City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

(772) 288-5326

Received by: _____
Reviewed by: _____
Approved by: _____

Application to Rezone Real Property

(including Planned Unit Developments)

Project ID#_____
(Staff Entry)

Pre-App Conference Date: September 15, 2017	Application Date:
Project Name: Kanner Highway Assisted Living Facility	
Parcel ID# 40-38-41-001-005-00000-8	Project Address: TBD - NEC S. Kanner Hwy & SE Indian St.
Current Zoning: CPUD	Current Land Use: Commercial
Proposed Zoning: RPUD	Proposed Land Use: Institutional
Present Use: Vacant	Site Area/Acreage: 5.01

Fees *(check box): This does not include fees that may be charged as a result of application review by the City's consultants*

Rezoning to CPUD	$3,584.00	☐	Site space must be greater than 20,000 sq. ft.
Rezoning to RPUD	$3,584.00	☒	Site area must be greater than .5 acre
Rezoning to MXPUD	$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to Industrial IPUD	$3,584.00	☐	Site area must be greater than 1 acre
Rezoning to Public Service PSPUD	$3,584.00	☐	Site area must be greater than 2.5 acres
Non-PUD District Rezoning	$1,433.00	☐	

Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) The data requirements for a site plan and a concept plan are available at the Development Department.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. The Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Written justification supporting the application and demonstrating how the application:

(a) is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and

(b) complies with the relevant development standards of the City of Stuart Land Development Code *(include additional pages if needed).*

(over)

General Information

(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name:	City/State/Zip Code: Tequesta, FL 33469
Title:	Telephone Number:
Company: Center Point LLC	Facsimile Number:
Company Address: 222 US HWY1 Suite208H	Email Address (optional):

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name: Emma Sandell	City/State/Zip Code: Melbourne, FL 32934
Title: Project Engineer	Telephone Number: 321-443-0135
Company: Bowman Consulting	Facsimile Number: 321-255-7751
Company Address: 4450 W. Eau Gallie Blvd., Suite 232	Email Address (optional): esandell@bowmanconsulting.com

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Will Reynolds	City/State/Zip Code: Winter Haven, FL 33884
Title:	Telephone Number: 863-412-2045
Company: CERTUS Stu Owner LLC	Facsimile Number:
Company Address: 1916 Eloise Cove Drive	Email Address (optional):

I hereby certify that all information contained herein is true and correct.

4. Signed this 8 day of November, 2017.

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 8 day of Nov. 2017 by Marcos Torres who is personally known to me, or who has produced FL Drivers License. as identification and who did/did not take an oath.

Notary Signature

MARCOS TORRES NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires June 7, 2020 No. FF 999712

Commission Expires: 6/7/20

ITEM #	TYPICAL PLAN COMPONENTS
1	Schedule a pre-application meeting
2	Plans shall be 24" x 36" in size (2 sets)- "State Plane Coordinates"
3	All drawings to be folded to nominal 9" x 12" size
4	Legible graphic scale displayed on each sheet of both sets
5	Title Block including: north arrow, street address of the zoning lot, date of preparation, name and address of the firm that prepared the site plan, type of plan, project or development name project (includes any former name if existing)
6	Site data summary to include but limited to: a) Tabulation of total project area b) Total anticipated phases/units c) Lot coverage of structures d) Number of buildings with square footage e) Impervious/pervious surface coverage f) Density units per acre, if applicable g) No. of off-street parking spaces, required and provided, including handicapped spaces h) No. of off-street loading space(s) i) Existing and proposed zoning j) Future Land Use designation k) Existing and proposed use l) Floor area ratio m) Open space or urban open space, if applicable n) Handicapped access to structures, including type of ramping and slope
7	Legal description and parcel boundary(s) survey of the property prepared by a licensed surveyor registered in the State of Florida
8	Vicinity map preferably at a scale of 1' = 2,000'
9	Zoning Map, Future Land Use Map, Aerial of subject property
10	All submittals shall be on a CD in PDF downloadable file
11	Final submittal of plan documents shall be signed and sealed in a PDF downloadable file on a disc
12	All revised plans must be clouded and must be accompanied by a cover letter indicating all changes and their locations (Include it with the application form)
13	Access and Traffic Flow Plans including parking, loading and internal traffic circulation patterns (Turning radius trucks)
14	Any traffic lights installed by the proposed project will include installation of traffic pre-emption device as approved by the development director
15	Fire Department Access and Water Supply a) Fire department access road shall extend to within 50 ft of a single exterior door providing access to the interior of the building;

	b) Fire department access roads shall have an unobstructed width of not less than 20 ft. c) Fire department access roads shall be provided such that any portion of the facility is located not more than 150 ft from the fire dept. access road; d) Required fire lanes shall be provided with the inner edge of the roadway no closer than 10 feet and no further than 30 feet from the building; e) Turning radius (25' inside, 45' outside and height minimum of 13'6") f) Fire Department Connection Location g) Fire Hydrant Locations, existing and proposed - clearance of 7'6" in front of and to the side of the fire hydrant, with a 4' clearance to the rear of the hydrant h) Fire mains - minimum 6" supply; minimum 8" dead end main as approved by MCU
16	Existing buildings and structures on the project zoning lot(s) and within fifty (50) feet of the project's property lines, or such additional distance as may be necessary in order to show major features or conditions that may affect the project
17	Existing Uses and zoning on all adjacent property
18	Locations of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative systems to be used
19	Proposed development shall include but not limited to: a) Location and size of all proposed buildings and structures, labeled with allowable use, height, total and gross floor area, and distance to all property lines and between buildings b) Number, height, and type of residential units; Provide density units per acre (Gross) c) Architectural elevations of all sides of all buildings d) Height and Type of Fencing and Walls, existing and proposed e) Off-Street Parking and Loading layout including typical size and number of spaces by location (parking bays). If structured parking, include parking layout of each level (ground and typical) f) Minimum of six-foot wide sidewalks g) Drive-thru windows, including vehicle queuing or stacking spaces and queuing lane dimensions, if any h) Passenger drop-off/pick-up areas; Decorative benches, if provided
20	Building setback distances from property lines, abutting right-of-way centerlines, and all adjacent buildings and structures
21	Minimum floor elevations of buildings and finished floor elevations of subject property and adjacent property
22	Pedestrian Circulation System and Points of Ingress and egress (including proposed public street modifications)
23	Concurrency Review: a) Demonstrate ability to meet concurrency (Traffic, School, Utility, Parks & Recreation) b) A traffic statement shall be required if proposed development have the potential to generate 19 or less peak-hour trips b) A traffic study shall be required if proposed development have the potential to generate 20 or more new peak-hour trips d) School Concurrency requirement - Residential developments shall comply with bus stops size, location and turning radius to accommodate a school bus by coordinating with the Martin County Zoning, Planning and Engineering Departments, as well as the Martin County School

	District Planning and Transportation Department.
24	Phasing, if any; Total acreage in each phase and gross/net intensity (non-residential) and gross/net density (residential) of each phase; What will be built in each phase; Construction phase lines
25	Dumpsters: a) Refuse and recycling collection areas b) Dumpster enclosure details per City of Stuart's standard specification
26	Various plans including: a) Site Lighting Plan including location, type, height and intensity pattern of all exterior lights, if applicable b) Signage plan/Unified signage plan c) Landscape plan and specifications, signed/sealed/dated by a Florida Registered Landscape Architect
27	Location, names and widths of existing and proposed streets, highways, easements, building lines, alleys, parks, public spaces, and Rights-of-Way and similar facts regarding adjacent property
28	Utility Lines and Structures such as water, sewer, gas, electric, telephone, hydrants, main size to support fire flows and FDC locations, on the project site, including size and/or capacity and similar facts regarding adjacent property
29	Cross sections and specifications of all proposed pavements
30	Location of proposed retention/detention areas
31	Typical and special roadway and drainage sections
32	Locations of all land to be abandoned, dedicated or reserved for all public or private uses including rights-of-way, easements, special reservations
33	Location of onsite well and any wells within 1,500 feet of any property line
34	PRE-APPLICATION MEETING(S) REQUIRED TO REVIEW POTENTIAL ENVIRONMENTAL IMPACTS Before creating a detailed conceptual site plan or seeking environmental permits from federal, state or other agencies, the applicant shall first schedule and attend at least one pre-application meeting with Town Officials to discuss the project's probable environmental impacts. For the pre-application meeting, the applicant shall provide an environmental report, prepared by a qualified environmental professional (i.e. Certified Ecologist, Certified Environmental Professional, Professional Wetland Scientist, or other recognized certification), in accordance with the Town's Land Development Code. The applicant is also encouraged to provide a rough layout of the proposed site plan, if available. The primary purpose of the pre-application meeting(s) is to ensure that before detailed site planning begins and substantial costs are incurred, the applicant is made fully aware of the Town's environmental design standards, particularly its "avoidance or minimization" of impact standards, and that this awareness is ultimately reflecting in the site's final design.
34A	Avoidance or Minimization of Wetland and Other Environmental Impacts

	On-Site Avoidance 1. Can another vertical level be added to a building to decrease the overall building footprint? 2. Can the building footprint be reduced and still achieve the project's purpose and need? 3. Can a building be repositioned on the parcel to reduce or eliminate environmental impacts? 4. Can multiple structures be clustered to reduce or eliminate impacts? 5. Can road or utility alignments be reconfigured? 6. Can spans and bridges be used instead of culverts? 7. Can grading be minimized by incorporating natural topography? 8. Can more trees and vegetation be preserved? 9. Can lot layout be reconfigured? 10. Can state waters, including wetlands, be concentrated into subdivision "common areas"? 11. Can the project's storm water facilities be designed using Low Impact Development (LID) Techniques?
34B	On-Site Minimization: 1. Can some of the above listed techniques be used to further minimize impacts? 2. Can directional drilling be used to install underground utilities instead of excavation and backfill? 3. Can equipment fitted with low pressure tires or tracks be used? 4. Can any permanent impacts (e.g. access roads) be converted to temporary impacts? 5. Can construction staging or stockpiling of materials occur in areas outside of environmentally sensitive lands?
34C	All water bodies, watercourses, wetlands and associated buffers on-site and immediately adjacent to the site and within the watershed, inclusive of all environmentally sensitive land on the site, including wetlands, and any proposed disturbance thereof.
34D	Vegetation – existing vegetation on site, including each separate type of upland vegetation or land cover and each type of wetland vegetation cover mapped and described in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCCS), including total acreage calculations of each vegetative type shown on the map, as well as a recent aerial photograph of the subject property.
34E	Wetlands – a copy of a wetland delineation map according to the State of Florida, including a separate map determining the existence of outstanding resource wetlands, if applicable, including an opinion from the Florida Fish & Wildlife Conservation Commission (FWCC) or U.S. Fish and Wildlife Service (USFWS), or a professional biologist rendering an opinion as to whether the wetland or wetlands on site have significant wildlife values.
34F	Wildlife – a description of the wildlife observed or expected to be present on site, based on habitat, using indicators such as tracks, burrows, nests, and live sightings of species listed by Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service as endangered, threatened or of special concern, including an account of field reconnaissance and identification efforts, as well as all correspondence, documents, reports, etc. to and from all pertinent environmental regulatory agencies.
34G	Preserve area and upland buffer evaluation -- calculation of the preserve area and upland buffer requirements, including a summary of total site area, acreage of wetlands, acreage of native upland and of non-native upland, as well as a map depicting each area type and location of

	wildlife observations from the wildlife evaluation. Native vegetation constituting up to 25 percent of a development site shall be preserved.
34H	Native Vegetation Preserve Area Onsite/Offsite -- for proposed upland native vegetation preserve areas – either onsite or offsite – the location of the proposed relocation area, consisting of the same type of vegetative community, provided on-site and offsite preserve areas of a different type may be proposed, providing that the area is a native vegetative community that is rare within the City or Martin County.
34I	Use of drought-tolerant, native vegetation in landscaping.
34J	Exotic and invasive vegetation to be removed upon development or redevelopment.
35	Frontage Type(s)
36	Minimum percentage of façade along front lot line, indicate amount required and provided
37	Location of transition line, if applicable
38	Minimum percentage of glass, indicate amount required and provided
39	Slope of pitched roof, if provided
40	Height of parapet wall, if any
41	List of exterior materials, colors and finishes
42	Except for single-family residential, all developments which are less than 20,000 square feet shall incorporate a minimum of four of the following building design standards, and all developments which exceed 20,001 square feet shall incorporate a minimum of five of the following building treatments: a. Overhangs; b. Arcades as defined by this Code; c. Sculptured artwork and/or fountains; d. Raised cornice parapets over doors; e. Peaked roof forms; f. Display windows; g. Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design; h. Clock or bell towers; i. Decorative light fixtures; j. Decorative landscape planters or planting areas, a minimum of five feet in width, and areas for shaded seating consisting of a minimum of 100 square feet; k. Integration of specialty pavers, or stamped, colored concrete along the building's walkway to constitute a minimum of 60 percent of walkway area; l. Water elements, a minimum of 50 square feet in area; and m. Courtyards along the front building facade.
43	Curb cut, if any

44	Outbuildings, if any
45	Height/length/depth/projection of balconies and balcony rails
46	Traffic drive aisle width
47	Material of roofs and gutters
48	Specifications of arcades and porches, if any
49	Materials, configuration, and operations of windows and doors
50	Garden wall, if any