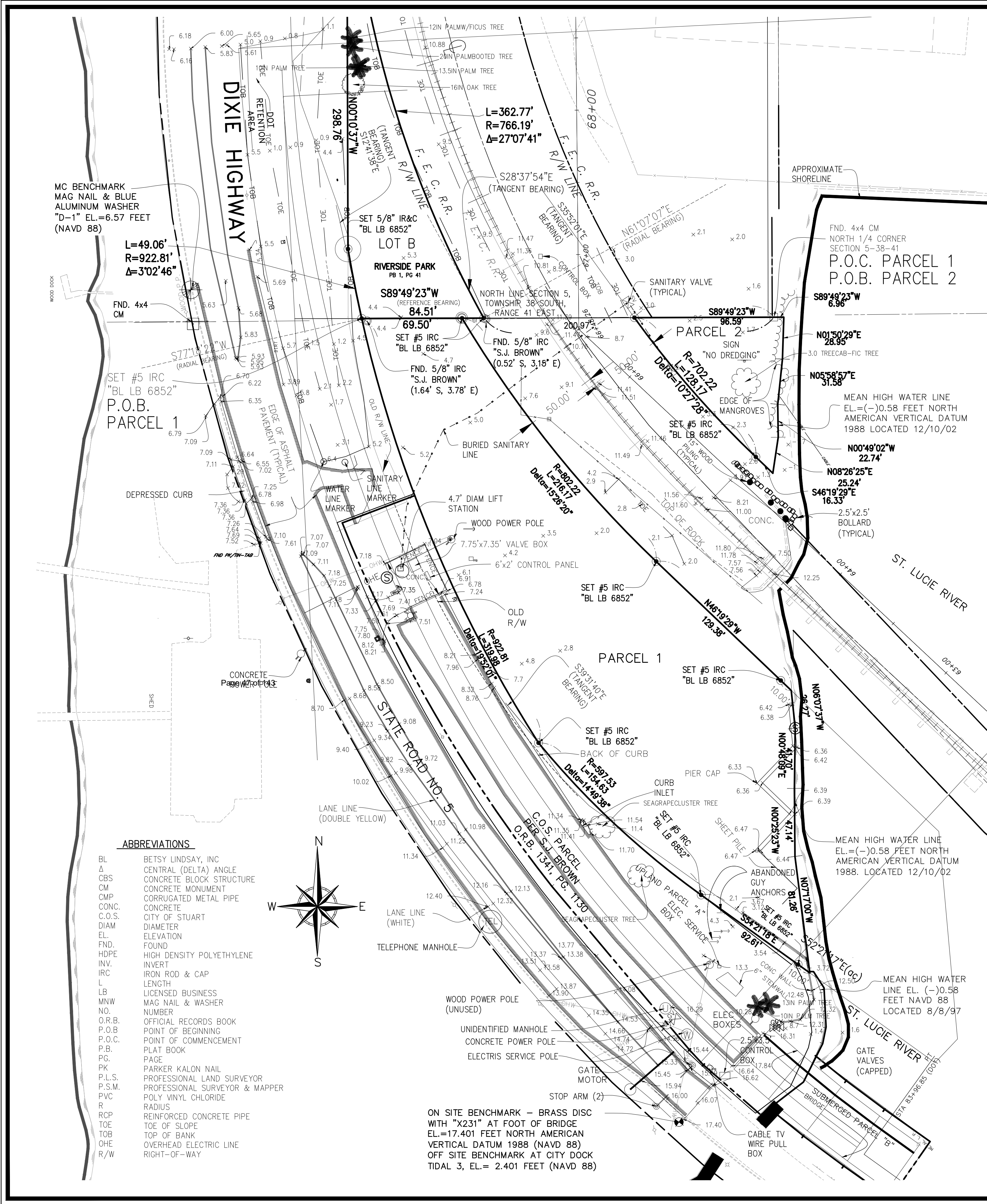


EXTERIOR BUILDING ELEVATIONS
SCHEMATIC DESIGN
NorthPoint • RESTAURANT
STUART, FLORIDA

PROJECT #

SHEET #

SD2.3
SHT 4 OF 4



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

PARCEL 1

A PORTION OF GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTH ¼ CORNER OF SAID SECTION 5; THENCE S89°49'23"W ALONG THE NORTH LINE OF SAID SECTION 5 FOR 285.48 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A TANGENT BEARING OF S12°41'38"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 922.81 FEET AND A CENTRAL ANGLE OF 19°52'01" FOR 319.68 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A TANGENT BEARING OF S39°31'40"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 597.53 FEET AND A CENTRAL ANGLE OF 14°49'38" FOR 154.63 FEET TO A POINT OF TANGENCY; THENCE S54°21'18"E FOR 92.61 FEET TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE ALONG THE MEAN HIGH WATER LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) N00°48'09"W FOR 41.70 FEET; (2) N00°25'23"W FOR 47.14 FEET; (3) N00°48'09"W FOR 41.70 FEET; (4) N00°07'37"W FOR 26.27 FEET TO AN INTERSECTION WITH A LINE BEING 50.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE CENTERLINE OF RAILROAD TRACKS AS LAID OUT AND IN USE (12/12/02); THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO (2) COURSES: (1) N46°19'29"W FOR 129.38 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 802.22 FEET AND A CENTRAL ANGLE OF 15°26'20" FOR 216.17 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH LINE OF SECTION 5; THENCE S89°49'23"W FOR 69.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 54,719 SQUARE FEET OR 1.256 ACRES MORE OR LESS

AND TOGETHER WITH

PARCEL 2

A PORTION OF GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTH ¼ CORNER OF SAID SECTION 5; THENCE S89°49'23"W ALONG THE NORTH LINE OF SAID SECTION 5 FOR 96.59 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE BEING 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE CENTERLINE OF RAILROAD TRACKS AS LAID OUT AND IN USE (12/12/02) AND HAVING A TANGENT BEARING OF S35°52'01"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID PARALLEL CURVE HAVING A RADIUS OF 702.22 FEET AND A CENTRAL ANGLE OF 10°27'28" FOR 128.17 FEET TO A POINT OF TANGENCY; THENCE S48°19'29"E FOR 16.33 FEET TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE MEANDER ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) N08°26'25"E FOR 25.24 FEET; (2) N00°49'02"W FOR 22.74 FEET; (3) N05°58'57"E FOR 31.58 FEET; (4) N01°50'29"E FOR 28.95 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID SECTION 5; THENCE S89°49'23"W FOR 6.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6,018 SQUARE FEET MORE OR LESS.

SAID PARCELS BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS.

SURVEYOR'S NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/2007 ADJUSTED (N.A.D. 83/07), FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF S89°49'23"W ALONG THE SOUTH LINE OF LOT B.
- ELEVATIONS AS SHOWN HEREON REFERENCE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), REFERENCE NATIONAL GEODETIC SURVEY MARTIN COUNTY BENCHMARK "X 231", ELEVATION = 17.40 FEET AND MARTIN COUNTY BENCHMARKS "D-2", ELEVATION = 5.00 FEET AND "D-1", ELEVATION = 6.57 FEET. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.10 FEET. TO CONVERT FROM NAVD88 TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29) ADD 1.49 FEET TO NAVD 88 ELEVATIONS.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FEET.
- THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
- NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
- THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.). ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR IS 1.0000071.

SYMBOL LEGEND

- FIELD LOCATED POINT WITH ELEVATION
- FIRE HYDRANT
- SANITARY VALVE
- GATE VALVE
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- WIRING PULL BOX
- SPIGOT
- BACK FLOW PREVENTOR
- CURB INLET

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "TOPOGRAPHIC SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON OCTOBER 8, 2018 AND SAID "TOPOGRAPHIC SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "TOPOGRAPHIC SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "TOPOGRAPHIC SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7997 SW JACK JAMES DRIVE
STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE REVISIONS

DATE	REVISIONS

DATE 10/08/2018

SCALE 1"=40'

FIELD BK. STUART 38

DRAWN BY C.R.

CHECKED BY E.A.L.

NORTH POINT DEVELOPMENT
MARTIN COUNTY, FLORIDA

TOPOGRAPHIC SURVEY
CAPTEC ENGINEERING, INC.

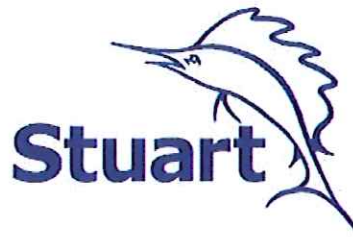
SHEET NO. 1

OF 1 SHEETS

PROJECT NO.
18-101

North Point Development
Project No. 1767

TRAFFIC STATEMENT



PREPARED FOR:
CITY OF STUART

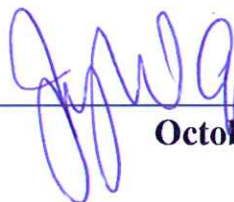
PREPARED BY:



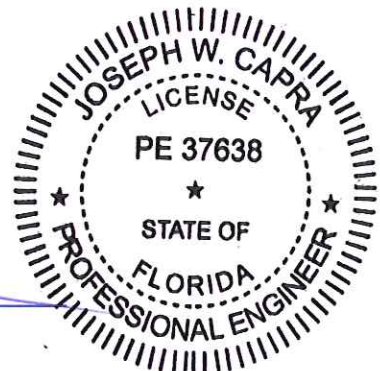
Engineering Business # EB-0007657

Joseph W. Capra, P.E.
Florida P.E. License # 37638

CAPTEC Engineering, Inc.
301 NW Flagler Avenue
Stuart, Florida 34994
(772) 692-4344



October 8, 2018





**NORTH POINT DEVELOPMENT
STUART, FLORIDA**



TRAFFIC STATEMENT

This Traffic Statement is being submitted as part of an application submittal to the City of Stuart. The site is located on the east side of County Road 707 just north of the old Roosevelt Bridge in the City of Stuart, Martin County, Florida.

The project consists of (2) buildings with office, retail and restaurant, roadway, parking, walkways, and associated stormwater management, drainage, paving, grading, and utility improvements.

PROJECT DESCRIPTION

The proposed development is an Institute of Transportation Engineers (ITE) Land Use Code # 710: Office, # 820: Retail and # 931: Restaurant.

PROJECT TRAFFIC

The ITE Trip Generation Manual 9th Edition was utilized to calculate the proposed trips:

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates								Proposed Units
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out	
General Office 710	KSF ²	9.74	1.47	1.42	10%	88%	12%	18%	82%	27.3
Shopping Center 820 Rate	KSF ²	37.75	3.00	4.21	48%	54%	46%	50%	50%	2.2
Quality Restaurant 931	Seats	2.60	0.15	0.29	44%	80%	20%	61%	39%	221.0

Total Generated Trips			Total Distribution of Generated Trips					
Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
266	40	39	32	4	4	6	29	4
83	7	9	2	2	3	2	2	4
575	33	64	15	4	15	22	14	28
924	80	112				31	45	37

CONCLUSION

Therefore, this analysis reveals that the proposed project will generate:

- 924 Daily trips, 80 AM peak hour trips, 112 PM peak hour trips

The greatest peak hour peak direction is 45 PM exiting trips. Based upon our preliminary review, potential trip distribution analysis would be above the City of Stuart LDR Sec 4.05.02 threshold for de minimus (20 trips) and the project will require a more detailed traffic study as part of development approval, which can be provided during the final design submittals.

Please refer to the site plan and civil design plans for the site location map and adjacent roadway network.

END OF TRAFFIC STATEMENT

North Point Development

SR 707, Stuart FL 34994

Project No. 1767

Drainage Statement:

INTRODUCTION

The following drainage statement is for the proposed North Point Development, located in the City of Stuart within Martin County, Florida. The intent of the proposed project is to construct a three story office building, a restaurant, and associated parking, paving, drainage and utility infrastructure.

SITE LOCATION AND DESCRIPTION

The project site is approximately 3.33 acres and is located in Section 32, Township 37S, Range 41E in Stuart, Martin County, Florida. The project site is bordered by SR 707 (Dixie Highway) to the west, Florida East Coast (FEC) Railroad to the east, and the St. Lucie River to the south. See *Exhibit 1*.

The soil survey of Martin County, Florida states the only surface soil type on-site is 36 – Arents, 0 to 2 percent slopes. Enclosed is a copy of the USDA Soil Survey Map. See *Exhibit 2*.

DRAINAGE

Stormwater from the proposed site will drain into a system of storm drains and pipes equipped with an exfiltration system on-site, eventually flowing into the existing SR 707 retention area north of the project.

The required water quality treatment volume is 0.42 Ac-Ft, based on the South Florida Water Management District's required 2.5 inches over the percent net impervious. Approximately 695 linear feet of exfiltration system will be installed containing 0.47 Ac-Ft of storage.

The 100-year 3-day zero discharge peak stage is 11.30 ft.-NAVD and the minimum proposed finished floor elevation is 17.00 ft.-NAVD.

See *Exhibits 3-5* for drainage calculations.



PREPARED BY:
Joseph Capra, P.E. #37638
CAPTEC Engineering, Inc.
301 NW Flagler Avenue
Stuart, Florida 34994
(772) 692-4344
EB-0007657
November 14, 2018


Joseph W. Capra, P.E., 37638





**NORTH FORK
ST. LUCIE RIVER**

**NORTH POINT
DEVELOPMENT**

NW FORK RD.

NW NORTH
RIVER DR.

US HWY 1

NW FEDERAL HWY

CR 707 / N DIXIE HWY

NW FLAGLER AVE

ROOSEVELT BRIDGE

ST. LUCIE RIVER

SW DYER POINT RD.

OLD ROOSEVELT
BRIDGE

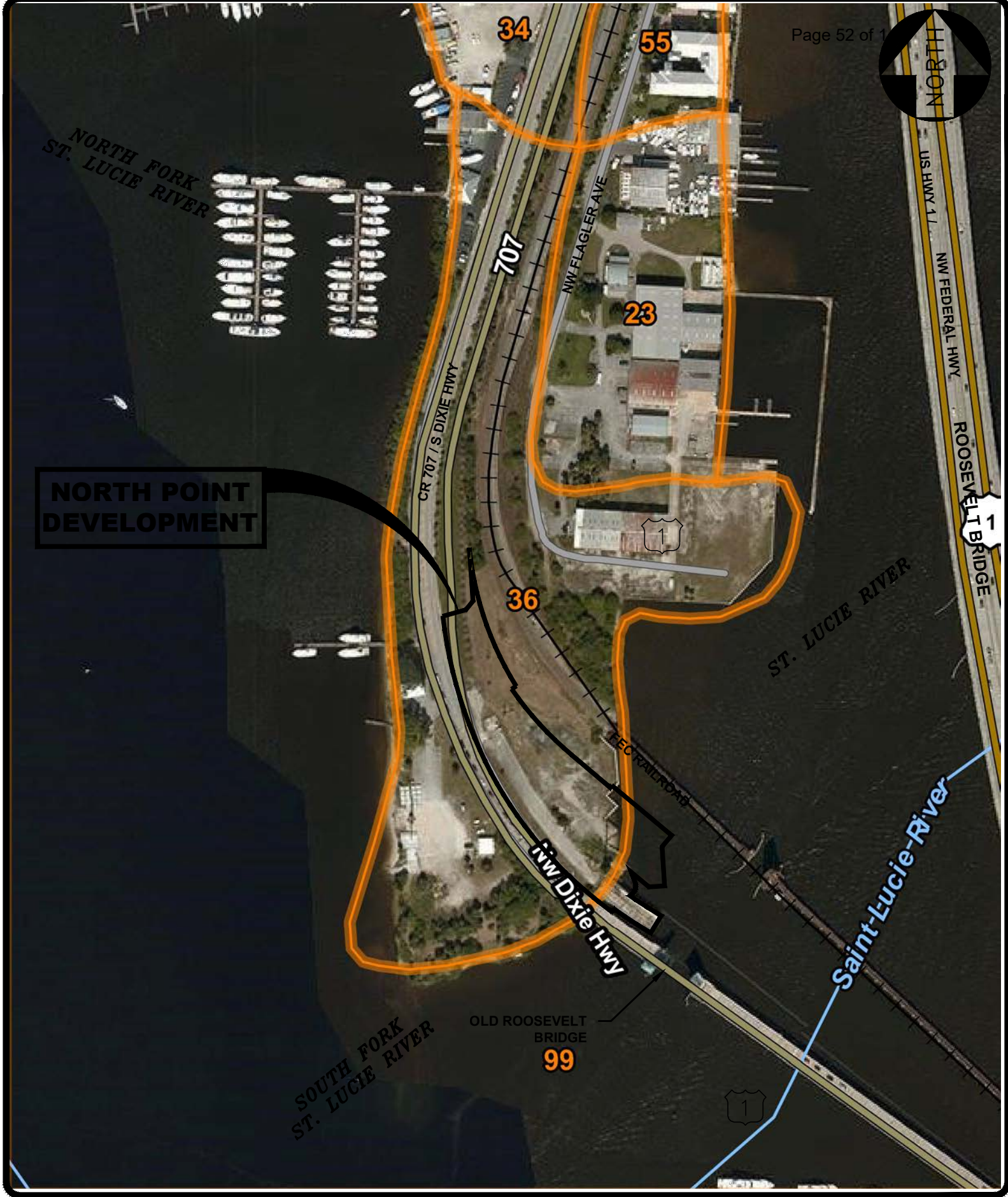
US HWY 1 /
SW FEDERAL HWY

CR 707 / S DIXIE HWY

SW OCEAN BLVD

**SOUTH FORK
ST. LUCIE RIVER**

FRASIER CREEK



**NORTH POINT
DEVELOPMENT**

EXHIBIT 2 - SOILS MAP

1767 - North Point Development

CAPTEC Engineering, Inc.

North Point

Project No. 1767

Drainage Calculations



Site Data

Calculate Basin Area

Total Site Area = **3.33 Ac.**

River Area = **0.60 Ac.**

Total Proposed Developed Basin Area = 2.73 Ac.

Calculate Impervious Area

Buildings = **0.46 Ac.**

Pavement/Curb/Sidewalks = **1.67 Ac.**

Total Impervious Area = 2.13 Ac.

Total Pervious Area = 0.60 Ac.

Calculate CN

The proposed DCIA area = **0.46 Ac.**

Remaining Site Area = **2.27 Ac.**

Land Type	Hydrologic Soil Group	Area	CN
Pervious	A	0.60 Ac.	39
DCIA Area		0.46 Ac.	98
NonDCIA Area	61%	1.67 Ac.	
Total Composite CN			64

CAPTEC Engineering, Inc.
North Point
Project No. 1767

Drainage Calculations



Water Quality Storage

South Florida Water Management District

1.) Required Water Quality Treatment Volume

- a) First inch of runoff
 $V_a = 2.73 * 1 \text{ In.} * (1 \text{ Ft./12 In.}) = \mathbf{0.23 \text{ Ac.-Ft.}}$
- b) Runoff from 2.5 * % net impervious
 $\text{Runoff} = 2.5 * (\text{Impervious Area}) / (\text{Basin-Bldg. Area-Lake Area})$
 $= 2.5 * (1.71 / (2.73 - 0.41 - 0)) = \mathbf{1.85 \text{ In.}}$
 $V_b (\text{sfwmd}) = (2.73) * 1.85 * (1 \text{ Ft./12 In.}) = \mathbf{0.42 \text{ Ac.-Ft.}}$
- c) Since $V_b (\text{sfwmd}) > V_a$ the water quality volume required = $\mathbf{0.42 \text{ Ac.-Ft.}}$

2.) Provided Water Quality Treatment Volume

Wet Retention (Exfiltration) * = $\mathbf{0.47 \text{ Ac.-Ft.}}$ 100% Required = $\mathbf{0.47 \text{ Ac.-Ft.}}$
Total = $\mathbf{0.47 \text{ Ac.-Ft.}}$

	Elevation (NGVD)	
	Required	Provided
Finished Floor (100 yr. 3 day zero discharge)	11.30	17.00

CAPTEC Engineering, Inc.

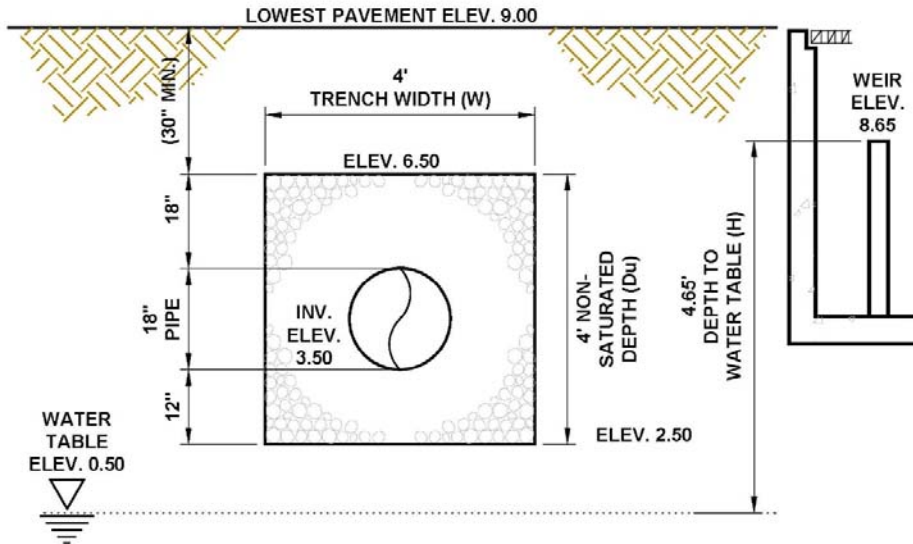
North Point

Project No. 1767

10/13/18

Exfiltration Design

a)
$$V = L * (k * (H * W + 2 * H * D_U - D_U * D_U + 2 * H * D_S) + (0.000139 * W * D_U))$$



Where:

V = Volume (Ac.-In.)

L = Length of Exfiltration (FT.)

k = Hydraulic Conductivity (cfs/Ft²-Ft-Hd) *

H = Water Table Depth

W = Width of Trench

D_U = Unsaturated Depth

D_S = Saturated Depth

= **695.00 Ft.**

= **4.24E-05**

= **6.00 Ft.**

= **6.00 Ft.**

= **6.00 Ft.**

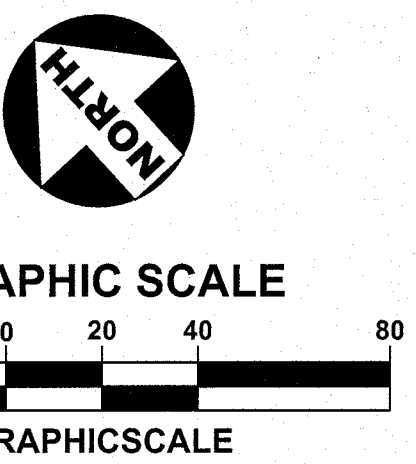
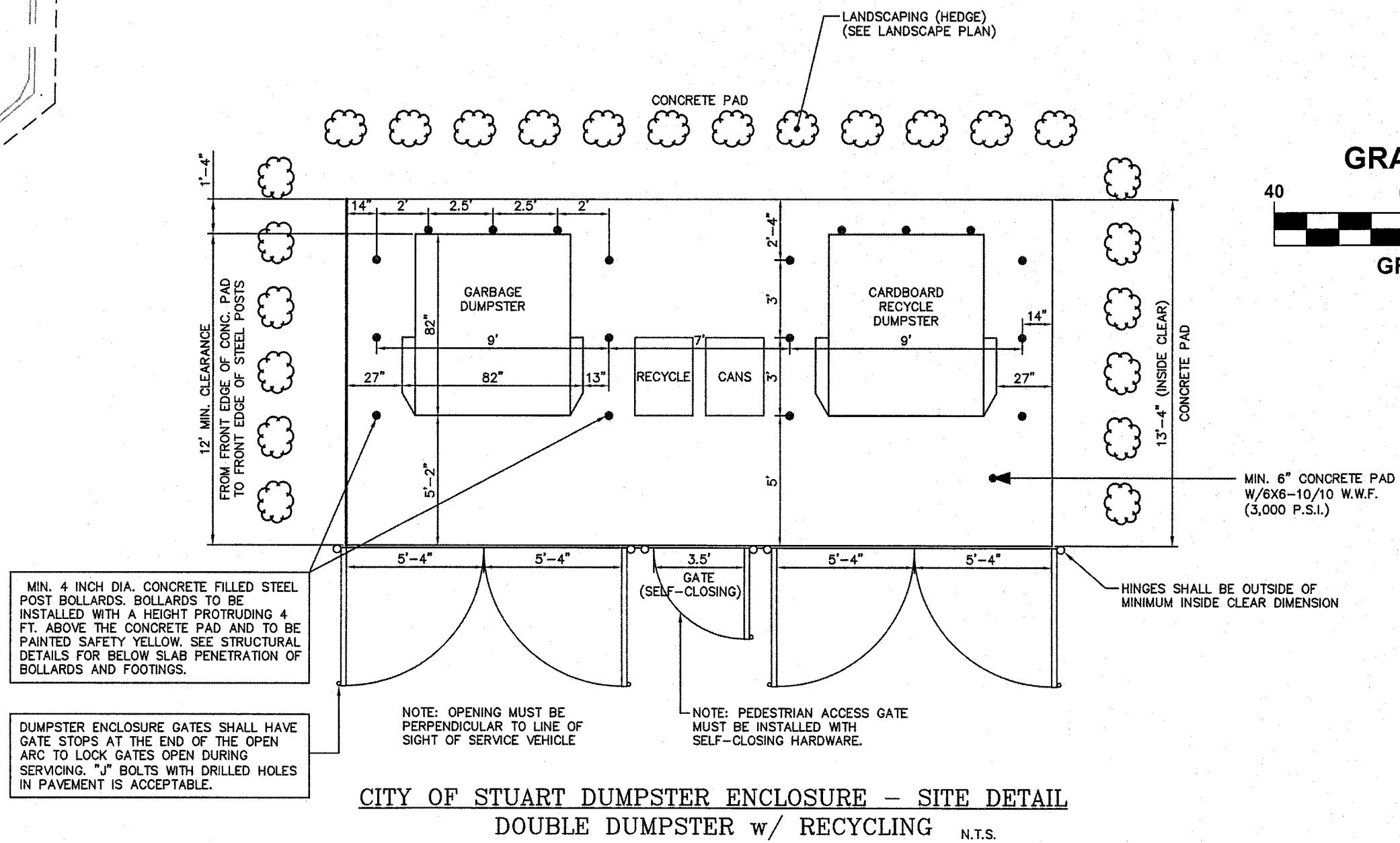
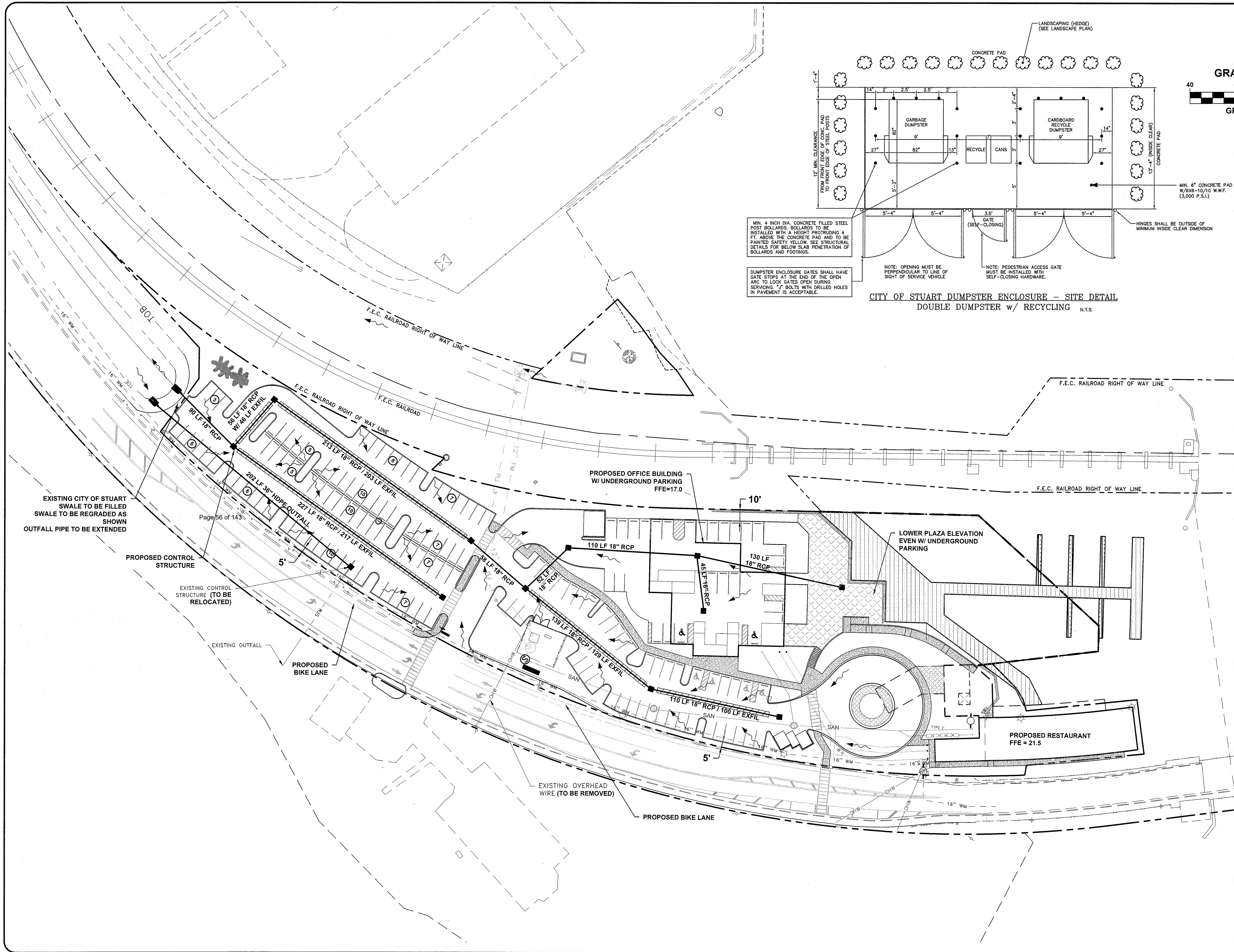
= **0.00 Ft.**

$$V = 695 * (0.000042 * (6 * 6 + 2 * 6 * 6 - 6^2 + 2 * 6 * 0) + (0.000139 * 6 * 6)) = 5.60 \text{ Ac.-In.}$$

Exfiltration Trench Volume Provided: = **5.60 Ac.-In.**

= **0.47 Ac.-Ft.**

Required Exfiltration = **0.42 Ac.-Ft.**



301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 882-4344
Fax: (772) 882-4344

CAPTEC
Engineering, Inc.
Civil Engineering Professionals

DATE:	MMW
DRAWN BY:	TLA
CHECKED BY:	JWC
PROJECT NO.:	1767
HORIZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
CADD FILE:	

NO.	DATE	BY	REVISIONS
1	11-14-18		SITE PLAN APPLICATION SUBMITTAL

SCALE VERIFICATION

1
0

SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUSTED DIMENSIONS ACCORDINGLY

NORTH POINT DEVELOPMENT
City of Stuart, Florida

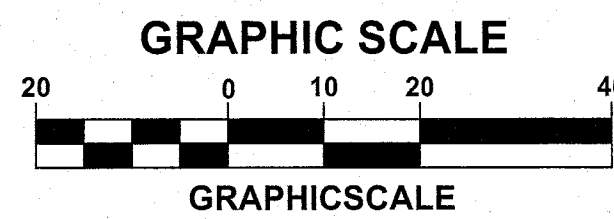
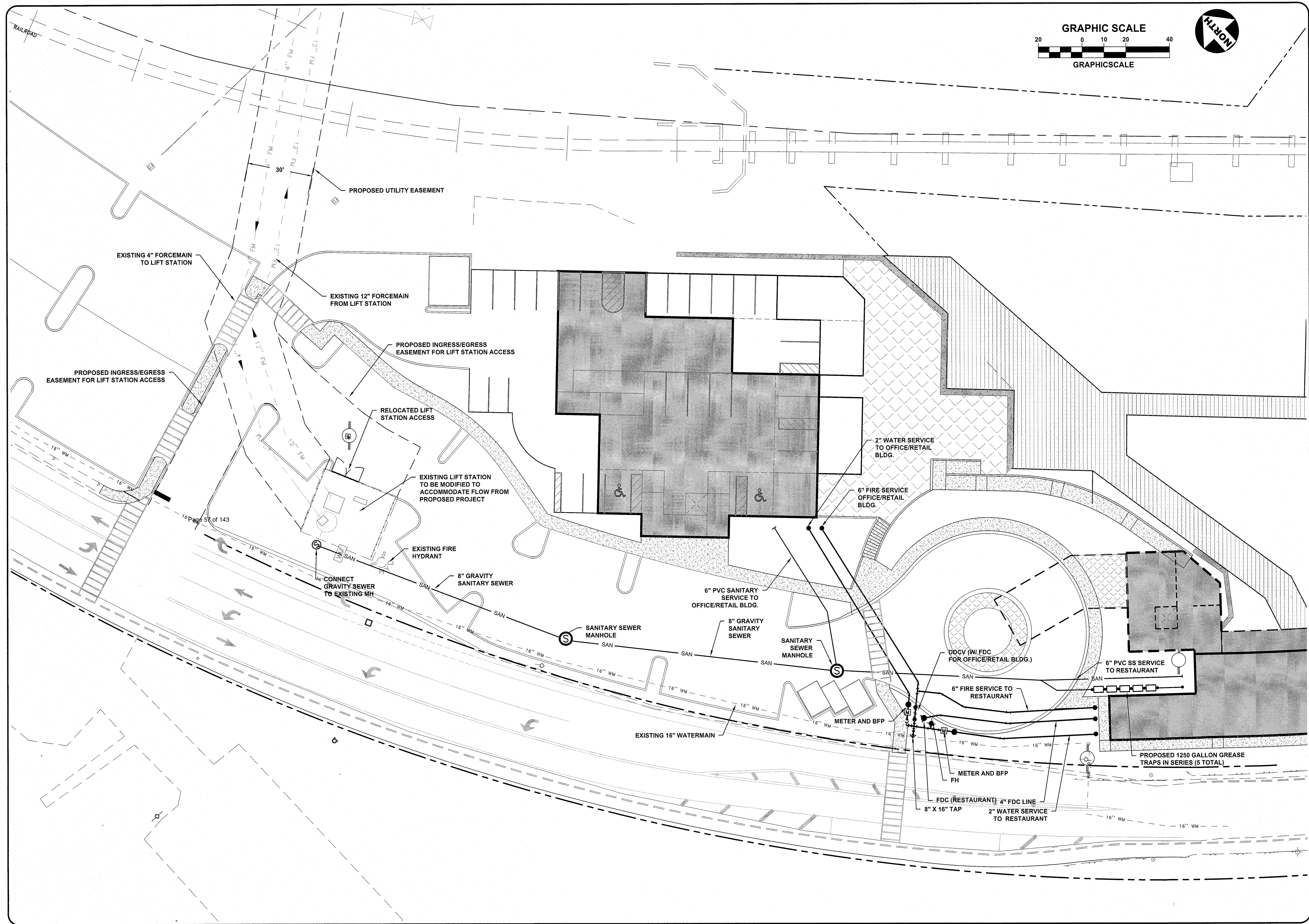
PAVING AND DRAINAGE PLAN

TERESA L. ANDRE
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 54695

Teresa Andre

NOV 14 2018
Printed Date:

JOB No.: **1767**
SHEET
3 OF **4**



CAPTEC
Engineering, Inc.
Civil Engineering Professionals

301 NW Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

Engineering Business
No. EB-0007657

DATE:	MMH
DRAWN BY:	TLA
DESIGNED BY:	JWC
CHECKED BY:	1767
PROJECT NO.:	1" = 20'
HORIZ. SCALE:	N/A
VERT. SCALE:	CADD FILE:

NO.	DATE	BY	REVISIONS
1	1-14-18		SITE PLAN APPLICATION SUBMITTAL

SCALE VERIFICATION

1
0

SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ALL DIMENSIONS ACCORDINGLY.

NORTH POINT DEVELOPMENT
City of Stuart, Florida
UTILITIES PLAN

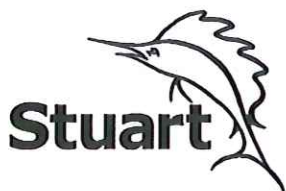
TERESA L. ANDRE
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 54695

Teresa Andre

NOV 14 2018
Printed Date:

JOB No.: **1767**
SHEET
4 OF **4**

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CAPTEC ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO CAPTEC ENGINEERING, INC.



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

Page 58 of 143
Received by: _____
Reviewed by: _____
Approved by: _____

Application for Urban Code Conditional Use Permit

Project ID# _____
(Staff Entry)

Pre-App Conference Date: September 27, 2018	Application Date: October 15, 2018
Project Name: North Point Development	
Parcel ID#05-38-41-000-000-00031-0 & Parcel ID#05-38-41-000-000-00030-7	Project Address:
Zoning/CRA Sub-district:	
Subdivision: N/A	Lot(s): N/A
Fee: \$1,536.00 – Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval) Fee: \$512.00 – Minor Urban Code Conditional Use Permit (Community Redevelopment Board) (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)	
A <u>Minor Urban Code Conditional Use Permit</u> shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials.	
A <u>Major Urban Code Conditional Use Permit</u> shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.	
Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, the payment of fees, and pertinent information per application type as determined by the Development Director.	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing followed by a recommendation to the City Commission.	
Justification: Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed).	

(over)

General Information

General Information

(Please Print or Type)

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

Name:	Richard C. Geisinger, Jr.
Title:	Manager
Company:	North Stuart Acquisitions & Development, LLC
Company Address:	54 NW Dixie Highway
City/State/Zip Code:	Stuart, Florida 34994
Telephone Number:	(772) 215-1094
Facsimile Number:	N/A
Email Address (optional):	richardgeisingerjr@gmail.com

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:	Joseph W. Capra, P.E.
Title:	President
Company:	CAPTEC Engineering, Inc.
Company Address:	301 NW Flagler Avenue
City/State/Zip Code:	Stuart, Florida 34994
Telephone Number:	(772) 692-4344
Facsimile Number:	(772) 692-4341
Email Address (optional):	jcapra@gocaptec.com ; tandre@gocaptec.com ; kkrumbholz@gocaptec.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:	Richard C. Geisinger, Jr.
Title:	Manager
Company:	North Stuart Acquisitions & Development, LLC

Company Address:	54 NW Dixie Highway
City/State/Zip Code:	Stuart, Florida 34994
Telephone Number:	(772) 215-1094

Facsimile Number: N/A

Email Address (optional):
richardgeisinger@gmail.com

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

4. Signed this 10th day of October, 2018.North Stuart Acquisitions & Development, LLCRichard C. Geisinger, Jr.

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

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 10th day of OCTOBER by Richard C. Geisinger, Jr. who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Notary Signature

Commission expires: 12.22.18GETTY E. MARINO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF185114
Expires 12/22/2018

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CRB/HPB Board

Meeting Date:2/5/2019

Prepared by:Pinal Gandhi-Savdas

Title of Item:

Downtown Stuart Wayfinding Signage Program.

RESOLUTION NO. 03-2019 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO APPROVE A COMPREHENSIVE DOWNTOWN WAYFINDING SIGNAGE PROGRAM WITHIN THE PUBLIC RIGHT-OF-WAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Program Overview

As part of the Downtown Streetscape Improvements project, staff is proposing a Downtown Wayfinding Signage Program that benefits visitors, primarily pedestrians, in finding downtown destinations. The program will not only help navigate visitors from place to place, but will support the identity of Downtown as a special place.

The goals of the Downtown Wayfinding Signage Program are as follows:

- Support and promote a distinct identity for Downtown Stuart.
- Enhance visitor's ability to easily navigate downtown, and find desired destinations.
- Increase the success and market potential for retail, dining, arts, entertainment, and economic growth and redevelopment in Downtown Stuart.
- Support the City's commitment to downtown economic growth and redevelopment.

Implementation

The proposed program will be implemented in two phases. Phase I will be implemented in the Old Downtown District for businesses located within the boundaries of the Old Downtown District. Phase II will be implemented along SE Ocean Blvd, SE Osceola Street and S Colorado Avenue located within the CRA district. The boundary for Phase II of the program is yet to be determined. See attached Phase I and Phase II maps of the proposed pole locations. Phase I of the program will be implemented in FY 2019 and Phase II of the program will be budgeted and implemented in FY 2020.

Staff met with Downtown Business Association to get feedback on the proposed wayfinding program and overall they are in support of the program and the design (see attached letter of support).

Fiscal Impact

Phase I of the program includes 4 wayfinding signs and is estimated at \$6,988 and Phase II of the program includes 3 wayfinding signs and is estimated at \$4,000. The program will be managed by the CRA and funded with Tax Increment Financing (TIF).

The applicant will pay an annual fee of \$100 for participation in the program. With the maximum of 20 signs per post, the program will generate annual revenue of approximately \$8,000 after implementation of Phase I of the program and approximately \$14,000 upon completion of both phases.

Attachments:

1. Downtown Wayfinding Signage Program Guidelines/Location of Poles and Application
2. Downtown Business Association Letter of Support
3. CRA letter to Downtown Business Association to Remove Existing Signs in ROW
4. Signage Design
5. Sign Blank Panel Specs
6. Quote

Funding Source:

Tax Increment Financing; Phase I - \$6,988

Recommended Action:

Recommend to the Community Redevelopment Agency to approve Resolution No. 03-2019 for implementation of the proposed Downtown Wayfinding Signage Program.

ATTACHMENTS:

	Description	Upload Date	Type
▣	Resolution No. 03-2019 Downtown Wayfinding Signage Program	1/24/2019	Resolution add to Y drive
▣	Exhibit A - Downtown Wayfinding Signage Program Guidelines and Application	1/24/2019	Exhibit
▣	Letter of support from DBA	1/16/2019	Backup Material
▣	Letter to DBA for removal of signs	1/16/2019	Backup Material
▣	Signage Design	1/23/2019	Backup Material
▣	Sign blank panel specs	1/16/2019	Backup Material
▣	Quote for the signs	1/23/2019	Backup Material



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NO. 03-2019 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO APPROVE A COMPREHENSIVE DOWNTOWN WAYFINDING SIGNAGE PROGRAM WITHIN THE PUBLIC RIGHT-OF-WAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stuart adopted a Community Redevelopment Plan which supports downtown signage program within the Stuart Community Redevelopment Area; and

WHEREAS, the City has identified an opportunity to improve signage within downtown Stuart to assist businesses and foster a sense of place; and

WHEREAS, specific program guidelines are adopted for the Downtown Wayfinding Signage Program; and

WHEREAS, the wayfinding signage will guide the motorists and pedestrians to their destinations while enhancing the visitor experience through strategically placed and well-designed wayfinding signage; and

WHEREAS, the Stuart Community Redevelopment Agency has determined the Downtown Wayfinding Signage Program to be an asset of the City and for the CRA to administer and operate the program.

Resolution No. 03-2019 CRA
Downtown Wayfinding Signage Program

**BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT BOARD OF
THE CITY OF STUART, FLORIDA** that:

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairperson to execute the resolution to implement the Downtown Wayfinding Sign Program as attached hereto as “Exhibit A”.

SECTION 2: This resolution shall take effect upon adoption.

Board Member _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member _____ and upon being put to a roll call vote, the vote was as follows: vote was as follows:

REBECCA S. BRUNER, CHAIR
EULA R. CLARKE, VICE CHAIR
MERRITT MATHESON, BOARD MEMBER
MIKE MEIER, BOARD MEMBER
KELLI GLASS LEIGHTON, BOARD MEMBER
PETE WALSON, EX-OFFICIO BOARD MEMBER
NATHAN RITCHEY, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT

ADOPTED this _____ day of _____, 2019.

ATTEST:

MARY R. KINDEL
CITY CLERK

REBECCA S. BRUNER
MAYOR/ CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY



STUART COMMUNITY REDEVELOPMENT AGENCY DOWNTOWN WAYFINDING SIGNAGE PROGRAM GUIDELINES AND APPLICATION



PROGRAM SUMMARY:

The City of Stuart Downtown Wayfinding Signage Program is created to make it easier for visitors, primarily pedestrians, to find downtown businesses. This program will be implemented in two phases. Phase I will be implemented in the Old Downtown District for businesses located within the boundaries of the Old Downtown District. Phase II will be implemented along SE Ocean Blvd, SE Osceola Street and S Colorado Avenue located within the CRA district. The boundary for Phase II of the program is yet to be determined. See attached Phase I and Phase II maps of the proposed pole locations. Phase I of the program will be implemented in 2019 and Phase II of the program will be implemented in 2020.

ELIGIBILITY AND APPLICATION PROCESS:

- Businesses will be required to complete a Wayfinding Signage Program Application and pay an application fee of \$50.00 (non-refundable). To be eligible for consideration for **Phase I** of the program, applicant must submit a completed application with a payment by **5 PM on Friday, _____, 2019**. The applicant will be assigned space based on first-come, first-served basis or through a lottery selection process if the number of applicants exceeds the number of space available at each proposed pole location. If a lottery is required, a written notice will be provided to the applicants of the date, time and location of the lottery. On the lottery date, the applicant will be drawn at random, one at a time, for each proposed pole location until all available spaces are filled. The random drawing continues for each pole location and a waiting list will be generated based on the order in which they are drawn.
- Applicants on the waiting list will be given priority over new applications. If there is no one on the waiting list, participants in the future will be based on a first-come, first-served basis.
- There shall be no private transfer of sign space allotted to the business. In the event an applicant does not want to continue with the sign space allotted, the applicant shall notify the City in writing and the designated allotted space shall be forfeited. The sign space shall be administered only by the City to another applicant on a waiting list.
- Attached is Phase I and Phase II maps depicting 7 proposed pole locations. Final locations will be based on demand. All locations may not be used. The maximum amount of signs per post is 20. There are 5 signs pointing in each direction. This could possibly be expanded to more signs per direction, as long as the signs do not interfere with the landscaped area or sidewalks.
- There is a limit of one (1) sign per business. A copy of a current business tax receipt is required.
- The location will not be reserved until this process is complete.
- Upon final approval and execution of an agreement, the applicant shall pay to the City of Stuart an annual fee of \$100 for the continued participation in the Wayfinding Signage Program. The annual term shall begin upon the date of installation of the sign.

INSTALLATION AND MAINTENANCE:

- The City is the only entity permitted to install and remove the signs. Any sign installed without written permission from the City will be removed and become property of the City.
- The City will be responsible to maintain the poles. The City will notify the business in writing if their business sign needs maintenance such as cleaning or design repairs. The business will have 30 days to correct these issues.
- The City shall assume all liability and responsibility for the replacement of signs in the event signs are damaged or stolen. However, the City will not be responsible for the replacement of any signs that can't be produced at a local sign company.

TERMINATION/WITHDRAWAL/BUSINESS CLOSURE:

- Termination: The business will be notified in writing if they are in violations of the program guidelines and will have 30 days to rectify any issue. If the issue has not been resolved after 30 days, the City will remove the sign and make the space available for another business.
- Withdrawal: A business that wishes to stop participating in the program must notify the Community Redevelopment Agency in writing. Once notified, the City will remove the sign, making the space available for another business.
- Moving/Business Closure: A business that moves outside the area or ceases to operate will have their sign removed.
- The participant may pick up their sign at the City Hall in the Development Department office. There will be no refund for early termination.
- If a business moves within the area and space is available for the sign at a new pole location, the City will relocate the sign upon written request. If space is not available, the business will be placed on the waiting list.
- There is a \$25 fee for each time the sign is relocated to a new location. There will be a fee for a replacement of a panel.

DESIGN STANDARDS:

- The City will provide one (1) blank aluminum sign.
- The business will be financially responsible for the design aspect of the sign. Any material may be used to decorate the sign, including paint or vinyl. There are no color and design restrictions however; the business name is the only wording allowed on the sign.
- No wording or business logo should be placed within 1 inch of the flat edge of the sign. This area will be covered by the mounting brackets.
- Directional arrow is optional.



Example

- Both sides of the sign may be utilized.
- The business may use any sign or design company. Attached is a list of local sign companies for your convenience.
- The sign is the property of the City and remains such during the design process, while located on the poles and after termination or withdrawal from the program.

CHANGES TO PROGRAM GUIDELINES

- Program guidelines are subject to change and participants may be notified.

POLE LOCATION MAP – PHASE I

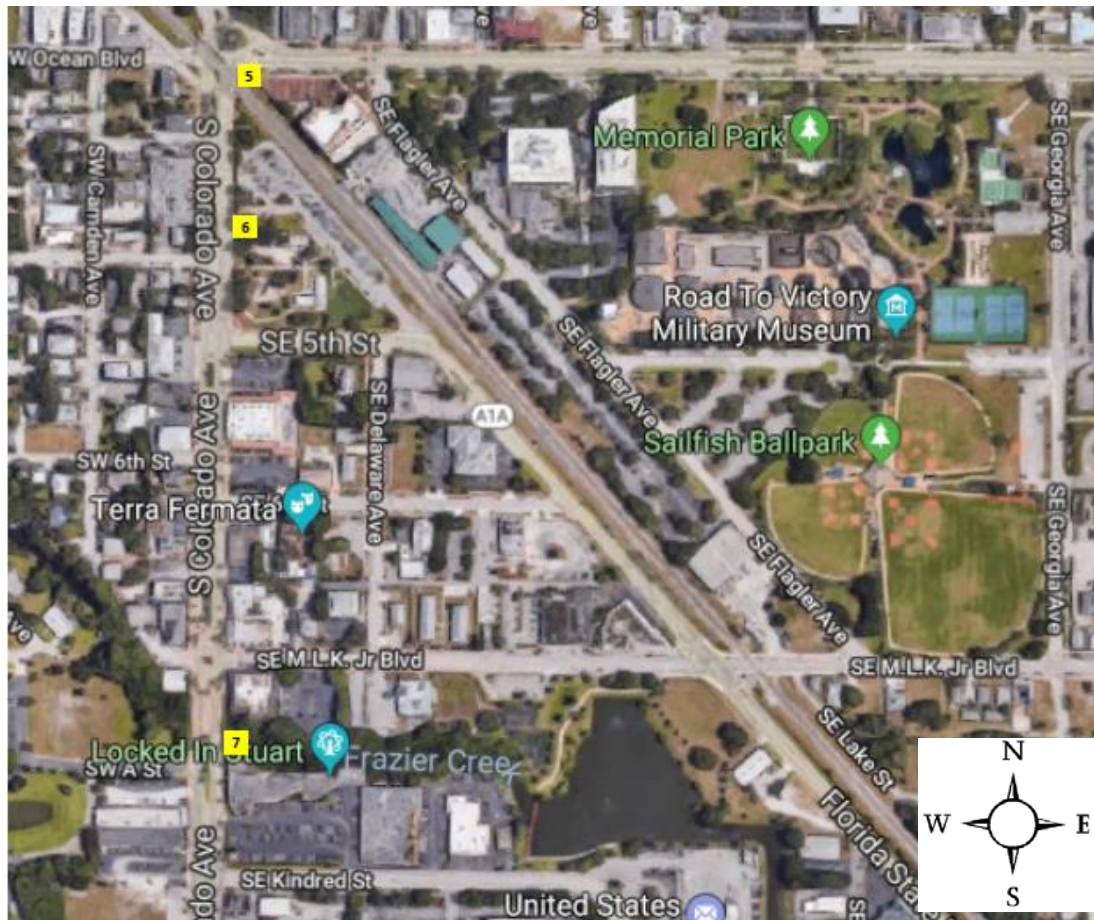
OLD DOWNTOWN DISTRICT



1. NE Corner of Flagler Avenue and St. Lucie Avenue
2. NE Corner of Osceola Street and St. Lucie Avenue
3. NE Corner of Osceola Street and Colorado Avenue
4. NW Corner of Flagler Avenue and Colorado Avenue

POLE LOCATION MAP – PHASE II

SE OCEAN/COLORADO AVENUE BUSINESS DISTRICT



- 5. South side of E. Ocean Boulevard at Confusion Corner
- 6. East side of Colorado Avenue at Kiwanis Park Tram Stop
- 7. East side of Colorado Avenue at the plaza at Frazier Creek



STUART COMMUNITY REDEVELOPMENT AGENCY



DOWNTOWN WAYFINDING SIGNAGE PROGRAM APPLICATION – PHASE I

BUSINESS INFORMATION	
Name of Business:	
Business Address:	
Business Phone:	Tax ID#:
Business Website:	
BUSINESS CONTACT PERSON / MANAGER INFORMATION	
Name:	
Phone:	
Email:	
PROPOSED SIGN LOCATION	

These are proposed locations; final locations will be based on demand.

All locations may not be used.

PLEASE SELECT A FIRST CHOICE AND AN ALTERNATIVE LOCATION

Location #1

Flagler/St. Lucie Avenue

Direction of Panel – Pointing toward your business

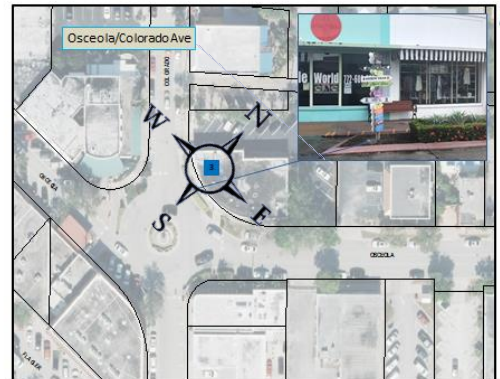
☐ North ☐ South ☐ East ☐ West

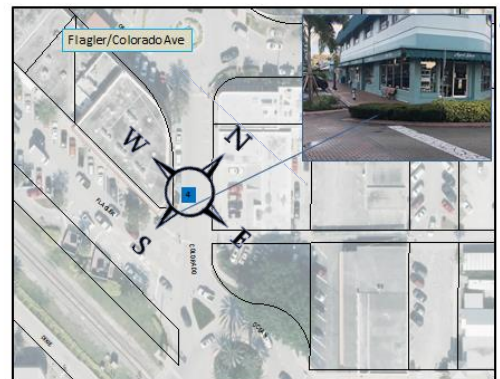
☐ First Choice ☐ Alternative



Location #2**Osceola/St. Lucie Avenue****Direction of Panel – Pointing toward your business**
☐ North ☐ South ☐ East ☐ West

☐ First Choice ☐ Alternative
**Location #3****Osceola/Colorado Avenue****Direction of Panel – Pointing toward your business**
☐ North ☐ South ☐ East ☐ West

☐ First Choice ☐ Alternative
**Location #4****Flagler/Colorado Avenue****Direction of Panel – Pointing toward your business**
☐ North ☐ South ☐ East ☐ West

☐ First Choice ☐ Alternative


ACKNOWLEDGEMENT AND AGREEMENT

I hereby certify that I received and read the City of Stuart Downtown Wayfinding Signage Program Guidelines.

I understand my business is responsible for any printing, layout, design, maintenance and/or replacement costs associated with the business wayfinding sign.

I understand the sign is the property of the City and remains such during the design process, use on the wayfinding poles and after termination or withdrawal from the program.

Program guidelines and locations are subject to change without notice.

- \$50 application fee.
- \$25 fee for each relocation of the sign; additional fees may apply for the replacement of a panel.
- \$100 annual fee.

Applicant's Signature

Date

Print Name

Submit a completed application package to City Hall at 121 SW Flagler Avenue, Development Department's office, which includes the following:

- 1) Completed Wayfinding Signage Program Application and fees (non-refundable).
- 2) Copy of current City Business Tax Receipt.
- 3) Attach proof of ownership of the property or lease agreement.
- 4) W-9 form (as applicable).

If you should have any questions, please call 772-288-5375.

Sign Companies:

Ampersand Graphics
340 SE Seville St, Stuart, FL
772-283-1359

Flamingo Signs LLC
4444 SE Commerce Ave, Stuart, FL
772-220-7377

Sign It! Inc.
639 NW Baker Road, Stuart, FL
772-692-2866

Sign-A-Rama Stuart
2201 SE Indian Street, Stuart, FL
772-223-1540

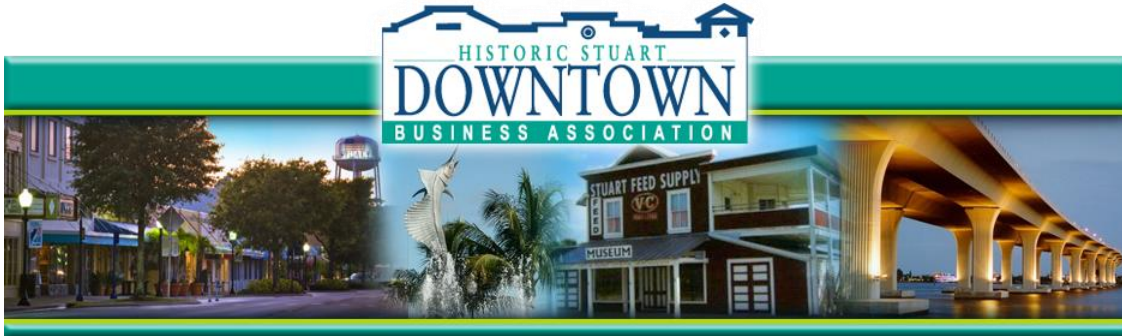
Sign Store & More
1784 NW Federal Hwy, Stuart, FL
772-692-2323

D-Signs, LLC
911 SE Hillcrest Ave, Stuart, FL
772-287-9052

Banner Sign & Laminating Inc.
2217 S Kanner Hwy, Stuart, FL
772-286-1390

Sign Jungle
3347 SE Federal Hwy, Stuart, FL
772-220-8555





January 16, 2019

Pinal Gandhi-Savdas
CRA Administrator City Of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

RE: Wayfinding Sign Program

Dear Pinal,

The Downtown Business Association of Stuart (DBA) would like to lend its support to the proposed wayfinding sign program you presented at the DBA weekly meeting on January 9, 2019. The DBA feels the new signs are a great replacement to the former homemade signs. The signs will add charm to our quaint historic downtown and direct visitors to their destinations.

We want to especially thank you for taking the time to research other communities and wayfinding sign options. Your time spent researching the options was worth it and produced an optimal solution.

The collaborative relationship between the DBA, City of Stuart CRA and staff is an important partnership that is critical to the overall well being of historic downtown Stuart.

Sincerely,

Bill Moore
President, DBA
Owner, Kilwins of Stuart



Development Department

City of Stuart

121 SW Flagler Avenue * Stuart * Florida 34994
Telephone: (772) 288-5326

Downtown Business Association
P.O. Box 1708
Stuart, FL 34995

November 26, 2018

Subject: Proposed Wayfinding Sign Program

To Whom It May Concern:

As part of the Downtown Street Improvements project, staff is proposing to develop a wayfinding sign program and design for sign type at key locations to assist visitors in finding businesses and other places of interest in the core downtown area. The City will identify the existing and previous locations of wayfinding signs and evaluate the feasibility of reusing the locations for the new wayfinding signage on an individual location basis. Any existing wayfinding signs in the City's right-of-way will soon be removed by the City to make way for the new wayfinding sign program. The proposed wayfinding sign program will be managed by the City to provide consistent and uniform system of directional signage to find the attraction and minimize confusion. Anyone who wants their signs off the old posts should email Bill Moore at kilwinsofstuart@aol.com to make arrangements to pick them up at Kilwins.

The City is in the process of forming the wayfinding sign program guidelines, sign locations and design for the sign. It will be presented to the Community Redevelopment Board and the Community Redevelopment Agency Board to consider in early 2019. Should you have any questions, please contact Pinal Gandhi-Savdas, CRA Administrator, at pgandhi@ci.stuart.fl.us or (772) 283-2532.

Sincerely,

Pinal Gandhi-Savdas
CRA Administrator
City of Stuart



Total Pole height – 14'

- In-ground - 2'
- Above ground – 12'

5 panels per direction (total 20 panels per pole)

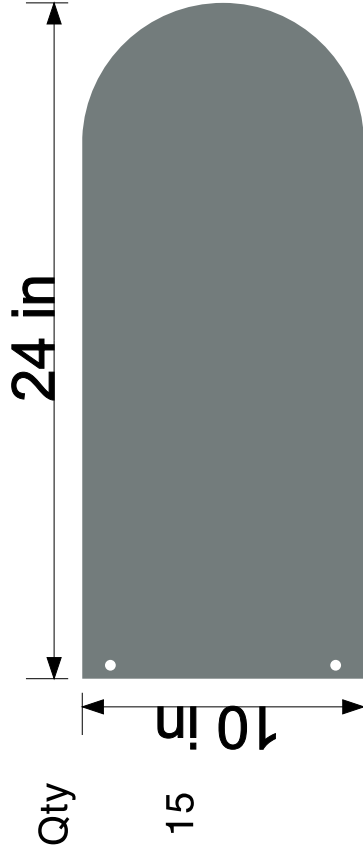
Clearance from the ground to the bottom of the sign - 7'

Order # 131597 - 04/30/2018
Customer ID - GFLMOUNTDORA
Salesperson - WADE

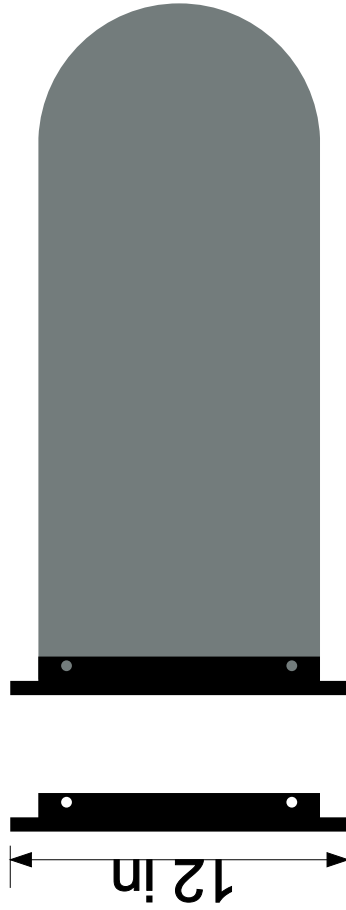


Substrate: .125 Aluminum

.125 Aluminum



Bell Wing



Customer Approval _____ Date _____

IMPORTANT: For your protection and ours, Brandon Industries, Inc. never begins a sign job before receiving written customer approval. Please check this proof carefully and mark any changes or corrections. Please provide your name (signature) on the approval form and return to Brandon Industries, Inc. as soon as possible. Forms received without a signature will result in production delays until an official signed approval is submitted. PRODUCTION DOES NOT BEGIN UNTIL PROOF IS SIGNED AND RETURNED. We regret any undetected errors that may occur through production, but cannot be held responsible for errors if the signs are manufactured per customer's "Approval".

Brandon Industries, Inc.1601 Wilmeth Road
McKinney, TX 75069-8250

Phone: (972) 542-3000 Fax: 972-542-1015

Page 78 of 143
Quote # 23842

Account ID: CWADE

This quote expires: 02/20/19

Quote To: **CITY OF STUART**
ATTN: PINAL
STUART, FL 34994Ship To: **CITY OF STUART**
ATTN: PINAL
STUART, FL 34994

Date	Ship Via	F.O.B.	Terms	
01/21/19	ESTES	Origin	Prepaid	
Lead Time		Sales Person		Required
4 WEEKS		WADE		01/21/19
Quantity	Item Number	Description	Unit Price	Amount
4.	CP4X14 BK	Fluted Channel Pole 6005-T6 4"OD x 14' 0"-Patent Pending Black	221.00	884.00
4.	FIN-B4 BK	Ball Finial for 4"OD Round Pole Black	37.00	148.00
4.	SB-94 BK	Die Cast Two Piece Base for 4"OD pole Black	121.00	484.00
80.	CUSTOM SIGN .125	Custom Aluminum Sign .125" 10"X24" NON REFLECTIVE SIGN 2 COLORS	48.00	3840.00
80.	BELLWING12 BK	Bell Wing Bracket 12" Black	16.00	1280.00
Quote Subtotal				6636.00
Freight charges				352.00
Quote Total				6988.00

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CRB/HPB Board

Meeting Date: 2/5/2019

Prepared by: Pinal Gandhi-Savdas

Title of Item:

Community Redevelopment Agency Annual Report 2018.

Summary Explanation/Background Information on Agenda Request:

The CRA is required to report its financials and activities to the State and taxing authorities on an annual basis. This report meets all the requirements of the Florida Statutes, Chapter 163, Special Districts, reporting requirements.

Funding Source:

N/A

Recommended Action:

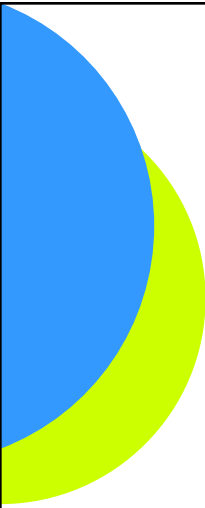
Approve the filing of the 2018 CRA Annual Report.

ATTACHMENTS:

Description	Upload Date	Type
☐ CRA Annual Report 2018	1/14/2019	Attachment
☐ Proof of Public Notice	1/23/2019	Backup Material



CITY OF STUART
COMMUNITY REDEVELOPMENT AGENCY
2018 ANNUAL REPORT



CRA VISION AND MISSION

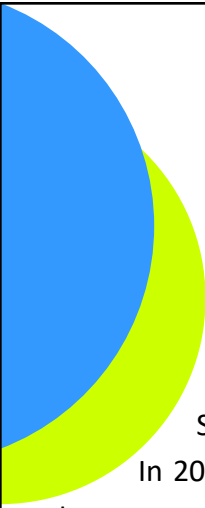
VISION

To preserve, unify and enhance the historic character of the City of Stuart CRA while encouraging economic growth and development.

MISSION

To plan for a sustainable economic future while protecting and enhancing the unique character of the City.

Creating downtown areas that will attract a critical mass of residents is of utmost importance to accelerating business and visitor growth. We need to maintain the appeal of Downtown Stuart while ensuring local businesses are able to achieve and sustain economic vitality. Improving the infrastructure, the walkability, the access to amenities and marketing downtown as the place to live will induce a greater demand to live in Stuart. Offering quality housing within the City and County at varying levels of affordability and types will broaden the target market, optimize and accelerate downtown's residential growth and offer the benefits of urban living and downtown amenities to all walks of life.



CRA OPERATIONS

The City of Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986 in accordance with the Florida State Statutes. The CRA was re-established and created Redevelopment Trust Fund in 1998.

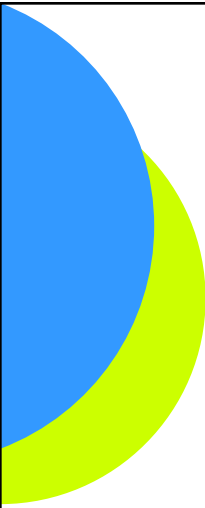
In 2002, the CRA boundary was expanded to include the East Stuart District. In 2015, the CRA plan was amended and the boundaries of the CRA were expanded to include additional 486 acres of contiguous property including property that meet Florida Statutes requirements for “blight” and “slum.”

The primary source of funding is provided through tax increment financing. Tax increment revenues are deposited into a redevelopment trust fund. The taxable value of all real property in the redevelopment area is determined at a particular year, also known as the “base year.” Contributing tax authorities, such as the City and County, continue to receive ad valorem taxes. Any increase in ad valorem revenue above the base year is deposited into the redevelopment trust fund and used to carry out redevelopment activities.

The Stuart CRA is governed by a seven member volunteer Board appointed by the City Commission. The Board serves the area by implementing Redevelopment Plan objectives and promoting redevelopment activities. The Redevelopment Plan provides a workable program, consistent with community needs, to afford maximum opportunities for private participation in undertaking redevelopment activities in the district. The agency has many powers at its disposal to carry out redevelopment activities including the ability to borrow money, acquire property, provide incentives to attract and promote private development, to apply and utilize grant funding innovations and the construction of public capital improvements.

The CRA has undertaken substantial public infrastructure, housing and commercial redevelopment projects over the years. The CRA strives to improve the economic vitality of the districts and quality of life for the citizens of the City of Stuart.

The CRA Annual Report for the fiscal year ending September 30, 2018 was prepared in accordance with F.S. 163.356(3)(c) and 163.387(8). CRA financial statements are reported as a non-major governmental funds within the City of Stuart Comprehensive Annual Financial Report (CAFR).



ACKNOWLEDGEMENTS

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CITY ATTORNEY— MICHAEL MORTELL

CITY CLERK—MARY KINDEL

CITY COMMISSIONERS

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EULA R. CLARKE - VICE MAYOR

KELLI GLASS LEIGHTON

MERRITT MATHESON

MIKE MEIER

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EULA R. CLARKE

KELLI GLASS LEIGHTON

MERRITT MATHESON

MIKE MEIER

PETE WALSON

NATHAN RITCHEY

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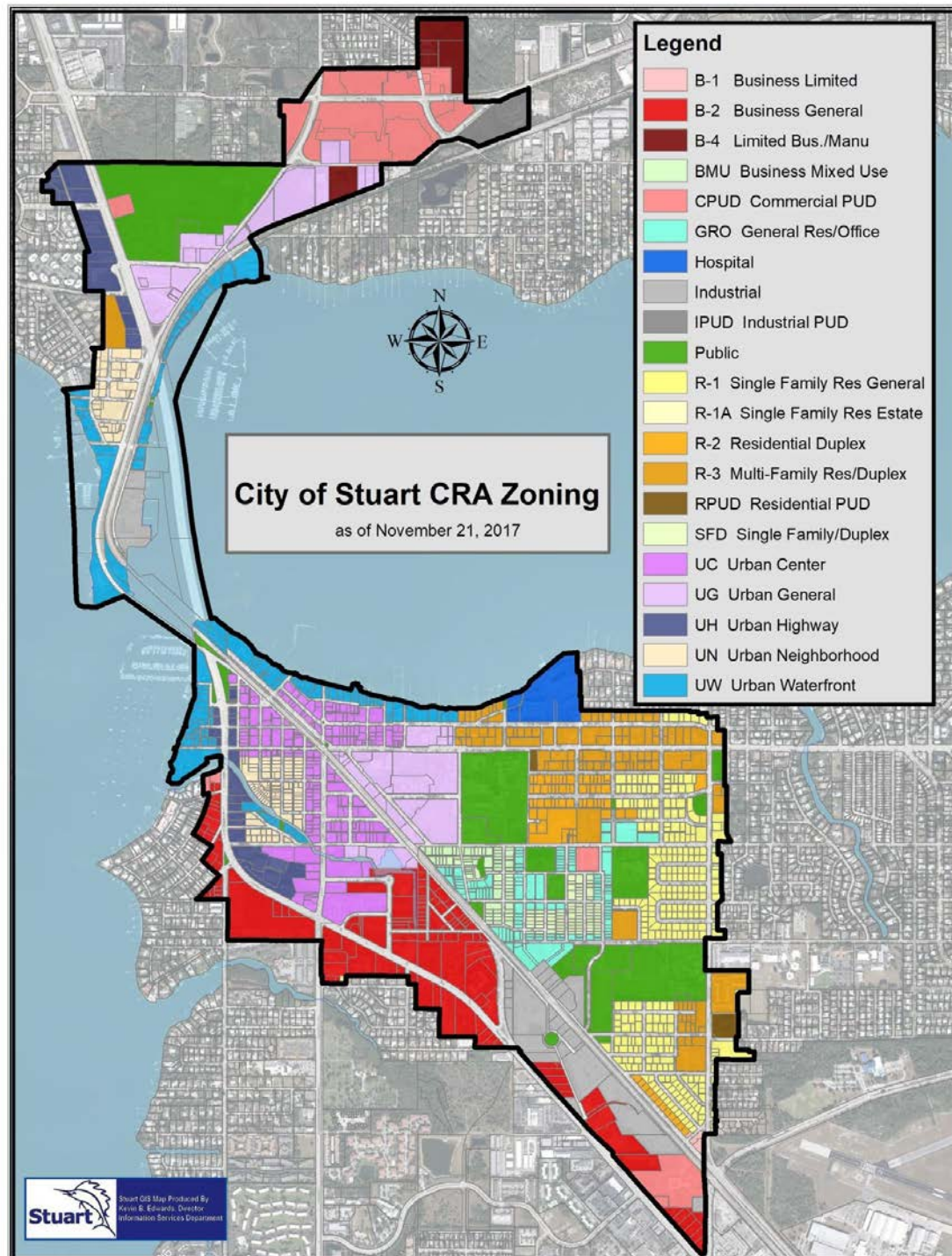
PETE WALSON

MAC STOUT

NATHAN RITCHEY

THOMAS CAMPENNI

CRA BOUNDARY



CRA FINANCIALS

2017 CRA Summary

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes received from City of Stuart	\$ 707,799	
Ad valorem taxes received from Martin County	998,204	
Interest	92	
Purpose of withdrawals:		
Debt payment - principal		\$ 1,100,731
Debt payment - interest		47,596
Administrative expenses		40,376
Property lease		28,147
Memberships and training		2,222
Insurance		9,251
Repair & maintenance		81,929
Promotional items		10,278
Printing, office supplies and other operating		4,960
Parking study		53,748
Playground equipment		28,423
Downtown Streetscape		614,764
Micro transit operations		100,000
Kindred Johnson improvements		8,000
Lyric improvements		119,171
Property improvement grants		69,907
Downtown beautification		
	<u>\$ 1,706,095</u>	<u>\$ 2,319,503</u>

Downtown Stuart Streetscape Improvements

The Downtown Streetscape plan includes the Historic Downtown along Osceola Street and Flagler Avenue. The area is characterized by relatively dense, walkable, mixed use development patterns within the established downtown area. The redevelopment strategy for this area is to promote easier access in pedestrian terms. Less emphasis is to be placed on the use of the motor vehicle through the provision of enhanced parking facilities and alternative modes of transport to accommodate access within the central retail, restaurant, and entertainment and business areas in the heart of downtown Stuart.

The CRA provided funding for the improvements to the streetscape along SW Flagler Ave and SW Osceola St. The improvements included replacement of oak trees, new pedestrian plaza area, improved crosswalks and additional parking. Construction completed in August 2018.



Florida Department of Economic Opportunity Grant

Recognizing the need to develop a long-term economic development strategy to maintain this thriving, vibrant character, in 2016-2017 the City of Stuart received a two-year grant from the Florida Department of Economic Opportunity (DEO) Competitive Florida Partnership program. The objective of participating in this partnership is to develop a unique community supported strategy that capitalizes on the city's assets and partnerships. Just as important, this plan included prioritized, actionable projects and a timeline for implementation.

The DEO believes the Competitive Florida Partnership "helps a community value those assets that make them special and challenges them to set realistic goals for advancing their economic development visions." The original grant funded the development of the "City of Stuart Economic Development Strategy Plan." The program included community outreach, created new partnerships, analyzed and prioritized community assets, and identified key projects and opportunities.

The second year of the grant cycle focused on creating an Economic Development website to include economic and business related data and developing Economic Development Insights Reports and Housing Action Plan by conducting focus groups with key industry leaders, small business owners, entrepreneurs and other business groups to assess their needs and solicit input through online survey about the quality of life in Stuart and priorities held by young professionals and business community. The actions plans recommends strategies that will further the goal of supporting economic growth and development while providing housing that is appropriate, affordable and sustainable for its workforce. The reports will serve as a guide for the City's economic development efforts going forward.



Lyric Theatre Façade Improvements

The Community Redevelopment Agency engaged in public private partnership with the Lyric Theatre to preserve the historic building. The CRA provided a grant in the amount of \$119,171 for the improvements of the four exterior balconettes to preserve the historic character of the structure. The Lyric Theatre is considered the anchor to the downtown and a cultural center to the area. It's a valuable asset that attracts visitors and promotes the downtown as a destination.



Micro Transit System

The Community Redevelopment Agency provided \$100,000 for the operations of the Micro Transit system. The annual ridership between Jan — Dec 2018 totaled 47,675 passengers. The goal of the tram system is to reduce vehicular traffic by providing an alternative mode of transportation and enhance pedestrian activity.

The Martin Metropolitan Planning Organization (MPO) is assisting the City in evaluating the current downtown tram system and building a 5-Year business plan for the service. Funding for the tram is limited as the Florida Department of Transportation (FDOT) grant that funds the tram system is expiring and cannot be renewed with the tram system's current operation. In order to be prepared for future funding, an in-depth look at the tram's operations and the development of a thorough business plan are important next steps. This business plan will provide the decision-makers with the information to move forward and meet the goals of improved mobility and accessibility for downtown Stuart and understanding of funding for the immediate short-term (5 years).



Downtown Parking Management Plan

In October 2017, the City executed an agreement with Walker Parking Consultants to prepare the Parking Management Plan to manage parking in the downtown. The parking management recommendations were developed based on the data, assumptions and methodologies identified in the plan. The parking study was presented to the City Commission in October 2018. The plan included quantification of existing parking conditions and characteristics, projections for anticipated future parking demand and final strategic recommendations to assist the City with an understanding of needs and a prioritization of items. Based on the recommendations identified in the Parking Management Plan, the City Commission approved the first-year action plan which includes:

- Redesign Downtown Stuart Tram Routes
- Repurpose parking spaces for ride-hailing services
- Valet Parking Improvements
- Bicycle Parking Initiative
- Extend the 3-hour parking hours to 8 PM
- Shared parking agreements
- Identify location for delivery trucks
- Premium paid parking in downtown



Business Improvement Reimbursement Program

The Stuart Community Redevelopment Agency Property Improvement Grant Program is an incentive program designed to encourage visible, exterior improvements to existing commercial property and to encourage private investment in the Stuart Community Redevelopment Area. The program provides a reimbursement grant of up to \$10,000 of public funds per property to match private funds to pay for the design and completion of property improvements. Funds are appropriated annually by the CRA. The grant may be used for one or more improvements such as; windows, doors, signage, decorative shutters and other items.

As of 2018, the program has awarded 19 businesses with a total investment of \$1.05 Million. In 2018, there were 6 applications totaling \$605,439 in private investment.

One of the many CRA goals is to provide these types of incentives to encourage private investment and redevelopment in the area.



Before Improvements



Improvements included Repainted building, replaced awning, landscaping, re-stripping of parking lot, door replacement

Incentive Programs

Real Estate Development Accelerator Pilot Program

In fulfillment of the goals of the Stuart CRA Redevelopment Plan, the CRA Board approved a Real Estate Development Accelerator (REDA) Pilot Program to encourage and accelerate the timing of development in the Community Redevelopment Area. The program will enable the CRA to enter into public-private partnerships for facilitation of desired real estate development projects. The CRA will utilize tax increment finance (TIF) to leverage private real estate investment opportunities. It is intended for attraction of large scale development projects valued at over \$1 million to serve as a catalyst to attract additional private investment within the CRA. The project shall meet the eligibility criteria established for the program. Staff will work with developers to educate them of funding opportunities and solicit participation in the incentive program.

Paint-Up Program

The Stuart CRA Paint-Up Program was created to encourage homeowners and residents to repaint their homes. The program provides a voucher of up to \$500 per home, for paint and supplies for painting the home. The funds are distributed on a first-come, first-serve basis. The purpose of this program is to encourage residents to improve the appearance of properties by repainting their homes. All property owners and residents in the Community Redevelopment Area are eligible to participate in the program. There was \$5,000 allocated for the program and 8 homes participated in the program for FY 2018.



Before



After

Historic Marker Dedication

Historic Marker Dedication Ceremony for the First Historic Home in the CRA

In October 2018, the City held a historic marker dedication ceremony for the first historic home in the East Stuart District. The 1938 home is a Dade County Pine frame vernacular “shotgun” type home that reflects typical characteristics: sturdy construction, crawlspace, front and rear porches, rooms are one behind the other, the front door aligns with the rear door, gable roof, living room at the front with the kitchen at the back, overall rectangular design with bay windows on two sides, fireplace, and horizontal wood exterior siding. Excellent cross-ventilation occurs via the doors and windows. “Shotgun” homes originated in West Africa, they were also constructed in the Caribbean, and later built in the Southern United States.



Historic Home of Thomas J. Allen - Established 1938

Historic Preservation

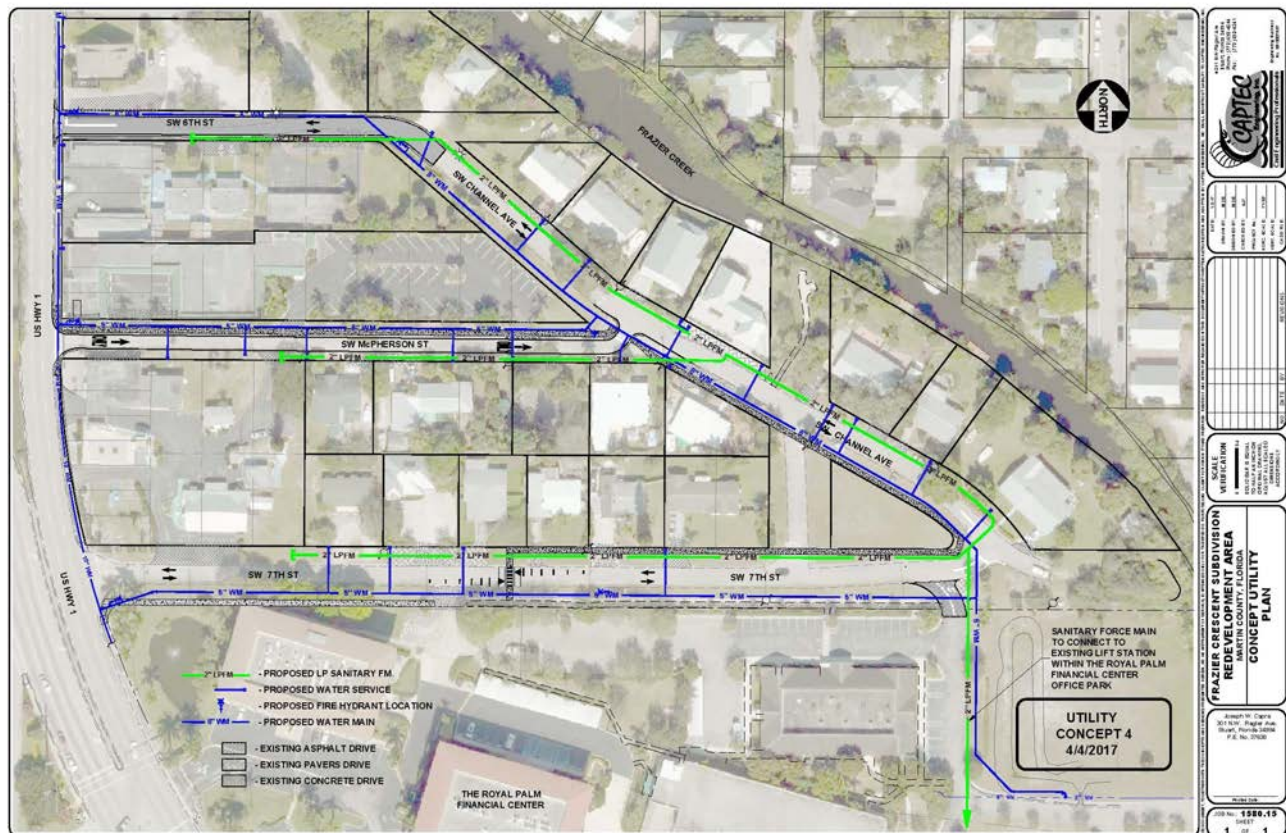
Geo W. Parks General Merchandise Structure aka/Stuart Feed & Supply Store & Stuart Heritage Museum

The Geo W. Parks General Merchandise Structure aka/ Stuart Feed Store was constructed in 1901 and is an example of Vernacular style structure popular from 1831 through 1930. The structure was included in the City of Stuart “1991 historic property survey” and deemed eligible to receive local register designation. On December 2018, the Stuart Historic Preservation Board approved a certificate of designation for the Geo W. Parks General Merchandise structure for the local historic registry under the Stuart Historic Preservation Program. It is the first structure to be listed on the Stuart Historic Register and the historic marker dedication ceremony will be held in 2019.



Frasier Crescent Sewer Improvements

The design for the Frasier Crescent sewer improvements (channel basin) is completed. The construction cost for the sanitary sewer improvements in the Frazier Crescent Subdivision is estimated at \$162,500. The funding will be provided in partnership with the City's Public Works Department. The project will provide service to approximately 15 parcels. Staff intends to work with the neighborhood to identify additional needs and implement solutions. Construction is anticipated in 2019.



Kindred Street Streetscape Improvements

The City of Stuart partnered with the Martin Metropolitan Planning Organization (MPO) for a Transportation Alternative Program Grant. Currently Kindred Street features a 6' wide sidewalk on the south side only and is absent of any crosswalks, bicycle lanes, on-street parking, or roadway lighting. The project lies within the City of Stuart Community Redevelopment Area. The improvements to Kindred Street would create a seamless pedestrian connection between the existing sidewalk along Bruner Pond and Colorado Avenue. The scope of work includes construction of approximately 3,200 linear feet of 8' wide sidewalk, along with associated pedestrian lighting, crosswalks, bike lanes, on-street parking, streetscape improvements, medians, and a tram stop. These improvements will provide accessibility and pedestrian connectivity to the adjacent businesses along the corridor, as well as, promote alternative modes of transportation.

Construction completed in April 2018.



Shepard Park Decking Replacement

The Shepard Park Decking Replacement project consisted of removal and replacement of the decking and side rail material at Shepard Park. Construction commenced in July 2018 and was completed in August 2018. The total cost for the construction was \$50,144.



Other CRA Projects and Programs

East Stuart Neighborhood Workshops

Staff held two community workshops to discuss programs and actions aimed to encourage the redevelopment in the East Stuart neighborhood. Staff is working on items which include housing provisions, zoning code amendments and community involvement.

Land Development Code Revisions

Staff amended the “Public Art” requirements in the Land Development Code to provide options to developers of project in the Urban Code District to either contribute 100% of the public art fee to the City’s Public Art Trust Fund or provide on-site public artwork or pay a portion of the public art fees amount to provide on-site public artwork and the remainder to the City’s Public Art Trust Fund. With the amendment, it is anticipated that additional money will accumulate in the Public Art Trust Funds to commission artworks for public right-of-way or public places.

Triangle Property Loan

In 2013, the CRA borrowed a loan from lending institution in the amount of \$1,275,000 to purchase the 1.6 acres Triangle Property located in downtown Stuart. In 2018, there was a remaining balance of \$677,695. To avoid accruing further costs to debt service, the CRA paid off the loan and has no debt service remaining.

The property is currently under construction for the development of a three-story apartment complex consisting of 49 dwelling units. The construction is expected to be completed in 2019.



Habitat for Humanity Partnership

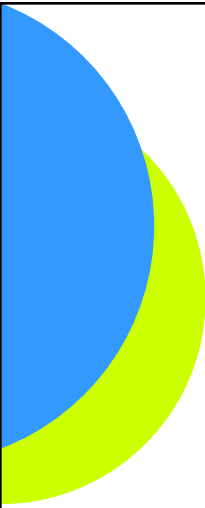
In March 2017, the CRA approved to execute an agreement with Habitat for Humanity in the amount of \$100,000 to construct 3 homes in the Community Redevelopment Area. Habitat applied for building permit for 3 homes in 2018 and the construction is expected to be completed in 2019.

In addition, the Brush of Kindness program in the amount of \$40,000 was created to assist homeowners in correcting code violations. Through the Brush of Kindness program, Habitat for Humanity works directly with homeowners, matching CRA funds with homeowner 'sweat equity'.

The City completed a land swap with Habitat for Humanity and received a parcel to move the community garden to the new site in East Stuart. House of Hope has agreed to maintain the garden and work with the East Stuart Community to provide a vibrant garden to the community. The community garden was completed in October 2018.



East Stuart Community Garden



Stuart Main Street Partnership

Established in 1987, Stuart Main Street has been the community revitalization organization of Downtown Stuart for over 30 years. Working within the framework of the National Main Street Center's Four Point Approach of Organization, Design, Economic Vitality, and Promotion, Stuart Main Street focuses on community vision, unique assets, and market realities to build a thriving Downtown for all. As part of its 30th anniversary, Stuart Main Street facilitated a series of workshops, surveys, and market data collection, resulting in a renewed focus on Stuart's waterfront as a catalyst for continued Downtown revitalization. Recent efforts have focused on improving connectivity between the Downtown retail district and waterfront recreation areas, activating Seminole Street, and focusing on the waterfront in promotional efforts. In partnership with the Downtown Business Association, Stuart Main Street hosts over a dozen highly visible and beloved community events and promotions including the weekly Rock'n Riverwalk concert series, Christmas on Main Street community tree lighting, and the annual Downtown Stuart Art Festival, bringing over 80,000 people downtown every year. In addition, through a partnership with Stuart Main Street, the CRA is also working more closely with the Downtown Business Association finding creative, effective solutions to issues from downtown parking to sanitation.



CONTACT INFORMATION

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Stuart, FL 34994

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www.cityofstuart.us/CRA

STAFF:

Pinal Gandhi-Savdas, CRA Administrator

Kev Freeman, Development Director

Michelle Vicat, Executive Admin Asst./CRA Program Specialist



GIULIANI

From Page A1

people who worked on the campaign.”

He added, referring to discredited conspiracy theories that the president and his allies have long cited, “The only knowledge I have in this regard is the collusion of the Clinton campaign with Russia, which has so far been ignored.”

Giuliani was seeking to clarify an interview Wednesday night in which he stopped short of defending Trump campaign aides, drawing speculation that he might have inside knowledge of possible coordination with Russia.

“I never said there was no collusion between the campaign or between people in the campaign,” he told CNN. He added, “I said the president of the United States. There is not a single bit of evidence the president of the United States committed the only crime you could commit here, conspired with the Russians to hack the Democratic National Committee.”

Giuliani’s backpedaling was the latest in a series of conflicting comments he has made about the investigation by the special counsel, Robert Mueller. The evolution of his statements have suggested shifts in the president’s defense strategy, often following developments in the investigations. On Tuesday,

prosecutors for the special counsel filed a 200-page, mostly redacted court document related to the case against Trump’s one-time campaign chairman, Paul Manafort. Among the little information that was not blacked out were details about his relationship with a Russian whom prosecutors have said has ties to Russian intelligence.

Mueller’s document was in response to a recent filing by Manafort’s legal team, which inadvertently disclosed that Manafort had provided his Russian associate with U.S. polling data — details that offer the clearest example yet that the Trump campaign may have coordinated with Russia before the election. Giuliani has previously denied that there was coordination by Trump campaign aides.

“When I say the Trump campaign, I mean the upper levels of the Trump campaign,” Giuliani said during a July interview with Fox News. “I have no reason to believe anybody else did. The only ones I checked with obviously are the top four or five people.”

Giuliani also went a bit further on the collusion defense, telling Fox, “Even if he did it, it’s not a crime.”

The president agreed with him in a subsequent Twitter post, and added that Hillary Clinton, his former Democratic rival, was the one who was doing the colluding.

Trump has long maintained that his campaign never aided Russia’s meddling, even as the special



Rudy Giuliani, an attorney for President Donald Trump, addresses a gathering in 2018 during a campaign event in Portsmouth, New Hampshire. [CHARLES KRUPA/AP FILE PHOTO]

counsel inquiry has revealed communications between Russians and some Trump campaign aides.

While the word “collusion” has no defined legal meaning, in plain English, it means working together, typically in secret, to do something illicit. And whether Trump knew during the campaign of any Russian attempts to disrupt the election has been a central question in the investigation that started in the summer of 2016.

Trump’s former personal lawyer, Michael D. Cohen, was prepared to tell prosecutors that Trump knew about a June 2016 meeting in Trump Tower that was arranged so campaign officials could get damaging information on Clinton from Russians.

The president and his lawyers have denied that Trump had any knowledge of the meeting until July 2017, when The New York Times was preparing to publish an article about it.

At the time, when the White House was scrambling to prepare a statement about the Trump Tower meeting in response to The

Times’ article, Trump met with President Vladimir Putin for more than two hours in Germany, where they were attending an economic summit. Later that day, Trump sought out the Russian leader during a summit meeting dinner. Only interpreters, the secretary of state at the time, Rex W. Tillerson, and Russia’s foreign minister, Sergey V. Lavrov, were in the first meeting with Trump and Putin. Afterward, Trump took his interpreter’s notes and told the interpreter not to tell anyone what was discussed. No U.S. officials were present for the second encounter during the dinner.

The following day, while Trump traveled back to Washington, he called a Times reporter to say that the Russians had been falsely accused by U.S. intelligence of hacking during the campaign. The president also huddled with his aides to draft a statement in response to the article about the Trump Tower meeting and dictated a misleading account that the meeting was about Russian adoptions. He did

not admit that the meeting was arranged to address Russia’s offer to help his campaign, which emails later obtained by The Times confirmed.

Earlier this week, senators questioned Trump’s nominee to be the next attorney general, William P. Barr, about how the Justice Department would handle a report from Mueller. That there will be such a report at the end of the special counsel’s investigation is just speculation, but Barr was pressed on whether he would share the report with Congress and the public and whether what he shared would be an altered version of the original.

The questioning drew on comments Giuliani had previously made about how the president might invoke executive privilege to prevent the report from going to Congress, or that the White House might edit the report before sending it to lawmakers “so we can correct it if they’re wrong.”

Barr assured senators that the White House would not be correcting the report before releasing it. And Giuliani said his comments Wednesday on CNN had not been an effort to address a possible Mueller report detailing evidence of cooperation between Trump campaign aides and Russia.

“I have no knowledge of collusion involving the campaign, nor does the president,” Giuliani told The Times on Thursday. “However, I only represent the president, and that’s all I can speak for.”

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CITY OF STUART
NOTICE OF PUBLIC FILING
2018 COMMUNITY REDEVELOPMENT AGENCY
ANNUAL REPORT

Notice: The 2018 City of Stuart (CRA) Community Redevelopment Agency Annual report has been filed with the Martin County Board of County Commissioners, Martin County Tax Collector, Martin County School Board, Florida Inland Navigational District, Children’s Service Council of Martin County, Martin County Property Appraiser, and the Florida Department of Economic Opportunity-Special Districts.

The report is available for inspection during business hours (8:30am-5pm) in the office of the City Clerk and the Development Department office at City Hall, 121 SW Flagler Avenue, Stuart, Florida 34994.

Publish: January 18, 2019
WP000044993801

COVERING YOUR COMMUNITY

West Palm Beach

Reporter Tony Doris covers the West Palm Beach area for The Palm Beach Post. Some of Tony’s recent headlines include:

- Big stakes as Drive Shack preps entertainment golf venue in West Palm.
- Lawsuit says Florida deadline wrongly drops thousands of absentee voters.
- West Palm, Palm Beach look for grants to cover presidential protection.

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SHUTDOWN

From Page A1

the Union address this month, citing security concerns amid a prolonged partial shutdown that has forced thousands of federal employees to work without pay.

Trump at first said nothing, but 24 hours later, without mentioning her request, the president released a sarcasm-tinged letter in which he told her the trip was off.

“In light of the 800,000 great American workers not receiving pay, I am sure you would agree that postponing this public relations event is totally appropriate,” Trump wrote. “I also feel that, during this period, it would be better if you were in Washington negotiating with me and joining the strong border security movement to end the shutdown.”

“Obviously,” Trump added, she still had the option of flying commercial.

The letter amounted to the latest reminder, if any was needed, that the stalemate over Trump’s demand that Democrats support his request for \$5.7 billion to build a border wall has reached such a poisonous pitch that even the most tradition-bound rituals of government — the president’s annual address to a joint session of Congress, lawmakers’ periodic trips overseas to gather facts and perform oversight — have been consumed in a storm of ill will and competing agendas.

It came on the 27th day of the shutdown, a day in which there were once again no negotiations between the two sides, but some indication that House Democrats,

increasingly concerned they have not sufficiently countered Trump’s demands for a wall with ideas of their own, were privately weighing offering their own plan for more effectively securing the border.

The move would be something of a shift in strategy for the Democrats, who have steadfastly refused to engage in a debate with Trump about border security as long as the government remains shuttered.

“There have been concerns by some members saying we need to tell our constituents what we’re for and what it would look like in terms of border security,” said Rep. Lucille Roybal-Allard, D-Calif., chairwoman of the appropriations subcommittee that handles homeland security. “That is probably a way to respond to that, and a way that does not violate what we are saying: open up the government and then we will talk about border security.”

Rep. Peter A. DeFazio, D-Ore., chairman of the Transportation and Infrastructure Committee, who told a group of committee chairmen at a closed-door meeting Wednesday that it was time for their party to go public with its own border security ideas, reiterated the idea in an interview.

The president, he said, “is making this about border security, but what he is proposing would not provide real border security — it’s a stupid, static wall which is a symbol, and it’s not a great symbol, and it would be ineffective.”

Among the investments that DeFazio said should be made instead are more money for Coast Guard equipment and personnel to intercept maritime drug shipments, better technology to scan

vehicles legally crossing the border to detect illegal drugs, resources for costly reconfiguration of border crossings to make them more secure, and funds for additional personnel to police them.

“It’s a horrible waste of money when we have real needs,” DeFazio said of Trump’s wall, “so I just want to highlight the real needs to counter his fake proposal.”

Trump’s decision to revoke Pelosi’s military transport drew howls of outrage from Democrats and some Republicans, and threw into disarray a long-planned trip by the speaker and senior lawmakers — including the chairmen of the House Intelligence and Foreign Affairs committees — to visit American allies and troops stationed overseas.

Democrats, newly in control of the House and eager to use their power to challenge Trump, vowed they would not be bullied into scrapping the trip altogether.

“We’re not going to allow the president of the United States to tell the Congress it can’t fulfill its oversight responsibilities, it can’t ensure that our troops have what they need, whether our government is open or closed,” said Rep. Adam Schiff, D-Calif., chairman of the intelligence panel.

“We are a coequal branch of government,” Schiff said, suggesting that the president apparently did not understand the new reality in Washington. “It may not have been that way with the past two years when he had a Republican Congress willing to roll over any time he asked, but that is no longer the case.”

White House, officials including Mick Mulvaney, the acting chief of staff, had been irked by Pelosi’s

invocation of security concerns as her premise for urging Trump to move his speech, and sought to put her in her place after she had emphasized that she represented a coequal branch in governing, according to aides who spoke on condition of anonymity.

Depriving Pelosi of an aircraft was the easiest way to remind her, they said. White House aides were tickled by the move, even as some acknowledged that Republican House members might fear for their own trips going forward.

Some of Trump’s usual allies were less amused.

“One sophomoric response does not deserve another,” Sen. Lindsey Graham, R-S.C., said in a statement.

“Speaker Pelosi’s threat to cancel the State of the Union is very irresponsible and blatantly political,” he added. “President Trump denying Speaker Pelosi military travel is also inappropriate.”

A White House spokesman said that all coming official visits by lawmakers, known as congressional delegations or “codels,” would be canceled until the shutdown is over, and by day’s end on Thursday, officials announced that Trump had also canceled plans to send Steven Mnuchin, the Treasury secretary, Mike Pompeo, the secretary of state, and Wilbur Ross, commerce secretary, to the World Economic Forum in Switzerland.

But Melania Trump, the first lady, kept her plans to fly on a military jet to West Palm Beach, Florida, to go to the family’s Mar-a-Lago compound.

As of late Thursday, multiple congressional officials could not say, citing security concerns, whether Pelosi’s trip to Afghanistan was still on.

The Palm Beach Post

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CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CRB/HPB Board

Meeting Date: 2/5/2019

Prepared by: Kev Freeman

Title of Item:

Presentation of proposed amendments to section 2.04.00 of the City of Stuart Land Development Code that would establish the Urban Planned Unit Development (UPUD) and East Stuart Planned Unit Development (ESPUD) zoning categories.

Summary Explanation/Background Information on Agenda Request:

The City Commission and Community Redevelopment Agency took action to expand the Community Redevelopment Area (CRA) in 2016. At that time the underlying future land use and zoning designations were left in place and remain so to date.

The intent of the Community Redevelopment Area (CRA) is to promote a compact urban form and development pattern. This code amendment addresses three issues:

1. The existing land development code does not account for the form and design of proposed development within the 2016 expanded area of the CRA.
2. The option for a planned unit development does not allow an approach to redevelopment that is consistent with the aims of the Community Redevelopment Area.
3. The option for a planned unit development does not allow an approach to development that is consistent with the aims of the East Stuart Code.

Therefore, this proposed land development code text amendment allows for the designation of Planned Unit Development (PUD) that conforms to either the Urban District Code or to the East Stuart Code. Included in the amendments are code changes that ensure compliance with the City's comprehensive plan and clarify the land development code and its application.

Comments from the CRB will be passed to the Local Planning Agency as part of the formal amendment process.

Funding Source:

N/A

Recommended Action:

Discuss the proposed land development amendments, which include the creation of the UPUD and ESPUD district zoning categories.

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Report	1/29/2019	Staff Report
☐ Proposed LDC amendment	1/29/2019	Attachment

CITY OF STUART, FLORIDA
COMMUNITY REDEVELOPMENT BOARD
STAFF REPORT

MEETING DATE: 5th February, 2019

PREPARED BY: Kev Freeman
 Development Director

PROJECT NAME: Land Development Code Amendment to create the Urban Planned Unit (UPUD) and East Stuart Planned Unit Development zoning designations

TITLE OF ITEM: Discussion of the proposed designation of the UPUD and ESPUD zoning designations

I. SUMMARY

The intent of the Community Redevelopment Area (CRA) is to promote a compact urban form and development pattern. This code amendment addresses three issues related to promoting that intent:

1. The existing land development code does not account for the form and design of proposed development within the 2016 expanded area of the CRA.
2. The option for a planned unit development within the CRA does not provide an approach to redevelopment that is consistent with the aims of the CRA.
3. The option for a planned unit development within the East Stuart Code District does not provide an approach to development that is consistent with the aims of the East Stuart Code.

Therefore, this proposed land development code text amendment allows for the designation of Planned Unit Development (PUD) that conforms to either the Urban District Code or to the East Stuart Code. Included in the amendments are code changes that ensure compliance with the City's comprehensive plan and clarify the land development code and its application.

The amendments do not amend the allowed density, which is determined by the Comprehensive Plan.

The proposed amendments do not amend the underlying future land uses or zoning designations but allow for a Planned Unit Development zoning designation as part of a formal rezoning process.

Comments from the Community Redevelopment Board (CRB) will be passed to the Local Planning Agency.

II. HISTORY

The Community Redevelopment Area was expanded in February 2016. At that time the underlying future land use and zoning designations were left in place and remain so to date.

III. OUTLINE OF PROPOSED LAND DEVELOPMENT CODE AMANDMENTS TO CHAPTER II, ZONING DISTRICT USES ALLOWED, DENSITY, INTENSITY

- a. Table 2 (multiple tables) of Residential, Business, Public Service, Industrial, Hospital and RPUD, CPUD, MXPUD, PSPUD and IPUD District Uses are consolidated into a singular table (Table 2).
- b. Uses allowed within the proposed Urban PUD and East Stuart PUD are controlled by section 3.01.00 Urban Code and section 3.02.00 East Stuart Code respectively.
- c. Section 2.03.03 removes the phrase 'density bonus'.
- d. Table 3a Removes reference to PUD and Urban Code Districts, which are placed in a new table 3b to include UPUD and PSPUD.
- e. Section 2.06.19 permits rooftop dining in UPUD and ESPUD districts.
- f. Section 2.07.00 A. amendments to include 'resilient' living and working environment and allows for imaginative stormwater infrastructure solutions.
- g. Section 2.07.00 B. PUD defined, includes UPUD and ESPUD districts.
- h. Section 2.07.00 D.3. Density. Sets density in RPUD's to meet that which is prescribed in the Comprehensive Plan.
- i. Section 2.07.00 D.4.c Floor Area Ratio to comply with Comprehensive Plan.
- j. Section 2.07.00 E. Creates the Urban Planned Unit Development zoning district requirements.
- k. Section 2.07.00 F. Creates the East Stuart Planned Unit Development zoning district requirements.

IV. STAFF RECOMMENDATION

Discussion and Deliberation by the CRB.

Chapter II

ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY

2.00.00 GENERALLY

- Sec. 2.00.01. Purpose
- Sec. 2.00.02. Exception

2.01.00 ZONING DISTRICTS

- Sec. 2.01.01. Relationship of zoning districts to future land use categories
- Sec. 2.01.02. Designation of districts
- Sec. 2.01.03. Table 1 – Zoning district/future land use category compatibility

2.02.00 USES ALLOWED IN ZONING DISTRICTS

- Sec. 2.02.01. Generally
- Sec. 2.02.02. Table 2 – Zoning Districts Uses

2.03.00 DENSITY

- Sec. 2.03.01. Generally
- Sec. 2.03.02. Density
- Sec. 2.03.03. Planned Unit Development Density
- Sec. 2.03.04. ALF Density
- Sec. 2.03.05. Maximum dwelling unit per acre table
- Sec. 2.03.06. Intensity of development: Lot area and Floor Area Ratio (FAR) Tables 3 and 4

2.04.00 AREA, IMPERVIOUS SURFACE, SETBACK AND HEIGHT REQUIREMENTS

- Sec. 2.04.01. Generally; Tables 5, 6, & 7
- Sec. 2.04.02. Supplemental Area Requirements
- Sec. 2.04.03. Supplemental Impervious Surface Coverage Requirements
- Sec. 2.04.04. Supplemental Building Setback Requirements
- Sec. 2.04.05. Supplemental Building Setback on Certain Streets
- Sec. 2.04.06. Supplemental Building Height, Maximum Number of Stories and Minimum Living Area Requirements

2.05.00 COTTAGE LOTS

- Sec. 2.05.01. Purpose
- Sec. 2.05.02. Applicability
- Sec. 2.05.03. Permitted uses
- Sec. 2.05.04. Future annexed area
- Sec. 2.05.05. On-site parking standards
- Sec. 2.05.06. Development standards
- Sec. 2.05.07. Exhibit A – Building Form Standard Cottage Lots

2.06.00 SUPPLEMENTAL USE STANDARDS

- Sec. 2.06.01. Generally
- Sec. 2.06.02. Manufactured/Mobile home/Recreational vehicle developments
- Sec. 2.06.03. Assisted living facility (ALF)
- Sec. 2.06.04. Child care centers
- Sec. 2.06.05. Automobile/boat sales and service facilities
- Sec. 2.06.06. Automatic amusement centers and game rooms
- Sec. 2.06.07. Industrial uses
- Sec. 2.06.08. Urban agriculture
- Sec. 2.06.09. Home occupations
- Sec. 2.06.10. Adult businesses
- Sec. 2.06.11. Telecommunication facilities
- Sec. 2.06.12. Formula businesses
- Sec. 2.06.13. Dog-friendly restaurants
- Sec. 2.06.14. Pain Management Clinics
- Sec. 2.06.15. Minimum Single-Family and Duplex Residential Design Standards for New Construction
- Sec. 2.06.16. Shooting ranges, indoor
- Sec. 2.06.17. Supplemental parking standards for parking intensive vessel slips
- Sec. 2.06.18. Kennels, veterinarians, or similar facilities
- Sec. 2.06.19. Rooftop dining
- Sec. 2.06.20. Conditional use approval required for the location of any gasoline or other motor fuel stations on certain properties fronting U.S. Highway-1 and Palm City Road.
- Sec. 2.06.21. Conditional Use Approval required for fuel production facilities.

2.07.00 DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD)

2.00.00. GENERALLY

Sec. 2.00.01. Purpose.

The purpose of this chapter is to: (a) identify the implementing zoning districts for the future land use categories contained in the City's Comprehensive Plan; (b) establish development approval processes for specific uses and (c) identify measurable development standards (e.g. building height, setback, lot size, density).

Sec. 2.00.02. Exceptions and Additional Standards.

The Urban Code District, East Stuart District and S.E. Ocean Boulevard Overlay Zone are established by the City of Stuart based on the need for special protective measures, additional design standards, and redevelopment incentives in those areas. Due to the special nature of these areas, the uses and development standards allowed are described in Chapter 3 of this Land Development Code. The additional design standards described in Chapter 3 of this code will be applied in the case of any proposed planned unit development (PUD) within these areas or within the defined Community Redevelopment Area (CRA).

2.01.00. ZONING DISTRICTS

Sec. 2.01.01. Relationship of zoning districts to future land use map categories.

Land use classifications for Stuart are identified and described in the Future Land Use Element of the Comprehensive Plan and delineated on the future land use map. *Table 1 – Zoning District/Future Land Use Category Compatibility* reflects the zone districts and the future land use categories that the zone districts implement.

Sec. 2.01.02. Designation of districts.

The designated zoning districts within the City are:

- A. R-1A Residential - Single Family Estate; R-1 Residential - Single Family General;
- B. R-2 Residential - Duplex;
- C. R-3 Residential - Multi-Family/Office;
- D. B-1 Business Limited;
- E. B-2 Business General;
- F. B-3 Business Restricted;
- G. B-4 Limited Business/Manufacturing;
- H. P Public Service;
- I. I Industrial;
- J. H Hospital;
- K. Planned Unit Development (PUD)
 - 1. Residential (RPUD)
 - 2. Commercial (CPUD)
 - 3. Public Service (PSPUD)

- 4. Industrial (IPUD)
- 5. Mixed Use (MXPUD)
- 6. Urban (UPUD)
- 7. East Stuart (ESPUD);
- 5.
- L. Urban District
 - 1. Urban General (UG)
 - 2. Urban Center (UC)
 - 3. Urban Neighborhood (UN)
 - 4. Urban Highway (UH)
 - 5. Urban Waterfront (UW);
- M. East Stuart District
 - 1. Business and Mixed Use (BMU)
 - 2. General Residential and Office (GRO)
 - 3. Single-family and Duplex (SFD)
- N. S.E. Ocean Boulevard Overlay



Sec. 2.01.03. - TABLE 1

ZONING DISTRICT/FUTURE LAND USE CATEGORY COMPATIBILITY

		IMPLEMENTING ZONING DISTRICTS														
		R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	PUD	Urban District Overlay	East Stuart	S.E. Ocean Blvd.
FUTURE LAND USE CATEGORIES	Low Density Residential	X	X	X									RPUD <u>UPUD</u>			X
	Multi-family Residential				X								RPUD CPUD MXPU D <u>UPUD</u>			X
	Office/Residential				X								RPUD CPUD MXPU D <u>UPUD</u>			X
	Commercial					X	X	X	X				CPUD IPUD MXPU D <u>UPUD</u>			X
	Industrial								X		X		CPUD IPUD MXPU D <u>UPUD</u>			



		IMPLEMENTING ZONING DISTRICTS														
		R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	PUD	Urban District Overlay	East Stuart	S.E. Ocean Blvd.
	Public					X	X	X	X	X	X	X	CPUD PSPUD MXPU D <u>UPUD</u>	X	X	X
	Institutional			X	X	X	X	X		X		X	RPUD MXPU D <u>UPUD</u>	X		X
	Recreation	X	X	X	X	X	X	X		X			PSPUD MXPU D <u>UPUD</u>	X		X
	Downtown Re-development	X	X	X	X	X	X	X	X	X			RPUD CPUD PSPUD MXPU D <u>UPUD</u>	X		
	Neighborhood Special District												RPUD CPUD MXPU D PSPUD	X		
	East Stuart	X	X	X	X	X	X	X	X	X			RPUD CPUD MXPU	X	X	



		IMPLEMENTING ZONING DISTRICTS														
		R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	PUD	Urban District Overlay	East Stuart	S.E. Ocean Blvd.
													D PSPUD <u>ESPUD</u>			
	Conservation	X	X	X	X	X	X	X	X	X	X	X	PSPUD	X		
	Marine Industrial										X		RPUD CPUD PSPUD IPUD MXPU D <u>UPUD</u>	X		

2.02.00. USES ALLOWED IN ZONING DISTRICTS

Sec. 2.02.01. Generally.

It is the purpose of this section to identify the uses allowed in each zoning district (~~See Table 2 – Residential uses, and PUDs (Planned Unit Development) Districts Uses; Table 3 – Business uses and PUD Districts Uses; and Table 4 – Public Service, Industrial, Agriculture, Hospital and PUD Districts Uses~~).

- A. Consideration of uses not specifically listed. If a use is not listed within a specific zoning district, then the use is not allowed. However, a proposed use that is not listed within a particular zoning district, but which is determined by the city development director to have a character, similar nature, and impact to a permitted use in that district, the city development director may make a determination of comparability to the applicant. Conditions may be placed on the decision. A determination by city development director that a proposed use is not similar to a permitted use may be appealed according to procedures in Chapter VIII.

In making such finding, the city development director may assess all relevant characteristics of the proposed use, including but not limited to the following, as applicable:

- a. The typical volume and type of sales (retail or wholesale); size and type of items sold; and nature of inventory on the premises;
- b. Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution; and any dangerous, hazardous, toxic, or explosive materials used in the processing;
- c. The nature and location of storage and outdoor display of merchandise; whether storage is enclosed, open, inside, or outside the principal building; and predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders hazardous or not);
- d. The type, size, and typical massing of buildings and structures associated with the unlisted use;
- e. Transportation requirements, including the modal split for people and freight, by volume type and characteristics of traffic generation to and from the site; trip purposes and whether trip purposes can be shared by other uses on the site;
- f. Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other uses;
- g. The amount and nature of any external effects generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation and fumes;

- h. Any special public utility requirements for serving the proposed use, including but not limited to water supply, waste water, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and
- i. The type and extent of impacts on adjacent properties created by the proposed use in comparison to impacts from other uses allowed in the zoning district.

Sec. 2.02.02. TABLE 2

Residential and PUD Districts Uses	R-1A	R-1	R-2	R-3	R-M	RPUD	CPU D	MXPU D
Accessory dwelling units, detached (refer to Section 6.09.02)	P	P	P	P		A		A
Assisted living facilities of 4 or fewer persons (refer to supplemental standards in Section 2.06.03)	P	P	P	P	P	A		
Assisted living facilities of 5 or more persons (refer to supplemental standards in Section 2.06.03)				C U	CU	A		
Adult day care centers (less than 5 acres)				C U	P	A	A	A
Bed & breakfast inns	-	-	-	P	-	A	A	A
Child care center (less than 5 acres) (refer to supplemental standards in Section 2.06.05)	-	-	-	C U	P	A	A	A
Community centers	-	-	P	P	-	A	A	A
Community garden (refer to supplemental standards in Section 2.06.08)	P	P	P	P	P	A	A	A
Community residential home of 7-14 residents	-	-	-	C U	CU	A	A	A
Duplex dwelling units	-	-	P	P	-	A	-	A
Family day care home in a residence	P	P	P	P	P	A	A	A
Golf course						A	A	A
Governmental buildings	-	-	P	P	-	A	A	A
Group home of six or fewer residents	P	P	P	P	-	A	A	A
Home occupations (refer to supplemental standards in Section 2.06.10)	P	P	P	P	-	A	A	A
Libraries	-	-	P	P	-	A	A	A
Massage therapy establishments				P		A	A	A
Multi family dwelling units	-	-	-	P	P	A	-	A
Nursing homes	-	-	-	P	-	A	A	A
Office, business or professional	-	-	-	P	-	A	A	A
Office, low intensity medical				P		A	A	A
Office, medical				P		A	A	A
Pain management clinics (refer to supplemental standards in Section 2.06.16)				C U			CU	
Public facilities and services	P	P	P	P	P	A	A	A
Public parks	P	P	P	P	P	A	A	A
Public utilities ⁴	P	P	P	P	P	A	A	A
Religious institution (less than 5 acres)			C U	P		A	A	A
Religious institution (more than 5 acres)				C		A	A	A

Residential and PUD Districts Uses	R-1A	R-1	R-2	R-3	R-M	RPUD	CPU D	MXPU D
				U				
Residential units combined with non-residential uses	-	-	-	P	-	A	A	A
Rooming and boardinghouses	-	-	-	P	-	A	A	A
Schools—private, parochial, , or technical (less than 5 acres)	CU	C U	C U	C U	-	A	A	A
Single family dwelling unit	P	P	P	P	-	A	-	A
Stealth Communication Facilities—In conjunction with uses other than single family or two-family residences, stealth 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 (refer to supplemental standards in Section 2.06.12)	-	-	-	P	-	A	A	A
Stealth Communication Facilities—In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which exceed 45 feet in height (refer to supplemental standards in Section 2.06.12).	-	-	-	C U	-	A	A	A
Studio (art, dance, music, exercise)				P		A	A	A

Footnotes:

~~P—Use Permitted By Right; subject to all other applicable requirements of the Code.~~

~~CU—Use Permitted as a Conditional Use by approval of a Major Conditional Use Approval through public hearing process~~

~~A—Allowed through city commission public hearing process~~

☐ ~~Prohibited~~

Sec. 2.02.03. TABLE 3

Business and PUD Districts Uses	B-1	B-2	B-3	B-4	CPUD	MXPUD
Adult businesses (refer to supplemental standards in Section 2.06.11)	-	CU	-	-		
Adult day care centers	P	P	P	CU	A	A
Automatic amusement center and game room		P			A	A
Automobile repair services, major and minor (refer to supplemental standards in Section 2.06.06)		P			A	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in Section 2.06.06)	-	P	-	-	A	A
Bakery, retail and/or wholesale warehouses	-	P	-	P	A	A
Banks/financial institutions	P	P	-	P	A	A
Barbershop, beauty salons, specialty salons	P	P	-	-	A	A
Bars	P	P	-	-	A	A
Boat building, indoors	-		-	-	A	-
Boat sales and service (refer to supplemental standards in Section 2.06.06)		P			A	A
Boat storage, dry		P		P	A	A
Bowling alleys	-	P	-	-	A	A
Bus and train (passenger) station/terminals	-	P	-	-	A	A
Car wash		P			A	A
Catering shops	P	P			A	A
Cemeteries	-	P	-	-	A	A
Child care center (refer to supplemental standards in Section 2.06.05)	P	P	P	CU	A	A
Clubs, lodges, and fraternal organizations	-	P	-	-	A	A
Cold storage					A	
Community garden (refer to supplemental standards in Section 2.06.08)	P	P	P	P	A	A
Craft distillery	P	P		P	A	A
Crematoriums		CU			A	A
Dry boat storage		P		P	A	A
Drycleaning establishment		P		P	A	A
Family day care home in a residence	P	P	-	-	A	A
Farm equipment and supply sales establishments, including open storage					A	A
Flea markets					A	

Business and PUD Districts Uses	B-1	B-2	B-3	B-4	CPUD	MXPUD
Funeral homes	-	P	-	-	A	A
Funeral homes with crematorium		CU			A	A
Gasoline or other motor fuel stations (refer to supplemental standards in Section 2.06.06)	-	P	-	-	A	A
Golf course					A	A
Golf driving range (not accessory to golf course)		P			A	A
Golf course, miniature		P			A	A
Health club		P			A	A
Health spas	-	P	-	-	A	A
Hotels, motels	P	P	-	-	A	A
Industrial, low impact within enclosed facility				P		A
Kennels	-	P	-	-	A	A
Laundry establishments (self service)	-	P	-	P	A	A
Libraries	P		P		A	A
Massage therapy establishments	P	P	P		A	A
Microbrewery	P	P		P	A	A
Manufactured/mobile home park/RV park					A	
Multi-family dwelling units	P	-	-	-	-	A
Museums	P	P			A	A
Newspaper or publishing plant				P	A	A
Office, business or professional	P	P	P	P	A	A
Office, low intensity medical	P	P	P	P	A	A
Office, medical	P	P	P	P	A	A
Office, veterinary	P	P	P	P	A	A
Outdoor storage (refer to standards in Section 6.10.00)	P	P	-	P	A	A
Parking garages (private or government provided public)	P	P	-	-	A	A
Parking lots (private or government provided public)	P	P	-	-	A	A
Place of public assembly		P			A	A
Pool hall/billiard parlor		P			A	A
Public facilities and services	P	P	P	P	A	A
Public parks	P	P	P	P	A	A
Public utilities [†]	P	P	P	P	A	A
Radio and/or television broadcast stations	-	P	-	P	A	A
Religious institutions		P			A	A
Repair services	-	P	-	P	A	A
Residential units combined with non-residential uses	P	P	P	-	A	A
Restaurants, convenience and general	P	P	-	-	A	A

Business and PUD Districts Uses	B-1	B-2	B-3	B-4	CPUD	MXPUD
Restaurants, limited	-	-	-	P	-	A
Retail, bulk merchandise	-	P	-	P	A	A
Retail, department store		P			A	A
Retail, furniture stores		P			A	A
Retail, intensive sales and service	P	P			A	A
Retail, non-intensive sales and service		P		P	A	A
Retail, regional mall		P			A	A
Retail, strip shopping center		P		P	A	A
Rooftop dining area (refer to supplemental standards in Section 2.06.19)	CU	CU			CU	CU
Skating rink, rolling or ice	-	P	-	-	A	A
School-private, parochial, technical	P	P	-	-	A	A
Shooting range, indoor (refer to Supplemental Standards Sec. 2.06.16)		P		P	A	
Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage	-	P	-	P	A	A
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in Section 2.06.12)	CU	CU	-	CU	A	A
Stealth 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 (refer to supplemental standards in Section 2.06.12)	P	P	-	P	A	A
Studio (art, dance, music, exercise)		P			A	A
Swimming pools		P			A	A
Telecommunications towers	-	CU	-	CU	A	A
Theaters	P	P	-	-	A	A
Urban farm (refer to supplemental standards in Section 2.06.08)	P	P	P	P	A	A
Warehouse, general storage	-	-	-	P	A	A
Warehouse, mini-storage	-	-	-	P	A	A
Warehouse, wholesale and distribution				P	A	A

Footnotes:

~~P—Use Permitted By Right; subject to all other applicable requirements of the Code.~~

~~CU—Use Permitted as a Conditional Use by approval of a Major Conditional Use Approval through public hearing process~~

~~A—Allowed through city commission public hearing process~~

~~—Prohibited~~

1—Refer to Section 6.02.00. Utilities

Sec. 2.02.04. TABLE 4

Public Service (P), Industrial (I), Hospital (H) and PUD Districts Uses	P	I	A- 1	H	PSPU D	IPU D	MXPU D
Adult businesses (refer to supplemental standards in Section 2.06.11)	-	C U		-	-	A	
Automobile repair services, major and minor (refer to supplemental standards in Section 2.06.06)	-	P		-	-	A	A
Boat building, outdoors		P				A	
Boat storage, dry		P				A	A
Religious institutions	P	-		-	A		A
Governmental buildings	P	P		-	A	A	A
Cold storage	-	P		-	-	A	A
Commercial nursery or tree farm		P				A	A
Community centers	P				A		A
Community garden (refer to supplemental standards in Section 2.06.08)	P	P		P	A	A	A
Drycleaning plants		P				A	A
Farm equipment and supplies sales establishment, including open storage	-	P		-	-	A	A
Gasoline or other motor fuel stations, including tank farms	-	P		-	-	A	A
Golf course	A				A		A
Hospital (new hospital construction shall not exceed over 45 feet in height) 1	-	-		P	-		-
Hospital auxiliary uses (within main hospital or freestanding building) 2	-	-		P	-		-
Industrial, high impact		P				A	A
Industrial, low impact		P				A	A
Libraries	P				A		
Museums	P				A		A
Newspaper or publishing plants	-	P		-	-	A	A
Pain management clinics (refer to supplemental standards in Section 2.06.16)				C U			
Places of public assembly	P	-		-	-		-
Planned industrial parks (refer to supplemental standards in Section 2.06.07)	-	P		-	-	A	A
Public facilities and services	P	P	P	P	A	A	A
Public parks	P	P	P	P	A	A	A

Public Service (P), Industrial (I), Hospital (H) and PUD Districts Uses	P	I	A- 1	H	PSPU D	IPU D	MXPU D
Public utilities ³	P	P	P	P	A	A	A
Radio and/or television broadcast stations	P	-		-	A		A
Railroad freight stations/terminals	-	P		-	-	A	A
Repair services		P				A	A
Retail, intensive and non-intensive	-	C U		-	-	A	A
Schools—private, parochial at the elementary, junior high, or technical level	P	-		-	A		A
Shooting range, indoor (refer to supplemental standards in Section 2.06.16)		P				A	
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in an enclosed building	-	P		-	-	A	A
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in Section 2.06.12)	C U	C U		-	A	A	A
Stealth 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 (refer to supplemental standards in Section 2.06.12)	P	P		-	A	A	A
Storage yards	-	P		-	-	A	A
Swimming pools	P				A		A
Telecommunication towers (refer to supplemental standards in Section 2.06.12)	-	C U		-	-	A	A
Telecommunications towers to be located on real property not owned by the City of Stuart (refer to supplemental standards in Section 2.06.12)	C U	-		-	A		A
Telecommunications towers to be located on real property owned by the City of Stuart by resolution of the City Commission (refer to supplemental standards in Section 2.06.12)	P	-		-	A		A
Truck terminals	-	P		-	-	A	A
Urban farm (refer to supplemental standards in Section 2.06.08)		P				A	A
Warehouse, general storage	-	P		-	-	A	A
Warehouse, mini-storage	-	P		-	-	A	A
Warehouse, wholesale or distribution		P				A	A

Footnotes:

P—Use Permitted By Right; subject to all other applicable requirements of the Code.
CU—Use Permitted as a Conditional Use by approval of a Major Conditional Use Approval through public hearing process

~~A Allowed through city commission public hearing process~~

☐

Prohibited

~~1 Contingent repeal and substitution authorized. At such time as a master facilities plan is adopted for the hospital district for hospital use and development, thereupon all portions of the land development regulations in conflict therewith shall be repealed and superseded by the said master facilities plan.~~

~~2 e.g. radiology, anesthesiology, pathology and related uses and services, provided that such uses and services are offered by the hospital to the general public in the same manner as other hospital uses and services.~~

~~3 Refer to Section 6.02.00. Utilities.~~



Table 2: Land Uses	Zoning Districts															
	Residential				Nonresidential							PUD				
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
Residential Land Uses																
Accessory dwelling units, detached (refer to Section 6.09.02)	P	P	P	P	-	-	-	-	-	-	-	A	-	A	-	-
Assisted living facilities of 4 or fewer persons (refer to supplemental standards in Section 2.06.03)	P	P	P	P	-	-	-	-	-	-	-	A	-	-	-	-
Assisted living facilities of 5 or more persons (refer to supplemental standards in Section 2.06.03)	-	-	-	CU	-	-	-	-	-	-	-	A	-	-	-	-
Community residential home of 7- 14 residents	-	-	-	CU	-	-	-	-	-	-	-	A	A	A	-	-
Duplex dwelling unit	-	-	P	P	-	-	-	-	-	-	-	A	-	A	-	-
Family day care home in a residence	P	P	P	P	P	P	-	-	-	-	-	A	A	A	-	-
Group home of 6 or fewer residents	P	P	P	P	-	-	-	-	-	-	-	A	A	A	-	-
Home occupations (refer to supplemental standards in Section 2.06.09)	P	P	P	P	-	-	-	-	-	-	-	A	A	A	-	-
Multi-family dwelling units	-	-	-	P	P	-	-	-	-	-	-	A	-	A	-	-
Residential units combined with non-residential uses	-	-	-	P	P	P	P	-	-	-	-	A	A	A	-	-
Single-family dwelling unit	P	P	P	P	-	-	-	-	S	-	-	A	-	A	A	-
Transient Residential Land Uses and Overnight Accommodations																
Bed and Breakfast Inns	-	-	-	P	-	-	-	-	-	-	-	A	A	A	-	-
Hotels/motels	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Rooming and boardinghouses	-	-	-	P	-	-	-	-	-	-	-	A	A	A	-	-
Institutional Uses																
Adult day care centers																



Table 2: Land Uses	Zoning Districts															
	Residential				Nonresidential								PUD			
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
(< 5 acres)	-	-	-	CU	P	P	P	CU	-	-	-	A	A	A	-	-
(> 5 acres)	-	-	-	-	P	P	P	CU	-	-	-	-	A	A	-	-
Cemeteries	-	-	-	-	-	P	-	-	-	-	-	-	A	-	-	-
Child care center (< 5 acres)	-	-	-	CU	P	P	P	CU	-	-	-	A	A	A	-	-
(> 5 acres) (refer to supplemental standards in Section 2.06.04)	-	-	-	-	P	P	P	CU	-	-	-	-	A	A	-	-
Community centers	-	-	P	P	-	-	-	-	P	-	-	A	A	A	A	-
Crematoriums	-	-	-	-	-	CU	-	-	-	-	-	-	A	A	-	-
Funeral homes	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Funeral homes with crematoriums	-	-	-	-	-	CU	-	-	-	-	-	-	A	A	-	-
Governmental buildings	-	-	P	P	-	-	-	-	-	-	-	A	A	A	-	-
Libraries	-	-	P	P	P	-	P	-	P	-	-	A	A	A	A	-
Museums	-	-	-	-	P	P	-	-	P	-	-	-	A	A	A	-
Religious institutions (<5 acres)	-	-	CU	P	-	P	-	-	P	-	-	A	A	A	A	-
(>5 acres)	-	-	-	CU	-	P	-	-	-	-	-	-	A	A	A	-
Schools – private, parochial, or technical (< 5 acres)	CU	CU	CU	CU	P	P	-	-	P	-	-	A	A	A	A	-
(>5 acres)	-	-	-	-	P	P	-	-	-	-	-	A	A	A	A	-
Health Care Uses																
Hospital (new hospital construction shall not exceed over 45 feet in height) ⁱ	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-

ⁱ Contingent repeal and substitution authorized. At such time as a master facilities plan is adopted for the hospital district for hospital use and development, thereupon all portions of the land development regulations in conflict therewith shall be repealed and superseded by the said master facilities plan.



Table 2: Land Uses	Zoning Districts															
	Residential				Nonresidential							PUD				
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
Hospital auxiliary uses (within main hospital or freestanding building) ⁱⁱ											P					
Massage therapy establishment	-	-	-	P	P	P	P	-	-	-	-	A	A	A	-	-
Nursing homes	-	-	-	P	-	-	-	-	-	-	-	A	A	A	-	-
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Office, medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Pain management clinics (refer to supplemental standards in Section 2.06.14)	-	-	-	CU	-	-	-	-	-	-	CU	-	CU	-	-	-
Commercial Uses																
Adult business (refer to supplemental standards in Section 2.06.10)	-	-	-	-	-	CU	-	-	-	CU	-	-	-	-	-	A
Automatic amusement center and game room	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Automobile rental/leasing	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Automobile repair services, major and minor (refer to supplemental standards in Section 2.06.05)	-	-	-	-	-	P	-	-	-	P	-	-	A	-	-	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in Section 2.06.05)	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Bakeries, retail and/or	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-

ⁱⁱ e.g. radiology, anesthesiology, pathology and related uses and services, provided that such uses and services are offered by the hospital to the general public in the same manner as other hospital uses and services.



Table 2: Land Uses	Zoning Districts															
	Residential				Nonresidential							PUD				
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
wholesale warehouses																
Banks/financial institutions	-	-	-	-	P	P	-	P	-	-	-	-	A	A		
Barbershop, beauty salons, specialty salons	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Bars	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Boat building, indoors	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-
Boat building, outdoors	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	A
Boat sales and service (refer to supplemental standards in Section 2.06.05)	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Boat storage, dry	-	-	-	-	-	P	-	P	-	P	-	-	A	A	-	A
Bowling alleys	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Car washes	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Catering shops	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Clubs, lodges, fraternal organizations	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Craft distillery	-	-	-	-	P	P	-	P	-	-	-	-	A	A	-	-
Drycleaning establishment	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-
Drycleaning plant	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Farm equipment and supply sales establishments, including open storage	-	-	-	-	-	-	-	-	-	P	-	-	A	A	-	A
Flea markets	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-
Gasoline or other motor fuel stations (refer to supplemental standards in Section 2.06.05 and 2.06.20)	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Gasoline or other motor fuel stations, including tank farms (refer to supplemental standards in Section 2.06.05 and 2.06.20)	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Health clubs	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-



Table 2: Land Uses	Zoning Districts															
	Residential				Nonresidential							PUD				
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
Health spas	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Kennels	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Laundry establishments (self-service)	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-
Manufactured home, mobile home or RV parks	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-
Marinas including the sale, display, and storage of new and used boats for sale, and the repair and maintenance of boats.	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Microbrewery	-	-	-	-	P	P	-	P	-	P	-	-	A	A	-	-
Newspaper or publishing plant	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A
Office, business or professional	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Office, veterinary	-	-	-	-	P	P	P	P	-	-	-	-	A	A	-	-
Outdoor storage (refer to standards in Section 6.10.00)	-	-	-	-	P	P	-	P	-	-	-	-	A	A	-	-
Place of public assembly	-	-	-	-	-	P	-	-	P	-	-	-	A	A	A	-
Pool hall/billiard parlor	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Repair services	-	-	-	-	-	P	-	P	-	P	-	-	A	A	-	A
Restaurants, convenience and general	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Restaurants, limited	-	-	-	-	-	-	-	P	-	-	-	-	-	A	-	-
Retail, bulk merchandise	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-
Retail, department store	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Retail, furniture store	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Retail, intensive sales	-	-	-	-	P	P	-	P	-	CU	-	-	A	A	-	A
Retail, non-intensive sales and service	-	-	-	-	-	P	-	P	-	CU	-	-	A	A	-	A
Retail, regional mall	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-



Table 2: Land Uses	Zoning Districts															
	Residential				Nonresidential							PUD				
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
Retail, strip shopping center	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-
Rooftop dining areas (refer to supplemental standards in Section 2.06.19)	-	-	-	-	CU	CU	-	-	-	-	-	-	CU	CU	-	-
Shooting range, indoor (refer to supplemental standards in Section 2.06.16)	-	-	-	-	-	P	-	P	-	P	-	-	A	-	-	A
Skating rink, rolling or ice	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Studio (art, dance, music, exercise)	-	-	-	P	-	P	-	-	-	-	-	A	A	A	-	-
Theaters	-	-	-	-	P	P	-	-	-	-	-	-	A	A		
Recreational Uses																
Golf course	-	-	-	-	-	-	-	-	P	-	-	A	A	A	A	-
Golf driving range (not accessory to golf course)	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Golf course, miniature	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Public parks	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
Swimming pools	-	-	-	-	-	P	-	-	P	-	-	-	A	A	A	-
Utility and Service Uses																
Public facilities and services	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
Public utilities (refer to Section 6.02.00)	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
Industrial Uses																
Cold storage	-	-	-	-	-	-	-	-	-	P	-	-	A	A	-	A
Fuel production facilities	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	CU
Industrial, high-impact	-	-	-	-	-	-	-	-	-	P	-	-	-	CU	A	A
Industrial, low-impact *within enclosed facility	-	-	-	-	-	-	-	P*	-	P	-	-	-	A	-	A
Industrial parks, planned (refer to supplemental standards in Section 2.06.07)	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Newspaper or publishing plant	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A



Table 2: Land Uses	Zoning Districts															
	Residential				Nonresidential							PUD				
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	-	-	-	-	-	P	-	P	-	P	-	-	A	A	-	A
Telecommunications Uses																
Radio and/or television broadcast stations	-	-	-	-	-	P	-	P	P	-	-	-	A	A	A	-
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth 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 (refer to supplemental standards in Section 2.06.11)	-	-	-	P	P	P	-	P	P	P	-	A	A	A	A	A
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which exceed 45 feet in height (refer to	-	-	-	CU	CU	CU	-	CU	CU	CU	-	A	A	A	A	A



Table 2: Land Uses	Zoning Districts															
	Residential				Nonresidential							PUD				
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
supplemental standards in Section 2.06.11).																
Telecommunications towers (refer to supplemental standards in Section 2.06.11)	-	-	-	-	-	CU	-	CU	-	CU	-	-	A	A	-	A
Telecommunications towers to be located on real property not owned by the City of Stuart (refer to supplemental standards in Section 2.06.11)	-	-	-	-	-	-	-	-	-	CU	-	-	-	A	-	A
Telecommunications towers to be located on real property owned by the City of Stuart by resolution of the City Commission (refer to supplemental standards in Section 2.06.12)	-	-	-	-	-	-	-	-	CU	-	-	-	-	A	A	-
Storage, Transportation and Logistics Uses																
Accessory structures (refer to Section 6.09.00)	P	P	P	P								A		A		
Bus and train (passenger) station/terminals	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Parking garages (private or government provided public)	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Parking lots (private or government provided public)	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Railroad freight stations and terminals	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Truck terminals	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Storage yards	-	-	-	-	-	-	-	-	-	P	-	-	-	-	A	A
Warehouse, general storage	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A
Warehouse, mini-storage	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A
Warehouse, wholesale and	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A



Table 2: Land Uses	Zoning Districts															
	Residential				Nonresidential							PUD				
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
distribution																
Agricultural Uses																
Commercial nursery/tree farm	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	A
Community gardens (refer to supplemental standards in Section 2.06.08)	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
Urban farms (refer to supplemental standards in Section 2.06.08)	-	-	-	-	P	P	P	P	-	P	-	A	A	A	-	A

Footnotes:

1. Uses permitted in an Urban Planned Unit Development will be restricted to those listed as being permitted in sec. 3.01.00 Urban Code

2. Uses permitted in an East Stuart Planned Unit Development are restricted to those listed as being permitted in sec. 3.02.00 East Stuart Code.

P - Use Permitted By Right; subject to all other applicable requirements of the Code.

CU - Use Permitted as a Conditional Use by approval of a Major Conditional Use Approval through public hearing process

A - Allowed through city commission public hearing process

- Prohibited



2.03.00. DENSITY

Sec. 2.03.01. Generally.

Except as expressly provided herein, the densities for all zoning districts are set forth in *Table 3 – Maximum Dwelling Units per Acre* and percentages of residential and non-residential uses and Floor Area Ratio (FAR) for all zoning districts are set forth in *Table 4 – Intensity of Development: Lot Area and Floor Area Ratio (FAR)*.

Sec. 2.03.02. Density.

- A. The residential density for R-3, R-M, and B-1 of up to ten dwelling units per acre shall not be applicable to existing PUD zoning districts nor to those created hereafter.
- B. Nothing in this section shall prevent a land owner from requesting a change of zone from a multi-family zone to RPUD. In such an event, however, the densities set forth in *Table 3 – Maximum Dwelling Units per Acre* for an RPUD must be followed. Such lands as may be used in creating such density calculations, shall not be used in any other calculation at any time, and a unity of title declaration shall be required to be recorded in the public records of Martin County, Florida.

Sec. 2.03.03. Planned Unit Development (PUD) density.

The density for a planned unit development shall not exceed those densities set forth in *Table 3b – Maximum Dwelling Units per Acre for Planned Unit Developments (PUD)*, ~~unless a density bonus has been~~ such density will only be granted by the city commission as part of a planned unit development zoning agreement.

Sec. 2.03.04. ALF density.

The residential density for an ALF is set forth in *Table 3 – Maximum Dwelling Units per Acre* for each respective zoning district. This density does not include adult care facilities. They will be governed by the residential district density in which they are located.

Sec. 2.03.05 Maximum dwelling units per acre table

The following *Table 3a – Maximum Dwelling Units per Acre* reflects the potential maximum dwelling units per acre for each zoning district.

Sec. 2.03.06 Intensity of development: Lot area and Floor Area Ratio (FAR) table



The following *Table 4 – Intensity of Development: Lot Area and Floor Area Ratio (FAR)* reflects the percentages of residential and/or non-residential uses allowed on a lot and a ratio of the floor area of a building to the area of the lot in the future land use categories.

TABLE 3_a

MAXIMUM DWELLING UNITS PER ACRE

Comprehensive Plan Land Use Classification	Zoning Districts																			
	R1- A	R- 1	R- 2	R-3	RPUD ¹	B- 1	B-2	B- 3	B- 4	CPU D	P	I	IPU D	H	PSP UD	MXP UD	Urba n Code Distric t	East Stuart		
																		GR O	BM U	SF D
Low Density Residential	4	5	7		4 ² /7 ³ /1 ⁵					-			-		-	-	-			
Multi-family Residential				10	4 ² /7 ³ /1 ⁵	10	L	L		-			-		-	15 ⁵	-			
Office/Residential				10	15	10	10	10		5 ² /7 ⁸ / 10 ²			-		-	15 ⁵	-			
Commercial				10	-	10	L	L		5 ² /7 ⁸ / 10 ²			-		-	15 ⁵	-			
Downtown Redevelopment				15/ 30 ²⁷	15	15/ 30 ⁷				5 ² /7 ⁸ / 10 ²			-		-	15 ⁵	15/3 0 ⁶			
Neighborhood/ Special Dist.					15					5 ² /7 ⁸ / 10 ²			-		-	15 ⁵	15/3 0 ⁶			
Industrial					-					-			-		-	-	-			
East Stuart					-					-			-		-	15 ⁵	-	17 15/3 0 ¹⁰	17 15/3 0 ¹⁰	17
Marine/Industrial				15	-		15			-			-		-	15 ⁵	15/3 0 ⁶			
Public					-					-	E		-		-	-	-			



Recreation					-					-			-		-		-		
Institutional					42/73/1 5 ¹					-			-		-		-		
Conservation																			

R-1A Single Family - Estate; R-1 Single Family - General; R-2 Duplex; R-3 Multi-Family/Office; R-M Residential Multi-Family; B-1 Business -Limited; B-2 Business-General; B-3 Business-Restricted; B-4 Limited Business/Manufacturing; P Public Service; I Industrial; H Hospital; Planned Unit Development (PUD) includes Residential (RPUD), Commercial (CPUD), Public Service (PSPUD), Industrial (IPUD), and Mixed Use (MXPUD); Urban Code District includes Urban General (UG), Urban Center (UC), Urban Neighborhood (UN), Urban Highway (UH), Urban Waterfront (UW); East Stuart District includes Business and Mixed Use (BMU), General Residential and Office (GRO), Single-family and Duplex (SFD).

Footnotes:

1 = Assisted Living Facility (ALF) is allowed a maximum of 30 units per acre in land use classification multi-family residential, office/residential, and downtown redevelopment.

~~2 = Single Family Detached Dwelling Unit~~

~~3 = Single Family Attached Dwelling Unit~~

~~4 = Multi-Family Dwelling Unit~~

~~5 = Potential Bonus Units Allowable. Where not less than 50% of the total residential units of site are smaller than 1,500 square feet in size, then at the sole discretion of the city commission, a residential unit variety density bonus may be awarded (Refer to Land Development Code Table 2.07.00.C).~~

~~6 = Up to 30 units with Major Urban Code Conditional Use~~

~~72 = Based on R-1 Density Requirements~~

~~8 = Based on R-2 Density Requirements~~

~~9 = Based on R-3, B-1 and B-2 Density Requirements~~

~~10 = Up to 30 with East Stuart District Conditional Use Approval~~

E = Only Residential dwelling unit allowed and only by Conditional Use

L = Limited. No maximum density established by Land Development Code or Comprehensive Plan at this time. Rather, the term "Limited" is used instead of a numerical value.

☐ = Not Permitted



TABLE 3b

MAXIMUM DWELLING UNITS PER ACRE FOR PLANNED UNIT DEVELOPMENT (PUD)

<u>Comprehensive Plan Land Use Designation</u>	<u>RPUD</u>		<u>CPUD</u>		<u>MXPUD²</u>		<u>IPUD</u>		<u>UPUD</u>		<u>ESPUD</u>		<u>PSPUD</u>	
	<u>Out CRA</u>	<u>In CRA</u>	<u>Out CRA</u>	<u>In CRA</u>	<u>Out CRA</u>	<u>In CRA</u>	<u>Out CRA</u>	<u>In CRA</u>	<u>Out CRA</u>	<u>In CRA</u>	<u>Out CRA</u>	<u>In CRA</u>	<u>Out CRA</u>	<u>In CRA</u>
<u>Low Density Residential¹</u>	<u>8.72 to 11.62</u>	<u>8.72 to 11.62</u>	=	=	=	=	=	=	=	<u>8.72 to 11.62</u>	=	=	=	=
<u>Multi-family Residential</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>15</u>	<u>15</u>	=	=	=	<u>30</u>	=	=	=	=
<u>Office/Residential</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>15</u>	<u>15</u>	=	=	=	<u>30</u>	=	=	=	=
<u>Commercial</u>	<u>10</u>	<u>15</u>	<u>10</u>	<u>15</u>	<u>10</u>	<u>15</u>	=	=	=	<u>15</u>	=	=	=	=
<u>Downtown Redevelopment</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>15</u>	<u>15</u>	=	=	=	<u>30</u>	=	=	=	=
<u>Neighborhood/ Special Dist.</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	=	=	=	<u>15</u>	=	=	=	=
<u>Industrial</u>	=	=	=	=	=	=	=	=	=	=	=	=	=	=
<u>East Stuart</u>	=	<u>17</u>	=	<u>17</u>	=	<u>15</u>	=	=	=	=	=	<u>17</u>	=	=
<u>Marine/Industrial</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	=	=	=	<u>15</u>	=	=	=	=
<u>Public</u>	=	=					=	=	=	=	=	=	=	=
<u>Recreation</u>	=	=	=	=	=	=	=	=	=	=	=	=	=	=
<u>Institutional</u>	<u>30</u>	<u>30</u>							=	<u>30</u>	=	=	=	=
<u>Conservation</u>	=	=	=	=	=	=	=	=	=	=	=	=	=	=

Footnotes

1. Units per acre in an eligible PUD in the Low Density Residential designation are limited to 8.72 maximum for single family units to 11.62 maximum for duplex units.
2. Density bonus is available in an MXPUD



TABLE 4
INTENSITY OF DEVELOPMENT – LOT AREA AND FLOOR AREA RATIO (FAR)

Future Land Use Categories	% Lot Area Residential	% Lot Area Non-Residential	Non-Residential (maximum FAR)	>2.0 FAR
Low Density Residential	95-100	0-5	<0.75 FAR	N/A
Multi-family Residential	70-100	0-30	<3.0 FAR ¹ / ^{<.5 FAR²}	<20 Acres ¹
Office/Residential	0-25	75-100	<3.0 FAR ¹ / ^{<1.5 FAR²}	<10 Acres ¹
Commercial	0-15	85-100	<3.0 FAR ¹ / ^{<1.5 FAR²}	<50 Acres ¹
Downtown Redevelopment	0-70	0-70	<4.0 FAR	<50 Acres ¹
Neighborhood/Special Dist.	30-90	10-70 ³	3.0 FAR ¹ / ^{<2.0 FAR²}	<10 Acres ¹
Industrial	N/A	100	3.0 FAR ¹ / ^{<1.0 FAR²}	<10 Acres ¹
East Stuart	70-100	0-30	<1.5 FAR	N/A
Marine/Industrial	0-25	0-75	<3.0 FAR	<5 Acres ¹
Public	N/A	100	<1.0 FAR	N/A
Recreation	N/A	100	<0.5 FAR	N/A
Institutional	N/A	100	<.75 FAR	N/A
Conservation	N/A	100	<10% ISR ⁴	N/A

Footnotes:

- 1 = Inside Community Redevelopment Agency (CRA) Boundary
- 2 = Outside CRA Boundary
- 3 = Recreation Uses Shall Not Exceed 25 Percent of the Land Area
- 4 = ISR: Impervious Surface Ratio. Not to exceed 10,000 sq. feet

Note: The numbers in this table should be interpreted as follows (using a 1 acre lot and the Low Density Residential Future Land Use Category as an example):



1. The maximum amount of a 1 acre lot (43,560 square feet) that can be used for non-residential activities is 5% or 2,178 square feet.
2. The maximum Floor Area Ratio (FAR) allowed in this land use category is .75.
3. .75 of 2,178 square feet is 1,633 square feet which represents the maximum size of the non-residential structure that could be constructed within this land use category.

Sec. 2.06.19. Rooftop dining

- A. Definitions.* The term “rooftop dining” is found in Chapter XII of this Code.
- B. Procedure and locations.* Rooftop dining shall be permitted in the B-1 and B-2 zoning districts by Major Conditional Use Approval; in the Urban District by a Major Urban Code Conditional Use Approval; in East Stuart by an East Stuart District Major Conditional Use Approval, or in Commercial Planned Unit Development (CPUD), Urban Planned Unit Development (UPUD), East Stuart Planned Unit Development (ESPUD) or Mixed Use Planned Unit Development (MXPUD). Any existing CPUD, UPUD, ESPUD or MXPUD may qualify for a rooftop dining area by obtaining a major PUD amendment.
- C. Standards.* Rooftop dining areas shall be subject to the following conditions:
- The rooftop dining area shall be associated with an establishment doing business within the principal building. The floor immediately below the rooftop area must be occupied by a nonresidential use.
 - The preferred main access to the rooftop shall be from the interior space of the business within the principal building, provided an exterior access may be permitted upon demonstration of a de minimum impact on surrounding properties.
 - Use of the rooftop shall not exceed the hours of operation for the principal use, but in no event shall the rooftop be open and occupied later than 10:00 PM.
 - No live entertainment, music, speakers, television, or public address system shall be permitted on the rooftop. The windows and doors to areas where such noise originates shall be closed (except when being used as permitted means of egress), or such areas must be sound-proofed so as to prevent sound from being heard at the street level of the building.
 - Service areas, preparation stations and similar facilities shall be ancillary in nature, as determined by the City Commission, and shall service the rooftop dining area only.
 - All lights associated with the rooftop dining area shall be designed to effectively eliminate glare and not be directed towards property lines. All lighting associated with rooftop dining areas shall be turned off when the area is not in use.
 - Walls or railings shall comply with the applicable Florida Building Code requirements.
 - All applications for rooftop dining shall be accompanied by an engineer’s or architect’s certification that the proposed use is compliant with all applicable codes, including ADA, Building Code and Life Safety Code standards, and that the subject building is structurally capable of supporting the additional loads.

- i. Seats associated with rooftop dining areas shall not be creditable towards obtaining a 4COP-SRX license; and the square footage of rooftop dining area will not be subject to the 30% gross floor area limitation in the Old Downtown Section as regulated by Section 4-3 of the Stuart Code of Ordinances.
- j. The number of rooftop seats permitted in the Old Downtown District shall be capped at 24 per establishment unless a supplemental parking arrangement is proposed by the applicant and accepted by the City Commission.
- k. To prevent litter and the possibility of intrusion by rodents, birds or other pests, rooftop dining areas shall at all times, when the area is not in use, be kept free of trash, debris and food waste.

D. Expiration and revocation.

- a. Approval for a rooftop dining area shall expire automatically upon the sale of the establishment and cannot be transferred to a subsequent owner. The subsequent owner may apply for a new conditional use permit.

2.07.00 DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD)

- A. *Purpose.* The purpose of this section 2.07.00 is to provide an alternative means of residential, commercial, public service and industrial land development and an alternative zoning procedure that may be used to establish residential, commercial, public service and industrial planned unit development zoning districts at appropriate locations and in accordance with the planning and development objectives of the city.

A planned unit development (PUD) established according to the provisions of this section may depart from the strict application of use, setback, parking requirements, and other requirements of standard zoning districts. A PUD shall be consistent with the overall planning and development goals and objectives of the city as reflected by the City of Stuart Comprehensive Plan. A primary purpose of this section is to provide a set of zoning requirements as a starting point from standards by which such flexibility may be accomplished while maintaining and protecting the public health, safety and welfare of the citizens.

A second purpose of this section is to establish a more complete resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PUD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economical development and the protection of adjacent existing and future development. Therefore, the PUD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts.

To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.

(Ord. No. 1877-02, § 2, 7-22-02)

- B. *PUD defined.* A PUD may be a residential planned unit development (RPUD), a commercial planned unit development (CPUD), a mixed-use planned unit development (MXPUD), ~~and~~ an industrial planned unit development (IPUD), a urban planned unit development (UPUD), a East Stuart planned unit development (ESPUD) or a public service planned unit development (PSPUD). A PUD shall consist of land under unified control which may be planned and developed as a whole as a single development operation or as an approved programmed series of development operations by multiple developers. A typical PUD will include principal and accessory uses and structures substantially related to the character of the development itself and to the surrounding area of which it is a part.

As used above, "unified control" means that all land to be included within a PUD shall be owned or otherwise under the legal control of the person or legal entity which has applied for PUD district zoning. Such person or entity shall be legally capable of providing a commitment to the city that the PUD development will comply with all PUD documents, plans, standards and conditions ultimately approved by the city.

A PUD district shall consist of the approved PUD classification and the regulations thereof set forth in this section 2.07.00, and as well as any other documents specifically included within the PUD ordinance adopted by the city commission. The ordinance approving a PUD shall be deemed a zoning ordinance. The provisions of the PUD zoning ordinance shall replace all conflicting development regulations set forth in this Code which would otherwise apply to the development site. The PUD ordinance shall be recorded in the public records of Martin County. The PUD applicant shall also execute a PUD agreement that incorporates the terms and conditions that are set forth in the PUD ordinance.

The applicant may proceed with development only after a plat, if required by the city commission, is recorded in the Martin County public records and after certification by the city development director that the construction plans and other required documents substantially conform to all documents approved as part of the PUD ordinance. The applicant must produce evidence that would bind his successors in title to any commitments made upon approval of PUD.

(Ord. No. 1777-01, § 1, 4-9-01; Ord. No. 1865-02, § 1, 6-24-02; Ord. No. 1877-02, § 2, 7-22-02; Ord. No. 2077-06, § 2, 7-10-06)

- C. *PUD district to be shown on official zoning map of the city.* The boundaries of land zoned PUD by ordinance of the city commission shall be indicated as such on the official zoning map of the city.
- D. *Residential planned unit development districts.*
1. *Location.* An RPUD may be located anywhere in the city in any area defined and described as "low density residential," "multi-family residential," "office/residential," "institutional,"

- "downtown redevelopment", "neighborhood/special district", "East Stuart", or "marine/industrial" by the Future Land Use Element of the City of Stuart's comprehensive plan.
2. *Uses.* The buildings, structures, land and water within an RPUD may be used for any of the following uses:
 - a. A combination of uses permitted in the zoning classifications of R-1A, R-1, R-2 and R-3 districts.
 - b. Residential uses not specifically permitted in the R-1A, R-1, R-2 or R-3 districts but which are of a like nature and quality to those uses permitted in said districts as determined by the City Commission.
 - c. Commercial uses which are compatible with the residential uses permitted in the RPUD district provided the commercial uses shall not comprise more than 30 percent of the total development site and shall be buffered from the residential uses by site design and landscaping.
 - d. A vertical as well as horizontal combination of residential and commercial uses which are mutually compatible as determined by the City Commission provided the commercial uses shall not comprise more than 30 percent of the total development gross square footage
 3. *Density.* The ~~netgross~~ residential density for an RPUD shall not exceed the maximum permitted as prescribed by ~~the following:~~ policy A7.2 of the City of Stuart Comprehensive Plan relating to Gross Densities:
 - ~~a. Single family, detached: Four dwelling units per acre.~~
 - ~~b. Single family, attached: Seven dwelling units per acre.~~
 - ~~c. Multiple family residential: 15 dwelling units per acre.~~
 4. *General.* The following general requirements shall apply to an RPUD district:
 - a. RPUD standards regarding circulation, parking, utilities, drainage, open space, density and other standards shall apply as described in this code except as modified by the city commission as reflected by the adopted RPUD ordinance.
 - b. Open space. Not less than 30 percent of the RPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event that less than 25 percent of the RPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.
 - c. Maximum building area. -Building coverage shall not exceed the maximum Floor Area Ratio (FAR) as defined in the Comprehensive Plan and section 2.03.06 Table 4 -

~~Intensity of Development: Lot Area and Floor Area Ratio (FAR). Not more than 30 percent of the total development site shall be covered by buildings.~~

- d. Native vegetation. Excluding wetlands defined by the SFWMD, not less than 25 percent of the total development site shall remain as undeveloped native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping such as parking area interior landscaping shall not count towards the native vegetation requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.

(Ord. No. 2054-05, § 1, 11-28-05)

E. Urban planned unit development (UPUD) districts.

- a. Location. An UPUD may be located anywhere in the defined Community Redevelopment Area of the city and areas defined and described "low-density residential", "office/residential", "multi-family residential", "commercial", "industrial", "institutional", "marine-industrial", "recreation", "downtown redevelopment", or "public", by the Future Land Use Element of the City of Stuart's comprehensive plan, and which is of suitable character and compatible with surrounding uses as determined by the City Commission.
- b. Uses permitted in an UPUD district. The uses of buildings, structures, land or water within a UPUD district are subject to the permitted uses outlined in section 3.01.03.F.2 Urban Code District Uses.
- e. UPUD development standards shall be benchmarked against one of the Urban Districts as defined in section 3.01.00 Urban Code having regard to building placement, building height, parking, curb cuts, stormwater, open space, landscaping, architectural standards and the urban district design objectives. UPUD standards regarding circulation, parking, utilities, drainage, open space, density and other standards shall apply as described in this code except as modified by the city commission as reflected by the adopted UPUD ordinance.

F. East Stuart planned unit development (ESPUD) districts.

- a. Location. An ESPUD may be located anywhere in the area defined and described "east stuart" by the Future Land Use Element of the City of Stuart's comprehensive plan, and which is of suitable character and compatible with surrounding uses as determined by the City Commission.
- b. Uses permitted in an ESPUD district. The uses of buildings, structures, land or water within a ESPUD district are subject to the permitted uses outlined in section 3.02.05 East Stuart Code.

f. ESPUD development standards shall have regard to section 3.02.05 Development standards for the East Stuart Code District in relation to building placement, building height, parking, curb cuts, stormwater, open space, landscaping, architectural standards and the east stuart code design objectives. ESPUD standards shall apply as described in this code except as modified by the city commission as reflected by the adopted ESPUD ordinance.