NORTH POINT DEVELOPMENT

URBAN CODE CONDITIONAL USE JUSTIFICATION STATEMENT

BACKGROUND

The City of Stuart City Commission entered an agreement with North Stuart Acquisitions and Development, LLC to develop the subject property. The proposed project is planned for development on +/-2.638-acres within the City of Stuart. The parcels are located east of the Old Roosevelt Bridge, within the City of Stuart Community Redevelopment Area and are zoned Urban Waterfront west of the railroad tracks. The future land use is Downtown Redevelopment, Public Institution and Undefined. The parcels are zoned Urban Waterfront.

PROPOSED USE

It is the intent of North Stuart Acquisitions and Development, LLC to develop a 3-story office building with a 32-space parking garage, 27,300 square feet of leasable area and 1,338 square feet of retail space. In addition, a 200-seat restaurant is proposed with interior and exterior seating. The project will have 164 parking spaces in total, 52 of which will be designated as Public Parking.

REQUESTED URBAN CODE CONDITIONAL USE

We are requesting an Urban Code Conditional Use exception to construct a parking garage under the proposed office/retail building. This is necessary to achieve the required number of parking spaces for the project site.

In addition, we are requesting the following variances to the buffer and setback requirements. These variances are necessary to provide parking spaces for public use in the northern portion of the project site. Please note that the parking layout was designed to avoid impacting the existing trees in the northeast corner of the property.

- At SR 707, we are requesting to reduce the required 10' landscape buffer down to 5'.
- Internal to the site, we are requesting a variance to remove the 6' required landscape area between parking rows.
- At the F.E.C. right-of-way, we are requesting a variance to the 5' required setback.

City of Stuart Land Development Code Section 3.01.06 Urban Code Conditional Use Requirements

City of Stuart Land Development Code Section 11.01.10 Major and Minor Conditional Use Approval Application

City of Stuart Land Development Code Section 6.00.04 Site design qualitative development standards

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