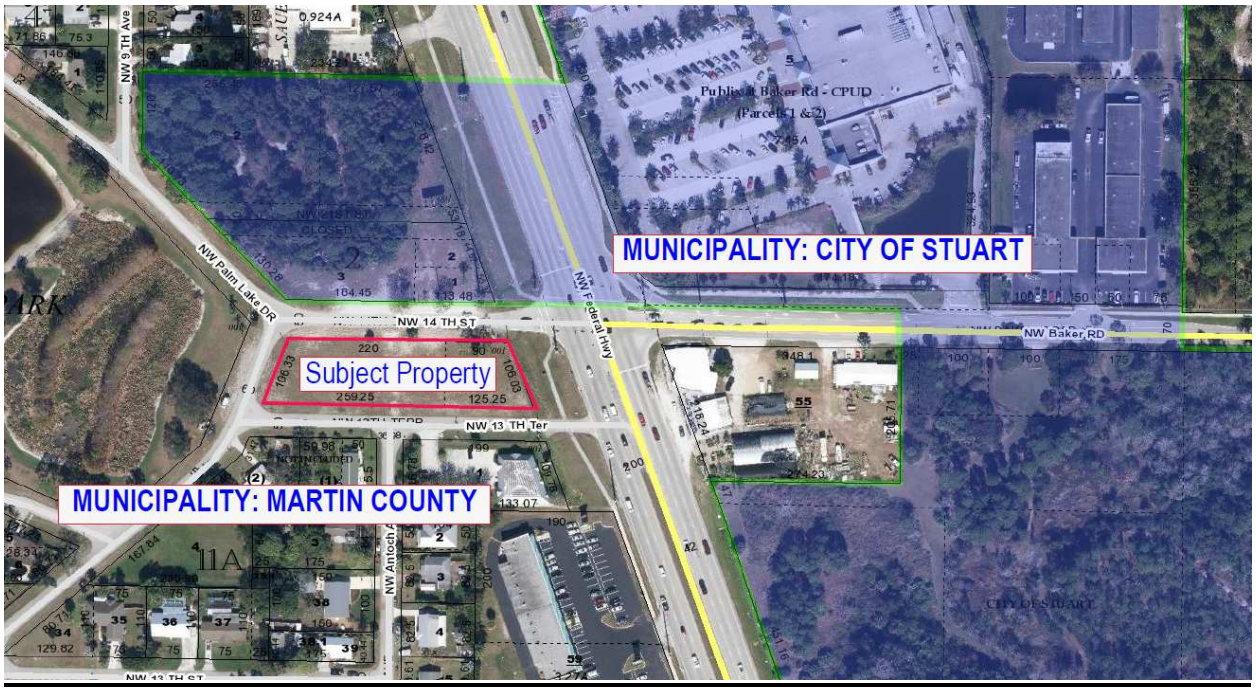
CITY OF STUART
LOCAL PLANNING AGENCY
August 16, 2018

Project Name: Karabulut Medical Offices	**Property Owner:** Engin Karabulut, Baker Road, LLC
Project No.: Z18050004	**Applicant/Petitioner:** Engin Karabulut, Baker Road, LLC
Ordinance No: 2381-2018	**Agent/Representative:** Brandon Ulmer, Thomas Engineering Group
	Case Planner: Stephen Mayer
Location: Parcel fronting N.W. Federal Hwy, South of NW 14th Street	



PROJECT SUMMARY		
Property Size (area)		0.80 acres
Present Use		Undeveloped
Subject Property Land Use		Martin County – Commercial Limited
Adjacent FLU	*North*	City of Stuart - Commercial
	South	Martin County – Commercial General Martin County – Commercial/ Office/ Residential Martin County – Low Density Residential
	East	Martin County – Commercial General
	West	Recreational
Subject Property Zoning		Martin County – Limited Commercial (LC) District

Adjacent Zoning	*North*	City of Stuart – CPUD (Hilton Suites)
	South	Martin County – Limited Commercial (LC) Martin County – COR-1 (Commercial Office/Residential) Martin County – R-2B
	East	Martin County – B-1 (Business)
	West	Martin County – R-2B
Proposed Land Use Designation & Zoning District		Commercial and Commercial Planned Unit Development (CPUD)
Proposed Use		Commercial – Medical Office building
City Approvals		• Building Department – No comments at this time. • Fire Department – Approved • Public Works – Approved with Comments • Police Department – Approved
Brief Explanation		The intent of this application is to request a voluntary annexation, small scale future land use map (FLUM) amendment to the City's Comprehensive Plan assigning a "Commercial" land use, and a designation of Commercial Planned Unit Development (CPUD) district on the City of Stuart Zoning Map. The subject property is 0.80 acres. The property is currently undeveloped. The intent of this project is the construction of 6,800 sf retail building. This agenda item is for the annexation only.
Staff Recommendation: Subject to the attached development conditions staff offers no objection to the annexation of the 0.80 acres parcel.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for annexation, Future Land Use amendment to Commercial, and zoning district designation to CPUD have been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.09, and 11.02.00 of the Land Development Regulations, as well as applicable sections in F.S. Ch. 163, Part II and Ch. 171, Part II.

B. Site Posting Date: 07-23-2018

C. Mail Notice Postmark: 07-23-2018 to property owners within 300 feet

D. Publication Date: 08-13-18 & 08-20-18 & 08-27-18

II. ANNEXATION ORDINANCE 2381-2018 (Attachment A)

III. APPLICATION See Attachment B to this report.

IV. STAFF ANALYSIS

A. Site and Area Characteristics (Attachment C)

The subject property consists of one lot totaling 0.80 acres in size, located on the west side of NW Federal Highway, in unincorporated Martin County.

Direction	Current Use	Zoning	Future Land Use
North	Vacant/Hilton Suites CPUD (City of Stuart)	CPUD	Commercial
South	Condon Jewelers Palm Lake Park (Martin County)	LC, COR-1, R-2B	Commercial General Commercial Office/ Residential Low Density Residential
East	Retail and outdoor sales (Martin County)	B-1	Commercial General
West	Palm Lake Park (Martin County)	R-2B	Recreational

B. Project Description

The subject property, consisting of one undeveloped parcel, is 0.80 acres in size. The subject property is located on the west side of the U.S. Highway One (south of the Hilton Suites CPUD). There is approximately 150 feet of frontage along U.S. 1. The site is currently within unincorporated Martin County.

The proposed project is a stand-alone 6,800 square foot office/retail building. Specifications regarding site and building design are discussed below in the applicable sections of the agenda item for Future Land Use Designation and rezoning to CPUD. The project is intended to be developed in one phase.

C. Annexation

i. Reason for Request

The applicant is voluntarily requesting annexation into the City's jurisdictional boundary.

ii. Revenues

The draft analysis which includes a breakdown of the estimated reoccurring annual and one-time revenue from the proposed project is below. It is the estimation below is based on the applicant's evaluation of construction costs plus the current land value. The current appraised value is $280,000. Building construction is estimated to be $680,000. Other work is estimated as such: $48,000 for site work, $29,000 for drainage, $39,000 for paving, $9,000 for water, and $64,000 for sewer. The subtotal is estimated to be over $869,000 of construction costs; however, this cost does not include irrigation, signage, landscaping, fencing and lighting. Adding the construction costs to the value of the property suggests that the post construction value of the land may be $1,149,000.

Proposing the best case scenario, that Property Appraiser adds the total value of construction to the project of $1,149,000, **the Ad Valorem generated by annexing this property into the City is about $5K.**

Estimated Building Permit and Impact Fees:

Based on the estimated value of $680,000 for construction costs of the building, the use and the square footage of the building (6,800 square feet of medical office), the total fee amount from the Building Division is estimated to be **$13,411** in fees, including impact fees.

iii. Impact on Police and Emergency Services

The City's Police and Fire Departments have reviewed all plans and state the proposed annexation would not have a significant impact on police and fire services.

iv. Access, Drainage, and Utility Statement

Access: The site will be accessed by a historic curb cut to 14th Street, and a new curb cut onto Palm Lake Drive. The applicant does not have enough frontage on US Highway one to justify an access directly onto US Highway One. The applicant has not provided access to 13th Terrace. The site is constrained to the point that any additional access will remove valuable landscaping, open space, utilities and parking.

Drainage: According to the preliminary drainage statement provided by the project engineer, the site will be able to comply with all applicable City of Stuart and state agency stormwater requirements (refer to Attachment B, Application Materials).

Utilities: Potable water would be provided by the Martin County's Consolidated System. There is an existing water main in the U.S. 1 right-of-way adjacent to the site. Additionally, the site would be served by Martin County's North Wastewater Facility. There is an existing force main in the U.S. 1 right-of-way adjacent to the site. Connection to the wastewater system would require construction of a private lift station for force main extension.

Projected Consumption

16,800 sf retail building at 0.1 gpd per sq. ft.	1,680 GPD – 0.002 MGD

Potable Water

Permitted Maximum Daily Capacity:	18.800 MGD
Total Maximum Daily Past 12 Months:	13.939 MGD
Available Capacity	4.861 MGD

Wastewater

Permitted Capacity:	2.760 MGD
Annual Average Daily Flow:	1.276 MGD
Current Outstanding Flow Commitments:	0.160 MGD
Available Capacity:	1.324 MGD

v. Intergovernmental Coordination

A copy of the application for annexation, Comprehensive Plan amendment and zoning designation was transmitted to Martin County Growth Management Department on August 1, 2018. We have not received any comments.

D. Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the application is consistent with the relevant components of the plan:

Element I, Goal Statement A Maintain and enhance Stuart's quality of life, natural beauty of small town waterfront character, its stable residential neighborhoods, and its status as the commercial/institutional hub for greater Martin County	The proposed medical office building will provide commercial use that is consistent with the City's goal of being the commercial hub of Martin County, while maintaining the transition between US-1 and the Palm Lake Park community.
Element I, Objective A.3: **Environmentally Sensitive Issues** Environmentally sensitive natural resources shall be protected including native vegetative communities, listed wildlife species and associated habitat. Development	The conceptual site design has 39% of the site has open space which includes dry retention area, landscape buffer and upland preserve. Development impacts are directed away from native areas.

shall be directed away from resource. Impacts shall be compensated for or minimized.	
Element I, Objective A.4: **Flood Management** Development shall not be planned to interfere with waterways, water collection areas or drainage systems.	Storm water shall be retained on-site through the use of pervious concrete and pervious pavers with roof run-off directed to an underground cistern water- storage system in order to reduce municipal water consumption for on-site irrigation. Stormwater system shall contain the 3-day, 25-year storm event, with overflow for major storm, directed to native areas, with ultimate outfall to FDOT swale in U.S. l.
Element I, Objective A.7: Future Land Use Categories	The applicant is requesting a CPUD zoning and Commercial Land Use designation which will only allow medical office and professional office uses.
Element I, Objective A.8: Land Development Regulations	As proposed, the proposed development meets or exceeds all City of Stuart LDR requirements for a Commercial Planned Unit Development, with two exceptions: 1) Allowing more than 10 spaces in a row in one location, where 12 parking spaces are requested 2) Front setback of 20'when 30' is typical for B-2
Element I, Objective B1, Policy B1.4 Annexation and redevelopment strategies for infill development and redevelopment should be formulated to produce a future viable economy for the City	The proposed project would occur on an undeveloped site which is surrounded by existing commercial and an undeveloped property on the north side, which was recently annexed into the City and is likely to be a four-story 100+ room Hilton Suites. Property to the south is developed as retail.
Element II: Transportation	Concurrency with Capacity/Levels of Service are met by the plan as proposed. Martin County permits are required for the curb cuts to Palm Lake Road and 14th Street.
Element IV: Infrastructure	Martin County Utilities shall supply water and sewer service. Water lines exist in the U.S. 1 ROW.
Element V, Conservation, Objective A.1: Surface Water Quality Stormwater plans shall adhere to the City of Stuart master Drainage Plan. In an effort to benefit surface water quality, a program to eradicate all invasive exotic trees and	Stormwater system shall contain the 3-day, 25-year storm event, with overflow for major storm, directed to native areas, with ultimate outfall to FDOT swale in U.S. 1. All invasive exotic trees and vegetation shall be removed from the site prior to

vegetation shall be implemented.	development.
Element V, Conservation, Objective A.3: Water Conservation Minimize water consumption and implement water shortage protocols during drought events. Use water saving devices such as low-flow/low-volume plumbing fixtures, drip irrigation, etc.	All new construction shall be equipped with low- flow/low-volume plumbing fixtures. Roof runoff shall be directed to an underground cistern, water- storage system in order to reduce municipal water consumption for on-site irrigation. Irrigation system shall be designed using drip and micro-jets delivery systems. Native and other, drought-tolerant materials shall be incorporated into the final landscape to reduce ultimate water consumption.
Element V, Conservation, Objective A.5: Natural Systems Native habitats shall be protected. Invasive exotic trees and vegetation shall be removed. Wetlands shall be protected.	The site design of the site does not require the 25% upland preserve area due to the size (less than one acre) and the already cleared nature of the site.
Element V, Conservation, Objective A.6: Wildlife Protection All endangered/threatened species shall be protected. Development sites shall be surveyed for protected species. The status of the City of Stuart as a bird sanctuary shall be maintained.	An Environmental Survey & Assessment was not required because the property has already been impacted by clearing and razed development There is no existing tree cover.

E. Technical Review by Other Agencies and Other Relevant Documents (Attachment D)

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

The Public Works, Fire, and Police Departments and Zoning have reviewed the applications and have offered their comments. Each department, including engineering, will provide specific comments at final site approval (with civil drawings) for permitting.

V. LOCAL PLANNING AGENCY (LPA)

On August 16, 2018, the LPA voted to approve the petition for annexation and move the ordinance forward to the City Commission for first reading. The ordinance was continued by staff in order to be heard concurrently with the future land use, rezoning and site plan application.

VI. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Subject to the conditions contained in the attached Ordinance, staff offers no objection to the proposed annexation.

VI. ATTACHMENTS

Attachment A: Proposed Ordinance No. 2381-2018
Attachment B: Application Material
Attachment C: Site and Area Characteristics
Attachment D: Technical Review Memorandums and Other Relevant Documents
Memo from Michael Mortell, City Attorney, regarding annexation technical review
Review Comments from Public Works
F.S. 171.044 Notice to Martin County BOCC