SELECTION CRITERIA: appl_no='Z19100016'

PROJECT NO.: Z19100016 APPLICANT NAME: 111 REAL ESTATE HOLDING
OWNER NAME: 111 REAL ESTATE HOLDING APPLICATION DATE: 10/18/19
PROJECT TYPE: CONDUSE – CONDITIONAL USE
PARCEL: 05384101400800020600000 209 SW ALBANY AVE PARKING LOT
STUART, FL 34994

REVIEW STOP: CRA – COMMUNITY REDEVELOPMENT AGENCY
REV NO: 2 STATUS: F DATE: 06/04/20 CONT ID:
REVIEW SENT BY: pgandhi DATE: 06/04/20 TIME: 11:58 TIME SPENT: 0.00
REV RECEIVD BY: pgandhi DATE: 06/04/20 TIME: 10:19 SENT TO:

06/04/2020 1. The provision of public art applies to all new development and substantial renovations. Substantial improvements include any repair, reconstruction, rehabilitation, additioal or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. Please provide the market value of the existing building and costs of proposed improvements to the building, if any, to determined if the applicant shall comply with the public art requirements in accordance with Section 3.01.08 of the Land Development Code.

2. The primary building entrance is a prominent feature that is well lit and visible and directly assessible from a public street. To the extent possible, the primary building entrance should be defined and articulated with pediments, pilaster, columns, poricoes, porches, overhangs, railing or other architecturally compatible elements. The applicant is requested to add a shade structure such as awning from the exterior wall of the building covering poriton of the outdoor seating area.

3. The applicant is eligible to receive business improvement grant reimbursement up to $10,000 for exterior improvements. The next grant application cycle will begin October 1, 2020, should the Community Redevelopment Agency board approve the budget for the grant program for the next fiscal year. Staff encourages the applicant to apply for the grant to add the awning to the existing structure. Please be advised that the improvements for any component of the grant cannot begin until the approval of the grant by the CRA board.

REVIEW STOP: CRA – COMMUNITY REDEVELOPMENT AGENCY
REV NO: 1 STATUS: C DATE: 11/15/19 CONT ID:
REVIEW SENT BY: DATE: 11/15/19 TIME: TIME SPENT: 0.00
REV RECEIVD BY: DATE: 11/08/19 TIME: SENT TO: CRA

REVIEW NOTES: *** NONE ***

SELECTION CRITERIA: appl_no='Z19100016'

REVIEW STOP: F - FIRE PROTECTION SYSTEMS
REV NO: 2 STATUS: F DATE: 06/11/20 CONT ID:
REVIEW SENT BY: mcawley DATE: 06/11/20 TIME: 14:12 TIME SPENT: 0.00
REV RECEIVD BY: mcawley DATE: 06/04/20 TIME: 10:19 SENT TO:

06/11/2020 See previous comments.

REVIEW STOP: F - FIRE PROTECTION SYSTEMS
REV NO: 1 STATUS: F DATE: 11/15/19 CONT ID:
REVIEW SENT BY: mcawley DATE: 11/15/19 TIME: 13:36 TIME SPENT: 0.00
REV RECEIVD BY: mcawley DATE: 11/08/19 TIME: 12:17 SENT TO:

11/15/2019 Submit Autoturn using Stuart Fire Rescue truck specifications. Contact mcawley@ci.stuart.fl.us for specs. NFPA 1 18.2.3.4.3.1 The turning radius of a fire department access road shall be as approved by the AHJ.

Submit Life Safety Plan.

All work and equipment shall conform to the current edition of the Florida Fire Prevention Code.

REVIEW STOP: PD - POLICE DEPARTMENT
REV NO: 1 STATUS: C DATE: CONT ID:
REVIEW SENT BY: DATE: TIME: TIME SPENT: 0.00
REV RECEIVD BY: treetz DATE: 11/08/19 TIME: 12:17 SENT TO:

11/12/2019 No comments for the relocation plans.

Would like to see photometric lgiht plan and landscape plans when they become available.

Sgt. Brian Bossio
Stuart PD

REVIEW STOP: PW - PUBLIC WORKS
REV NO: 2 STATUS: F DATE: 06/25/20 CONT ID:
REVIEW SENT BY: mrogolin DATE: 06/25/20 TIME: 13:05 TIME SPENT: 0.00
REV RECEIVD BY: mrogolin DATE: 06/16/20 TIME: 17:04 SENT TO:

06/25/2020 Date: 6-25-2020

To: Tom Reetz

Subject: 209 SW Albany Ave. Conditional Use #Z19100016rev

In reviewing the above referenced project, this Department does not approve the proposed application. Please address the following comments:

M-^U Sanitary sewer service connection to take place within the Right-or-Way located along the easterly side

SELECTION CRITERIA: appl_no='Z19100016'

of the proposed site. Please revised plan to reflect this connection.

All improvements shall be constructed and maintained without expense to the city. The city shall have access to the right−of−way at all times. The permittee shall gain no prescriptive rights in the subject right−of−way. The improvements and use of the right−of−way shall not interfere with the provision of municipal services or utilities. The permittee shall hold the city harmless from any and all claims, injury or damage to persons or property caused in any manner whatsoever by the private use of the right−of−way or the improvements constructed thereon.

Please forward comments to applicant. If there are any questions, please contact me at your earliest convenience at (772) 221−4700.

REVIEW STOP: PW − PUBLIC WORKS
REV NO: 1 STATUS: C DATE: 11/20/19 CONT ID:
REVIEW SENT BY: mrogolin DATE: 11/20/19 TIME: 06:39 TIME SPENT: 0.00
REV RECEIVD BY: mrogolin DATE: 11/08/19 TIME: 12:17 SENT TO:

11/20/2019 Date: 11−20−2019

To: Tom Reetz

Subject: 209 SW Albany Ave. Conditional Use #Z19100016

In reviewing the above referenced project, this Department does approve the proposed application. Please address the following comments:

M−^U SANITATION− The existing dumpster enclosure located south of the proposed site can be shared. However, may require modifications to accommodate the proposed use.

M−^U Sanitary sewer service connection may take place within the Right−or−Way located along the easterly side of the proposed site.

M−^U The Developer is responsible for all costs associated with the construction of proposed utilities.
M−^U The Developer is responsible for all costs associated with the altering of the Public Rights−of−Way.
Construction within the Public Rights−of−Way must be coordinated in−advance with the Public
Work Dept. All proposed construction within the Public Rights−of−Way must be per FDOT & City of Stuart Minimum Construction Specification & Standards.

M−^U This review is not for construction. Further review will be required for construction.

SELECTION CRITERIA: appl_no='Z19100016'

M-^U Please contact Marc Rogolino @ 221-4700 regarding the City of Stuart Water/Sewer
Utility Avail. Fees. Fees must be paid prior to the
PW Dept. Final Inspection

All improvements shall be constructed and maintained without expense to the city. The city shall have access to the right-of-way at all times. The permittee shall gain no prescriptive rights in the subject right-of-way. The improvements and use of the right-of-way shall not interfere with the provision of municipal services or utilities. The permittee shall hold the city harmless from any and all claims, injury or damage to persons or property caused in any manner whatsoever by the private use of the right-of-way or the improvements constructed thereon.

Please forward comments to applicant. If there are any questions, please contact me at your earliest convenience at (772) 221-4700.

REVIEW STOP: ZONING - Zoning Review
REV NO: 2 STATUS: C DATE: CONT ID:
REVIEW SENT BY: DATE: TIME: TIME SPENT: 0.00
REV RECEIVD BY: treetz DATE: 06/04/20 TIME: 10:19 SENT TO:

07/15/2020 Spoke with Joh Eriksen and he is sending updated plan with proper utility connections requested by Public Works and response to Fire auto turn request.
Tom Reetz
Senior Planner
600.1284

REVIEW STOP: ZONING - Zoning Review
REV NO: 1 STATUS: F DATE: CONT ID:
REVIEW SENT BY: DATE: TIME: TIME SPENT: 0.00
REV RECEIVD BY: treetz DATE: 11/08/19 TIME: 12:17 SENT TO:

11/18/2019 Zoning comments:
1.Show existing landscaping
2. Propose new lanndscaping - see revised site plan
3. Show lighting plan
4. proposed unified signage plan including site signs
