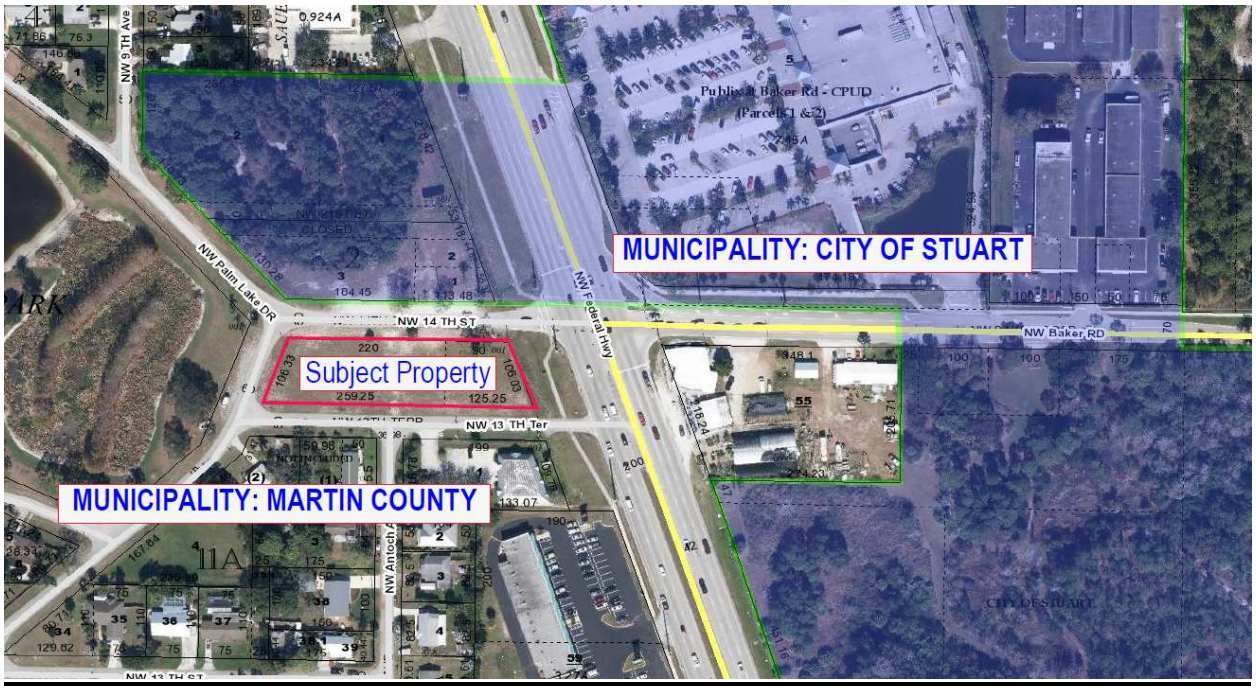
CITY OF STUART
CITY COMMISSION
February 11, 2019

Project Name: Karabulut Medical Offices Comprehensive Plan, Rezoning and Site Plan Approval	**Property Owner:** Daniel DelRowe, Baker Road, LLC
Project No.: Z18120001	**Applicant/Petitioner:** Daniel DelRowe Baker Road, LLC
Ordinance No: 2400-2019 (Second Reading)	**Agent/Representative:** Brad Currie, Engineering, Design and Construction, Inc.
	Case Planner: Stephen Mayer
Location: Parcel fronting NW Federal Hwy, South of NW 14th Street (14000 NW Federal Highway)	



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 minor amendment to the Baker Road Commercial Planned Unit Development (CPUD) to allow a change in the use from Office, Medical to Office, Low Intensity Medical and minor changes to the site plan, such as the location of the dumpster and ingress/egress. 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, which was approved in 2018.
Staff Recommendation: Subject to the attached development conditions staff offers no objection to the minor amendment to the Baker Road 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 a minor amendment to a 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: 01-14-2019

C. Mail Notice Postmark: 01-14-2019 to property owners within 300 feet

II. APPLICATION See Attachment B to this report.

III. 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 project is approved as a stand-alone 6,800 square foot office/retail building. The project is intended to be developed in one phase. Due to right of way restrictions from Martin County engineering, the applicant was not able to obtain a curb cut intersection as shown on the approved site plan. The applicant redesigned the site plan to relocate the ingress/egress from Palm Lake Drive (on the west side of the property) to 13th Terrace (on the south side of the property). This aligned with the ingress/egress to the north side of the property and to 14th Street (or the Baker Road intersection). Also, the modification of the

parking lot allowed the site to be configured to relocate the dumpster from the western side of the property toward the middle of the site, and the number of parking spaces in a row without a landscape island is now in compliance with the city's Land Development Code. Finally, the minor amendment limits the use of the building to Low Intensity Medical, as defined by the City's Land Development Code. The applicant is an Ear, Nose and Throat (ENT) physician that will operate an ENT doctor's office which meets the intent of a low impact medical office. Because of this use designation, the required parking is under the provided parking.

C. 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 received approval of individual setback that does 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 no longer requesting any additional waivers to the code.

VI. ATTACHMENTS

Attachment A: Proposed Ordinance No. 2400-2019
Attachment B: Application Materials