



**A G E N D A**  
**STUART COMMUNITY REDEVELOPMENT BOARD**  
**TO BE HELD FEBRUARY 7, 2017**  
**AT 4:00 PM COMMISSION CHAMBERS**  
**121 S.W. FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**COMMUNITY REDEVELOPMENT BOARD**

**Chairman - John B. Gonzalez**  
**Vice Chairman - Drew Pittman**  
**Board Member - Becky Bruner**  
**Board Member - Pete Walson**  
**Board Member - Chris Lewis**  
**Board Member - Mac Stout**  
**Board Member - Frank Wacha**

**ADMINISTRATIVE**

**Development Director, Terry O'Neil**  
**Special Assistant to the City Manager, Teresa Lamar-Sarno**  
**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**

**APPROVAL OF MINUTES**

1. Approval of CRB Minutes

**APPROVAL OF AGENDA**

**COMMENTS FROM THE PUBLIC (5 min. max)**

**COMMENTS FROM THE BOARD MEMBERS**

**PUBLIC HEARING**

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A CONDITIONAL USE APPROVAL TO DENNIS A. STEELMAN, OWNER OF THE PROPERTY LOCATED AT 101 SE SEMINOLE STREET, STUART, (LEGAL DESCRIPTION ATTACHED); GRANTING A REDUCTION IN THE SIDE YARD SETBACK FROM FIVE (5) FEET TO EIGHT-TENTHS (0.8) OF A FOOT AND THE ELIMINATION OF THE REQUIRED VISTA ALONG SAID SIDE YARD TO ALLOW AN EXISTING GARAGE AND EXPANSION OF SAID GARAGE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

**COMMUNITY REDEVELOPMENT BOARD**

1. Art in Public Places

**OTHER MATTERS BEFORE THE BOARD**

**STAFF UPDATE**

**ADJOURNMENT**

**UPCOMING MEETINGS and EVENTS**

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Community Redevelopment Board**

**Meeting Date:**2/7/2017

**Prepared by:**Michelle Vicat

**Title of Item:**

Approval of CRB Minutes

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

Approval of January 11, 2017 CRB Minutes

**Funding Source:**

N/A

**Recommended Action:**

Approve

**ATTACHMENTS:**

Description	Upload Date	Type
□ January CRB Minutes	2/2/2017	Cover Memo

## **MINUTES**

**COMMUNITY REDEVELOPMENT BOARD  
JANUARY 11, 2017 AT 4:00PM  
CITY COMMISSION CHAMBERS  
121 S.W. FLAGLER AVE.  
STUART, FLORIDA 34994**

### **COMMUNITY REDEVELOPMENT BOARD MEMBERS**

**Chair – John Gonzalez  
Vice Chair – Pete Walson  
Board Member – Frank Wacha  
Board Member – Chris Lewis  
Board Member – Drew Pittman  
Board Member – Becky Bruner  
Board Member – Matt Stout**

### **ADMINISTRATIVE**

**Development Director, Terry O'Neil  
Teresa Lamar-Sarno, Special Assistant to the City Manager  
Board Secretary, Michelle Vicat**

**CALL TO ORDER  4:02 PM**

**New board member Chris Lewis was sworn in by the City Attorney Mike Mortell.**

**ROLL CALL  4:05 PM Roll Call.**

**Present: Drew Pittman, Becky Bruner, Frank Wacha, John Gonzalez, Pete Walson, Chris Lewis. Absent: Mac Stout**

### **ANNUAL BOARD REORGANIZATION**

**John Gonzalez said he would continue on as Chair if the board agreed.**

**Frank Wacha nominated John Gonzalez as Chair. Becky Bruner seconded the motion. Motion passed unanimously.**

**Frank Wacha nominated Drew Pittman as Vice Chair. Pete Walson seconded the motion. Motion passed unanimously**

## APPROVAL OF MINUTES

 4:05 PM **Motion: Action:** Approve, **Moved by** Pete Walson **Seconded by** Frank Wacha.  
Motion passed unanimously.

## COMMENTS FROM THE PUBLIC (5 min. max)

## COMMENTS FROM THE BOARD MEMBERS


Pete Walson commented on the lights being installed on US1 and said there were a lot of traffic issues.

Frank Wacha said the boat show didn't help.

John Gonzalez asked if when the commission passed the golf cart ordinance if there was an intent to create parking for them. He said he has one and didn't like taking up a whole parking spot.

## OTHER MATTERS BEFORE THE BOARD

1. Resolution No. 12-2017: A resolution of the City Commission of the City of Stuart, Florida, granting a Conditional Use Approval to Riverside Village Stuart LLC, owner of the property located at 43 & 55 S.E. Seminole Street, as described within the attached legal description; granting approval for mixed use development of 4,235 square feet of retail and 20 residential units on a 1.21 acre site; to allow a density of 16.5 units per acre; for parking within the building envelope and for a continuous building facade of more than 100 feet in width without providing an additional vista; providing an effective date; providing for a timetable of development; providing for conditions of approval; and for other purposes.

**PRESENTATION:** Tom Reetz, Senior Planner  4:10 PM  
Terry McCarthy, Attorney for Riverside Village Stuart, LLC  
Dan Braden, Braden & Braden Architects

## COMMENTS FROM THE PUBLIC (5 min. max):

John Maiucci who owns the property at the corner of Denver and Osceola said he supports the project and conceptually it's beautiful for the neighborhood.

Steven Voller who lives in Marathon, FL said they have his presentation in writing.

Armond Pasquale, a 38 year resident of Seminole Street thought this building destroys the neighborhood and thought there might be a bar added and said that bars are a constant problem, there is no parking on Seminole, they would prefer a building that didn't look like Miami Beach, there wasn't enough green, it's too dense and with a rooftop plus parking garage it is a 5 story building. He said his building is 33 feet to the roof and they will be able to see their patio and thought the building needed to be redesigned.

Bruce Laraway who lives next to the building said he doesn't like it at all. He said there is no parking on Seminole Street and this will make it worse and thought the whole thing is crazy. He said the stairwell comes down onto his beach. He said he didn't receive anything in the mail, he didn't think they should have more than 15 units; it was too close and didn't want it in his yard. He said he particularly didn't like the 5<sup>th</sup> floor looking down onto his living room.

Brandon Bulicky who lives on Seminole said it has been a tough season with traffic and thanked the Police Department but said he liked the project and thought it could all be worked out. He thought it could be more scaled down.

Mike Gorman who has a house on Seminole Street has no particular objections but said there is no parking on this street and asked the board to pay strict attention to the parking requirements and didn't think retail should be allowed on that street.

### **COMMENTS FROM THE BOARD MEMBERS**

Chris Lewis asked if there was sufficient parking.

Dan Braden said they had more than was required.

Frank Wacha asked if Garage 15 was a freestanding garage.

Dan Braden said it was attached.

John Gonzalez asked if each unit had a garage door.

Dan Braden said some did, but not all.

John Gonzalez asked if the dumpster issue had been addressed.

Dan Braden said it had.

Becky Bruner asked when the last development like this was built and asked who was responsible for the dilapidated dock.

Terry McCarthy said a new dock would replace the dilapidated one.

Chris Lewis asked if there would be boat slips.

Terry McCarthy said there would be slips.

Pete Walson said it was a beautiful project but said he was not fond of all the colors. He thought Seminole was a much more muted neighborhood.

Frank Wacha asked if there were any restrictions on the commercial use.

Terry McCarthy said he agreed that there should be.

Terry O'Neil said they could look at it before it goes to the commission.

Frank Wacha asked if they could control the scale on the edges.

Dan Braden said if you start getting smaller, it doesn't work on the garages.

Drew Pittman agreed with Pete Walson on the colors and thought it seemed chopped up but he liked the concept.

Pete Walson asked staff to take a look at the retail and thought the building was in scale with the neighborhood.

Scott Montgomery, C. Calvert Montgomery said they would modify the parking spaces. He said they are 25% over by code but they could look at that. He didn't think they should rule out retail altogether but they will look at modifying the calculation.

John Gonzalez asked that the dumpster location be worked on so it is as unobtrusive as possible.

Frank Wacha thought it was great that new projects were coming through and liked the colors and oscillation, but thought they should limit some of the uses.

Chris Lewis said he was on the fence. He liked the idea of condos but parking is tight in that area. He said building it would affect all the residents and loved the intention of it.

Becky Bruner said times are changing and so is our city and she is proud of the city and how they grow and is all for this project.

Drew Pittman said his grandfather was on the board when they came up with the four story rule and he loves the four story limit and didn't think because of these small projects it would never become Miami and did not think there would be retail there and would probably be offices.

**MOTION:**  **5:14 PM Motion: Action: Approve, Moved by Pete Walson, Seconded by Becky Bruner including all comments made by board members. Motion passes 4/2 with Frank Wacha and Chris Lewis dissenting**

#### **STAFF UPDATE**

**ADJOURNMENT**  **5:17 PM Motion: Action: Adjourn, Moved by Frank Wacha, Seconded by Drew Pittman. Motion passed unanimously.**

**APPROVED**

**RESPECTFULLY SUBMITTED**

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John Gonzalez, Chair

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Michelle Vicat, Board Secretary

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Community Redevelopment Board**

**Meeting Date:**2/7/2017

**Prepared by:**Stephen Mayer

**Title of Item:**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A CONDITIONAL USE APPROVAL TO DENNIS A. STEELMAN, OWNER OF THE PROPERTY LOCATED AT 101 SE SEMINOLE STREET, STUART, (LEGAL DESCRIPTION ATTACHED); GRANTING A REDUCTION IN THE SIDE YARD SETBACK FROM FIVE (5) FEET TO EIGHT-TENTHS (0.8) OF A FOOT AND THE ELIMINATION OF THE REQUIRED VISTA ALONG SAID SIDE YARD TO ALLOW AN EXISTING GARAGE AND EXPANSION OF SAID GARAGE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

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

The existing single family house (1,806 square feet) and a garage (240 square feet) on the side of the lot is proposed to be renovated and expanded to include a storage room, home office in the west side yard and a Florida room facing the river in the rear yard. The existing building on site is currently occupied as a residence by Dennis Steelman, the applicant and property owner. The 1,806 square foot principal building was built in 1939; however, official city records do not prove the age of the 240 square foot garage

The proposed residence will maintain the same height, architecture and scale as the original building. The existing residential garage has a 0.8 foot side setback whereas the required side setback and St. Lucie River vista is five (5) feet. The expansion of the residence will occur behind the garage and will expand an existing non-conformity.

The existing garage is a non-conforming structure due to the setback infringement. Replacement structures and expansions are required to be constructed with the current code requirements. Replacement that does not result in conforming structures will require conditional use approval to vary from the code. The applicant is requesting acceptance of the existing non-conforming structure and the approval of additional structures that will not meet the current side setback requirements.

The architectural features of the proposed outbuilding will be similar in character of the primary building.

**Funding Source:**

N/A

**Recommended Action:**

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 Land Development Code, staff recommends APPROVAL of the applicant's request to consider a CONDITIONAL USE to allow a renovation with expansion to a residential dwelling unit and an outbuilding by maintaining the existing outbuilding close proximity to the side property line, which is at 0.8 feet from the side property line, where 5 feet is required.

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



**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ R24-2017 Steelman UCE	2/2/2017	DRAFT RESOLUTION
▣ Proposed Site Plan	2/1/2017	Exhibit
▣ Steelman Staff Report	2/2/2017	Exhibit



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

**RESOLUTION NUMBER 24-2017**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A CONDITIONAL USE APPROVAL TO DENNIS A. STEELMAN, OWNER OF THE PROPERTY LOCATED AT 101 SE SEMINOLE STREET, STUART, (LEGAL DESCRIPTION ATTACHED); GRANTING A REDUCTION IN THE SIDE YARD SETBACK FROM FIVE (5) FEET TO EIGHT-TENTHS (0.8) OF A FOOT AND THE ELIMINATION OF THE REQUIRED VISTA ALONG SAID SIDE YARD TO ALLOW AN EXISTING GARAGE AND EXPANSION OF SAID GARAGE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.**

\* \* \* \* \*

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

**WHEREAS**, the City Commission approved Resolution No. 24-2017, which granted the Applicant, Dennis Steelman, a conditional use approval to allow the expansion of a residential dwelling unit by maintaining existing side setbacks to the property line, which is at eight-tenths (0.8) of a foot, where five (5) feet are required for a home office and storage room, on property situated within the Community Redevelopment Area of the City of Stuart; and

**WHERAS**, the applicant is requesting a Conditional Use to allow a side setback for the proposed renovation and expansion of the residence at eight-tenths (0.8) of a foot, where five (5) feet is required.

**WHERAS**, at a public hearing the applicant has shown by substantial competent evidence that the proposed renovation and expansion does not create any detrimental effects on adjacent properties, 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 Urban Waterfront sub-district Conditional Use on February 7, 2017;

**WHEREAS**, City Commission held a properly noticed hearing on February 27, 2017 to consider the application of the Petitioner to approve the Urban Waterfront sub-district conditional use.

**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 grants a Conditional Use Approval to Dennis Steelman, as owner of certain real property located at 101 SE Seminole Street, Stuart, Florida, as detailed within the attached legal description.

SECTION 2: The purpose of this Urban Waterfront Sub-district Conditional Use approval is to allow the existence of a garage and re-construction of the house with expansion at eight-tenths (0.8) of a foot as per the details included on the proposed site plan included as “**Exhibit C**”.

SECTION 3: A legal description of the Property is set forth in “**Exhibit A**” attached hereto and made a part hereof by reference.

SECTION 4: The Applicant shall operate in accordance with all conditions set forth in “**Exhibit B**”, as attached.

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

Resolution #24-2017  
Dennis Steelman  
Urban Waterfront Sub-district Conditional Use Approval

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:

EULA R. CLARK, MAYOR  
THOMAS CAMPENNI, VICE MAYOR  
TROY A. MCDONALD, COMMISSIONER  
JEFFREY A. KRAUSKOPF, COMMISSIONER  
KELLI GLASS-LEIGHTON, COMMISSIONER

YES	NO	ABSENT

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
CHERYL WHITE  
CITY CLERK

\_\_\_\_\_  
EULA R. CLARK,  
MAYOR

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
MICHAEL MORTELL  
CITY ATTORNEY

STATE OF \_\_\_\_\_:  
COUNTY OF \_\_\_\_\_

**Exhibit A – Legal Description**

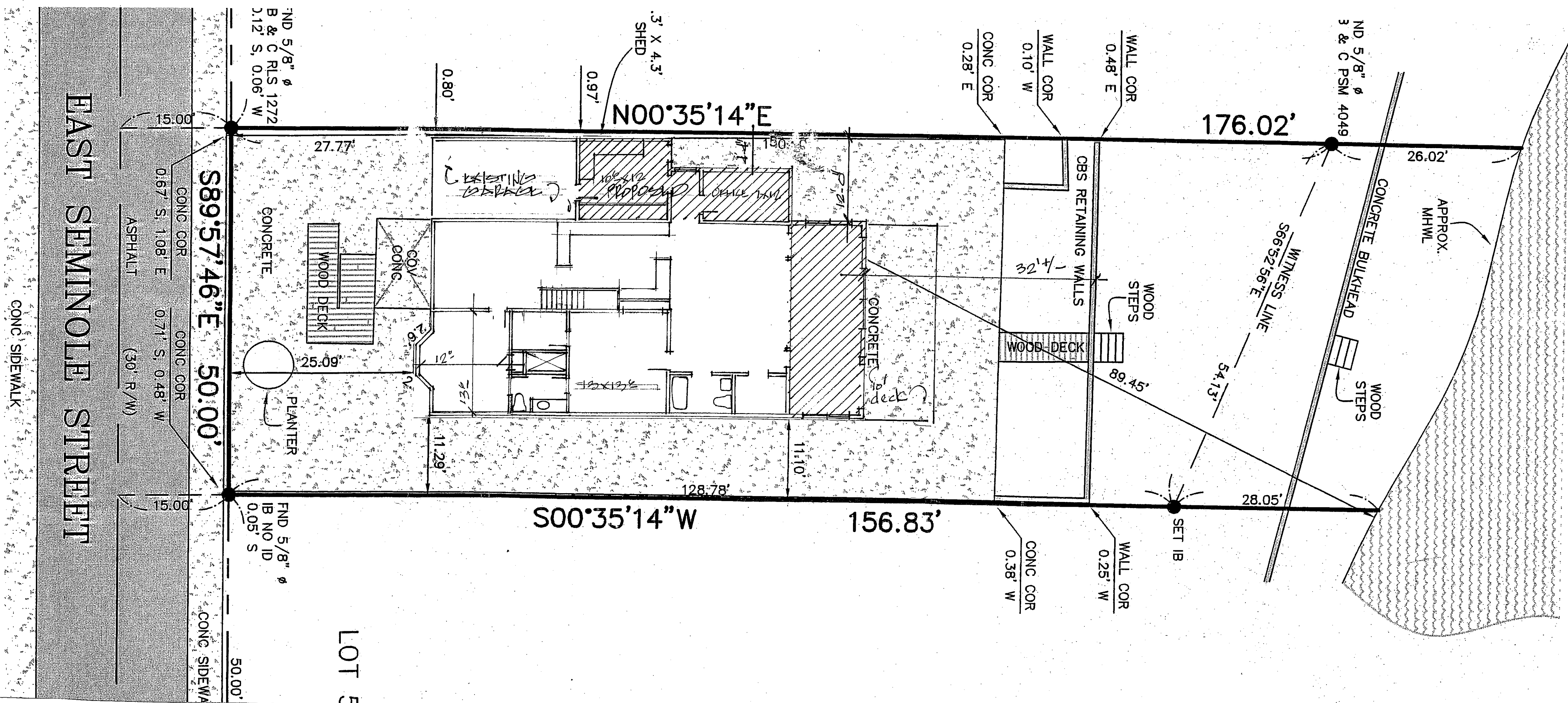
**Lot Number Six (6), High School Subdivision, according to plat thereof filed 10<sup>th</sup> March, 1913, and recorded in Plat Book Two (2), Page Eighty-Five (85), Palm Beach (now Martin) County, Florida Records. Together with all riparian rights appertaining.**

**Exhibit B**  
**Conditions of Approval**

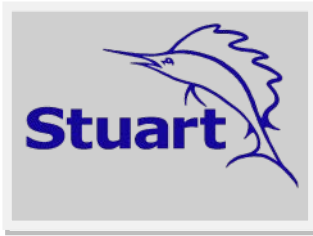
- 1) The project shall operate in accordance with and adhere to the Proposed Site Plan prepared by Joseph P. McCarty, Architect, Inc.
- 2) The variance request is for a residence only and any changes to the use will require a change in use permit.
- 3) The owner of the property shall be responsible to paint and maintain the outside of all sides of the house per the City's Land Development Code and City of Stuart Code of Ordinances.
- 4) Any expansion and re-construction/renovation of the house shall be compatible in terms of architecture, roof lines and slopes and colors as the remaining sections of the house.

D.P.R. Registration Number 9639

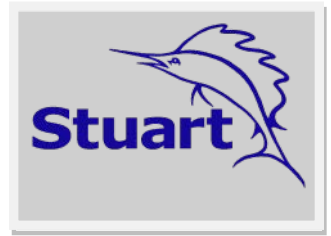
101 EAST SEMINOLE  
PROPOSED SITE PLAN







**CITY OF STUART**  
**COMMUNITY REDEVELOPMENT BOARD**  
January 5, 2015



<b>Project Name:</b> Steelman Residence	<b>Property Owner:</b> Dennis A. Steelman
<b>Project No.:</b> Z16100010	<b>Applicant/Petitioner:</b> Dennis A. Steelman
<b>Resolution No:</b> 24-2017	<b>Agent/Representative:</b> Joe McCarthy
<b>Location:</b> 101 SE Seminole Street, PCN 04-38-41-006-000-000607	



**I. APPLICATION SUMMARY**

The existing single family house (1,806 square feet) and a garage (240 square feet) on the side of the lot is proposed to be renovated and expanded to include a storage room, home office in the west side yard and a Florida room facing the river in the rear yard. The proposed residence will maintain the same height, architecture and scale as the original building. The existing residential garage has a 0.8 foot side setback whereas the required side setback and St. Lucie River vista is five (5) feet. The expansion of the residence will occur behind the garage and will expand an existing non-conformity.

The existing garage is a non-conforming structure due to the setback infringement. Replacement structures and expansions are required to be constructed with the current code requirements. Replacement that does not result in conforming structures will



require conditional use approval to vary from the code. The applicant is requesting acceptance of the existing non-conforming structure and the approval of additional structures that will not meet the current side setback requirements.

The architectural features of the proposed outbuilding will be similar in character of the primary building.

## II. HISTORY

The existing building on site is currently occupied as a residence by Dennis Steelman, the applicant and property owner. The 1,806 square foot principal building was built in 1939; however, official city records do not prove the age of the 240 square foot garage.

## III. ZONING AND LAND USE

<b>Site Location</b>	101 SE Seminole Street, Stuart	
<b>Parcel Size (area)</b>	0.1846 Acre.	
	Property approximately 1,806 square foot principle building used as residence, a 240 square foot garage and a 24 square foot utility shed, totaling 2,070 square feet.	
<b>Subject Property Land Use</b>	Downtown Redevelopment	
<b>Adjacent FLU (Future Land Use)</b>	<i>North</i>	St Lucie River
	<i>South</i>	Downtown Redevelopment
	<i>East</i>	Downtown Redevelopment
	<i>West</i>	Downtown Redevelopment
<b>Subject Property Overlay</b>	Urban Waterfront	
	<i>North</i>	St Lucie River
	<i>South</i>	Urban Center
	<i>East</i>	Urban Waterfront
	<i>West</i>	Urban Waterfront
<b>Proposed Use</b>	Residence	
<b>Present Use</b>	Residence	
<b>Land Use Plan</b>	Downtown Redevelopment	
<b>ROADWAY AND UTILITIES</b>		
<b>Street Functional Classifications</b>	SE Seminole Street is a two lane roadway maintained by the City of Stuart.	
<b>Utilities</b>	Sewer and Water are provided by the City of Stuart.	

#### IV. CITY DEPARTMENTAL REVIEWS

<i>Public Works</i>	There are no objections from Public Works Dept.
<i>Fire/Building</i>	There are no objections from Fire Rescue.
<i>Police</i>	Not Required

#### V. EXISTING CONDITIONS:

The property is currently occupied by the applicant as a residence. The principal structure is approximately 1,806 square feet off of SE Seminole Street in downtown Stuart's Community Redevelopment Area. There is also one garage addition, totaling 240 square feet. The garage addition was built at 0.8 feet setback from the west side property line.



101 SE Seminole Street (Front)





Variance to the side setback from five feet to 0.8 feet. Acceptance of less than required vista.



Larger than required vista on opposite side lot line

## **VI. PUBLIC NOTIFICATION:**

The legal notification requirements have been met for this request of a **Conditional Use Approval**, in accordance with the requirements set forth in Section 11.01.04 and 11.02.00 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. SPECIAL EXCEPTION REVIEW 11.01.04 (7)(E)**

- 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, with the area being part of 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 single-family residence use. The proposed single family residence use is therefore consistent with the established land uses in proximity.*

- 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 Conditional Use would not significantly depart from the densities or intensities of use in the surrounding area and thereby would not increase or overtax the load on public utilities and facilities. The applicant is not requesting an increase in density from what is allowed in Chapter 2 (Densities and Intensities) of the Land Development Code.*

- 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 Conditional Use would not be contrary to the adopted land use plan or other relevant goals, objectives, and policies concerning single family residence use.*

- 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 replacement of a single family residence will not create or increase traffic congestion.*

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

*The replacement of a single family residence will not create drainage or storm water quality problems.*

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

*The replacement of single family residence will not significantly reduce light or air to adjacent areas because it will not change the size of the building's footprint and its height.*

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

*The proposal is a replacement of an existing single family residence and not likely to cause an excessive or burdensome use of existing infrastructure.*

- 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 single family residence is in scale with the uses permitted by right in the urban sub-districts and will not change the size of the existing building's footprint and its height (one story). Its appearance is consistent with the intent 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 Conditional Use Approval is required throughout the City of Stuart's Community Redevelopment Area for any project requiring exception to the minimum setback and St. Lucie River vista requirements*

**IX. CONDITIONAL USE REVIEW FACTORS TO BE CONSIDERED BY THE DECISION MAKER: SEC. 11.01.04 (7)(F)**

**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 created 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 would continue to use the existing refuse and service areas associated with the existing residence.*

- 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. The proposed project would hook-up to existing 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 intends to provide some landscaping within the site as per the landscaping shown on the site plan. The applicant will maintain existing unobstructed view from public right-of-way to the St. Lucie River on the east side yard, which is a width greater than required by code.*

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

*No signage is proposed. The exterior lighting will be minimal considering its a single family residence and will not have a negative effects on adjacent and nearby properties.*

- 7. Required yards and open spaces.**

*The proposal will include onsite storage of site runoff and prevent from discharging into adjacent private properties.*

- 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. If 50% or more of the building is residential or hotel, a fourth story is permitted. The proposed residence is a one story building and the height is not changing with this proposal.*

### **Staff proposed Conditions of Approval**

- 1) The project shall operate in accordance with and adhere to the Proposed Site Plan prepared by Joseph P. McCarty, Architect, Inc.
- 2) The variance request is for a residence only and any changes to the use will require a change in use permit.
- 3) The owner of the property shall be responsible to paint and maintain the outside of all sides of the house per the City's Land Development Code and City of Stuart Code of Ordinances.
- 4) Any expansion and re-construction/renovation of the house shall be compatible in terms of architecture, roof lines and slopes and colors as the remaining sections of the house.

### **X. 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 Land Development Code, staff recommends **APPROVAL** of the applicant's request to consider a **CONDITIONAL USE** to allow a renovation with expansion to a residential dwelling unit and an outbuilding by maintaining the existing outbuilding close proximity to the side property line, which is at 0.8 feet from the side property line, where 5 feet is required.

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

**CITY OF STUART, FLORIDA  
AGENDA ITEM REQUEST  
Community Redevelopment Board**

**Meeting Date:**2/7/2017

**Prepared by:**jchrulski

**Title of Item:**

Art in Public Places - design presentation for the "Distinguished Services Memorial Monument" sculpture.

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

As a part of the City of Stuart's Art in Public Places program, the Community Services Department will present a design sketch for Distinguished Services Memorial sculpture for Veteran's Memorial Park.

**Funding Source:**

N/A

**Recommended Action:**

Approve design concept for the Distinguished Services Memorial.

**ATTACHMENTS:**

Description		Upload Date	Type
□	Concept Sketch - Distinguished Services	1/31/2017	Cover Memo
	Memorial		



