ENGINEERS ◓ SURVEYORS ◓ ENVIRONMENTAL

LETTER OF JUSTIFICATION
Baker & US 1
Rezone Application
April 17, 2018

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a rezone for a parcel associated with a project to be known as Baker & US 1 located in Stuart, Florida. The petitioner is requesting approval to change the zoning of Parcel ID # 29-37-41-001-001-00010-0 from (Martin County) Limited Commercial to (City of Stuart) Commercial Planned Unit Development (CPUD). The property is located at 1400 NW Federal Highway.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located at 1400 NW Federal Highway. The property address is outlined in the table below:

Parcel ID	Address	Acreage	Current FLU	Current Zoning
29-37-41-001-001-00010-0	1400 NW Federal Highway	.80	CL	LC

The subject property has a Martin County Future Land Use designation of Commercial Limited and is located in the Limited Commercial zoning district. This .80-acre parcel is currently undeveloped.

To the north of the subject is an undeveloped parcel that was recently annexed into the City of Stuart. It has a future land use designation of Commercial and is in the CPUD (Commercial Planned Unit Development) zoning district.

To the south of the subject property is a developed commercial parcel and a residential area. These parcels have a Martin County future land use designation of Commercial/Office/Residential, Low Density and Commercial General with underlying zoning categories of COR-1 (Commercial/Office/Residential), R-2 B (Single Family Residential) and LC (Limited Commercial).

East of the subject property lies NW Federal Highway followed by a developed commercial parcel. This parcel has a Martin County future land use designation of Commercial General and an underlying zoning category of B-1 (Business).

To the west of the subject property is a conservation area that contains a lake. The Martin County future land use designation of this property is Recreational and it is located in the R-2 B (Single Family Residential) zoning district.

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REZONE REQUIREMENTS

Section 11.01.08 of the City of Stuart Land Development Code identifies the requirements for zoning amendment approvals. The application, fees and conceptual site plan are included as part of this submittal along with supplemental information that we feel would be helpful for the review and approval of this request.

Based on the above and attached information, the applicant respectfully request approval of the proposed applications.

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