Stuart DEVELOPMENT

CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
URBAN CODE CONDITIONAL USE APPLICATION

Reviewed By: SM

Application must be legible with all relevant fields completed.

Project ID# Z19120003
(Staff Entry)

Pre-App Conference Date: December 12, 2019	Application Date:
Project Name: All American Eagle Properties LLC	
Parcel ID# 05-38-41-014-009-00010-6, 05-38-41-014-009-00020-4	Project Address: 200 & 205 SW ALBANY AVE, STUART
Zoning/CRA Sub-district: Urban Highway	
Subdivision: Potsdam	Lot(s): 1,2,3

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 Minor Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials.
A Major Urban Code Conditional Use Permit 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).

The owner of the suject property is proposing to improve Albany Ave from SW Joan Jefferson Way south to SW 3rd Rd. The improvements proposed consist of on-street parrellel parking that will be double loaded on both, the east and west, sides of the street. Albany Ave is proposed to be a one way street. The applicant would install these improvements as specifically detailed by the attached Albany Street streetscape plan. These improvements would provide an additional 14 parking spaces that would be creditted to the subject property and run with the land perpetuity. The applicant would also request an exemption of an additional 6 parking spaces for the property to justify and incentivise the capital investment with the public right of way to provide additional parking and improve the streetscape. These improvements will support and encourage future redevelopment of the subject property.

(over)

General Information
(Please Print or Type)

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

Name: John Martino	City/State/Zip Code:
Title: Manager	Telephone Number:
Company: All American Eagle Properties LLC	Facsimile Number:
Company Address: PO Box 318 Malverne NY	Email Address (optional):

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: Michael McCarty	City/State/Zip Code:
Title: Principal	Telephone Number:
Company: McCarty & Associates Land Planning and Design LLC	Facsimile Number:
Company Address: 309 SE Osceola St. Suite 104 Stuart FL 34994	Email Address (optional):

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

Name:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

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

4. Signed this 19 day of December, 2019.

John Martino
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 19th day of December by John Martino who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Grace A. Warner
Notary Signature Grace A Warner

Commission expires Sept 22, 2023

GRACE A. WARNER
MY COMMISSION # GG 337659
EXPIRES: September 22, 2023
Bonded Thru Notary Public Underwriters

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McCarty & Associates
Land Planning and Design LLC
309 SE Osceola Street, Suite 104
Stuart Fl 34994
www.McCartyLandPlanning.com
772/341-9322

TRANSMITTAL

Date:	12-20-19
Deliver To:	Kev Freeman- Planning Director
Company:	City of Stuart Plannning Department
Project #:	TBD
From:	McCarty & Associates Land Planning and Design LLC/ Michael McCarty
Re:	200 & 205 SW Albany Ave – Major Urban Code Conditional Use

Comments:

Dear: Mr. Freeman,

Please find attached **1** copy and 1 CD of the following materials for the above referenced project:

- Major Urban Code Conditional Use application
- Check in the amount of $1,536.00 made payable to the City of Stuart
- Albany Avenue Streetscape Conceptual Plan

Let us know if you have any questions.

Sincerely,

McCarty & Associates
Michael T. McCarty
Principal
Mike@McCartyLandPlanning.com