City of Stuart

Development Department
121 SW Flagler Ave. Stuart Fl. 34994
Phone: 772.600.5375

April 23, 2019
Mr. Mark Brechbill
MB Wealth Solutions, LLC
215 SW Federal Hwy #200, Stuart Fl 34994

Re: Relocation of the 33 Degree building to the existing parking lot at 215 SW Federal Highway

Dear Mark,

The proposed relocation of the existing 33 degree building to the parking lot located at 215 SW Federal Highway will require application for a **Major Urban Code Conditional Use Approval** with but not limited to a **Site Plan** containing the following:

1. Parking Legend that accounts for the 52 existing spaces:
   i. Required parking for the existing three story office building (__spaces)?
   ii. Leased spaces for abutting properties, (12 spaces)?
   iii. Required parking for the proposed relocated 33 degree building (__spaces)?

2. Building Footprint location with:
   i. Pedestrian paths (pavers) showing movement to and from the proposed relocated 33 degree building.
   ii. Landscaping that defines pedestrian movement.
   iii. Lighting defining relocated building and pedestrian movement.
   iv. Signage (building and parking lot)

3. Grease Trap (Size dependent on use determined by Public Works Department)
4. Dumpster location (Size and enclosure determined by Public Works Department)
5. Fire Code (fire suppressant hood and life safety plan determined by Fire Inspector)

The following sections of the Urban Code will require the following variances via the **Major Urban Code Conditional Use Approval** application including one (1) public hearing with the Community Redevelopment Board (CRB) and one public hearing with the City Commission (CC).

1. The front street facade width of the principal building shall not be less than 80 percent of the lot width.
2. The minimum building height shall be two stories or 26 feet.
3. Balconies are required along all street facades for all buildings. The aggregate length of balconies shall not be less than 50 percent of building facade from which it projects on each floor level.

4. The ground floor along the front facade of the building shall have doorways, arcades, or glazed openings with aggregate width equal to at least 50 percent of the total facade width.

Sincerely,

Tom Reetz

Tom Reetz
Senior Planner
Development Department
City of Stuart, Florida
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Cc: David Dyess, City Manager
Kevin Freeman, Development Director
Michael J. Mortell, City Attorney