ENGINEERS ◓ SURVEYORS ◓ ENVIRONMENTAL

LETTER OF JUSTIFICATION
Baker & US 1
PUD Amendment Application
December 11, 2018

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a minor PUD Amendment for a project known as Baker & US 1 located in Stuart, Florida. To satisfy comments received from Martin County Engineering Department regarding access, a minor amendment to the approved plan is requested. The Parcel ID associated with this project is # 29-37-41-001-001-00010-0 and 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	C	CPUD

The subject property has a future land use designation of Commercial and is located in the CPUD (Commercial Planned Unit Development) zoning district. This .80-acre parcel is currently undeveloped. On September 24, 2018 the above noted parcel was annexed into the City of Stuart. At the time, access was proposed off of 14th Street and NW Palm Lake Drive. Martin County Engineering determined that access to NW Palm Lake Drive was not acceptable. Due to this, a minor PUD amendment is being requested. Historically, patient volume for this facility is 27 – 29 patients daily (approximately 3 per hour).

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.

PUD AMENDMENT REQUIREMENTS

Section 11.01.09 of the City of Stuart Land Development Code identifies the requirements for planned unit development 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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