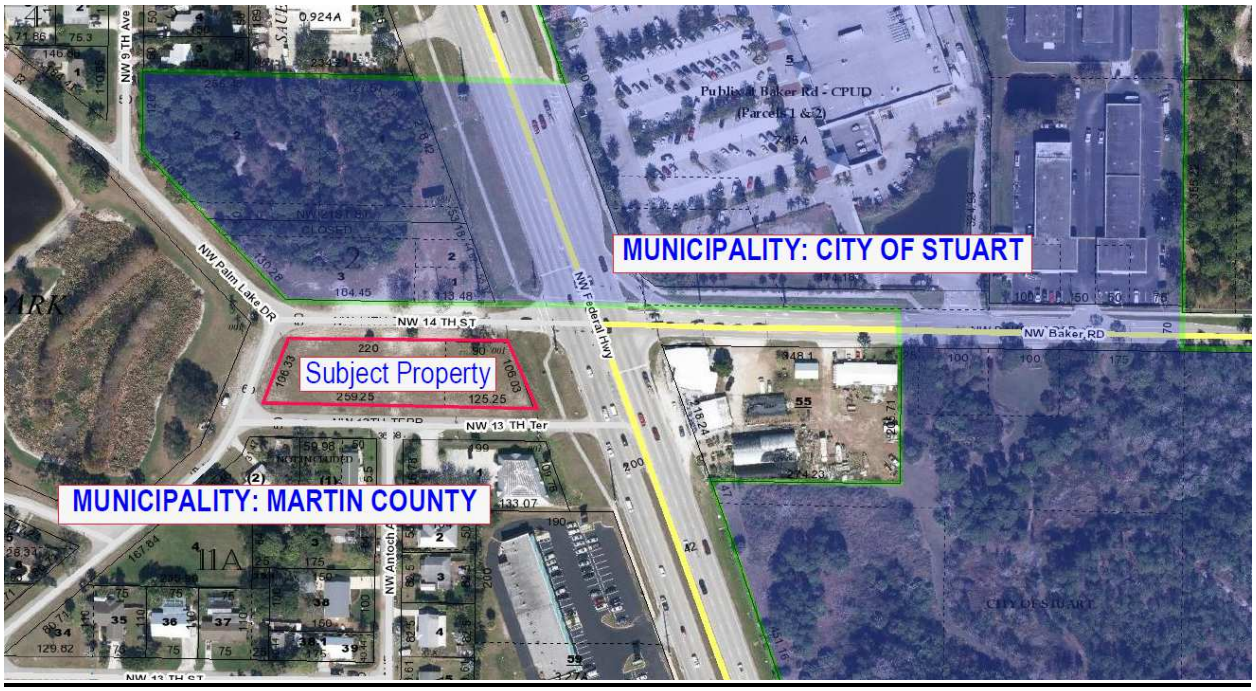
CITY OF STUART
CITY COMMISSION
September 24, 2018

Project Name: Karabulut Medical Offices Comprehensive Plan, Rezoning and Site Plan Approval	**Property Owner:** Engin Karabulut, Baker Road, LLC
Project No.: Z18050004	**Applicant/Petitioner:** Engin Karabulut, Baker Road, LLC
Ordinance No: 2382-2018	**Agent/Representative:** Brandon Ulmer, Thomas Engineering Group
	Case Planner: Stephen Mayer
Location: Parcel fronting NW 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.
Staff Recommendation: Subject to the attached development conditions staff offers no objection to the Future Land Use designation to Commercial and zoning district designation to Commercial Planned Unit Development (CPUD) of the 0.80 acre parcel located on the west side of the U.S.1, south of NW 14th Street.		

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. COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT ORDINANCE NO. 2382-2018 (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, just south of NW 14th Street, and the recently annexed Hilton Suites CPUD.

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. The project is intended to be developed in one phase.

C. 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 shall be directed away from resource. Impacts shall be compensated for or minimized.	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.
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	The proposed project would occur on an

Annexation and redevelopment strategies for infill development and redevelopment should be formulated to produce a future viable economy for the City	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 vegetation shall be implemented.	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 development.
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.

D. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the rezoning to CPUD would allow for 6,800 square foot medical office to locate at this site.

In comparison to the Current County Zoning and Land Use Designation of Limited Commercial, the City's CPUD ordinance is limiting the uses to medical and professional office. The current uses that are permitted in the County are such uses as: Business and professional office, indoor commercial amusement, construction industry trades, construction sales and services, financial institutions, funeral homes, hotels, motels, resorts and spas, limited retail and services, medical services, pain management clinic,

parking lot or garage, RV park, residential storage facility, convenient restaurant without drive thru, general restaurant, shooting range, veterinary medical services, science labs and other targeted technology and industrial business. Therefore, the City's land use and zoning is in compliance with the current land use and zoning.

E. Technical Review by Other Agencies and Other Relevant Documents

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.

PUD Waivers to the Code

The applicant is requesting individual setbacks that do not reflect the B-2 General Business zoning district. The flexibility of allowing a lesser front setback along US Highway One (from 30 feet to 20 feet), allows the applicant to provide rear loaded parking, and keep the building and business activity away from the residential property to the west. Staff supports these reduced setbacks.

The applicant is also requesting two waivers to the code:

1) **Section 6.04.07.C.5 Parking Areas for all non-residential developments/Parking area interior landscaping.**

The applicant is requesting 12 parking spaces in a row, as opposed to the code requirement of no more than ten (10) parking spaces between interior landscape islands.

Staff note: Due to the constrained, narrow lot, the applicant would have to lose valuable parking or buffer landscaping to include an additional parking island. In lieu of the parking island, staff has provided a condition that the applicant shall provide landscaping in a similar manner that the Hilton Suites provided along Baker Road, so that both sides of the road have the same treatment. In order to plan the landscaped entrance into Palm Lake Park with enhanced and unified manner, staff is willing to support the waiver.

2) **Section 6.01.04. Sidewalks and bikeways**

The applicant is requesting a 6-foot internal sidewalk when 8-foot sidewalks are required where practicable.

Staff note: As the code reads, where practicable, it is the opinion of staff that proposed 6' sidewalk is practicable for the low intensity use of a small medical office building, and in such a narrow, constrained lot.

V. LOCAL PLANNING AGENCY (LPA)

On August 16, 2018, the LPA voted to approve the item and move it forward to the City Commission. However, the board and a resident of the Palm Lake Park raised concerns that needed to be addressed prior to city commission hearing. On August 27th, staff recommended to continue the item until the October 24th City Commission. In the meantime, the applicant has provided a full traffic statement (see attached traffic report), reflecting the combined traffic impacts to 14th Street from the Hilton Suites and the proposed development. The applicant has also provided updated architectural renderings, site plan and landscape plan, responding to the concerns from staff and the LPA board. The applicant has provided the sidewalk connection, additional landscaping along 14th Street and provided the location of the HVAC units on the site plan.

Staff notes that two (2) residents from the Palm Lake Park neighborhood have expressed to staff concern that additional traffic from the proposed development should be diverted away from 14th Street and the location of the parking and dumpster should be geared toward the front of the property. They are not in support of the petition.

Staff has included the traffic analysis which shows that in combination with the approved Hilton suites hotel, the proposed development will not cause the traffic intersection to be impacted beyond its level of operation and the preferred traffic circulation is to bring traffic to the signaled intersection. Also, staff has provided the analysis showing the permitted uses within the County's Limited Commercial Land use and Zoning district. The City's proposed CPUD ordinance limits the uses to Medical and Professional Office, which is far more restrictive than the County's current list of uses permitted on the site. Finally, staff supports the applicant's desire to have a strong building frontage presence along US Highway One, similar to the commercial building adjacent and to the South, and similar to the Hampton Inn, also just south of the property along US One. The parking lot and dumpster location is landscaped in order to provide adequate screening from the interior right of ways and the actual front entrance of the building is facing the neighborhood and is similar to the elevation one would see from US Highway One.

VI. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Subject to the conditions contained in the attached Ordinance, staff offer no objection to the Future Land Use designation to "Commercial" and Zoning District designation to "Commercial Planned Unit Development (CPUD)" of the 0.80 acre parcel located on the west side of the U.S.

VI. ATTACHMENTS

Attachment A: Proposed Ordinance No. 2382-2018
Attachment B: Application Materials
Attachment C: Site and Area Characteristics