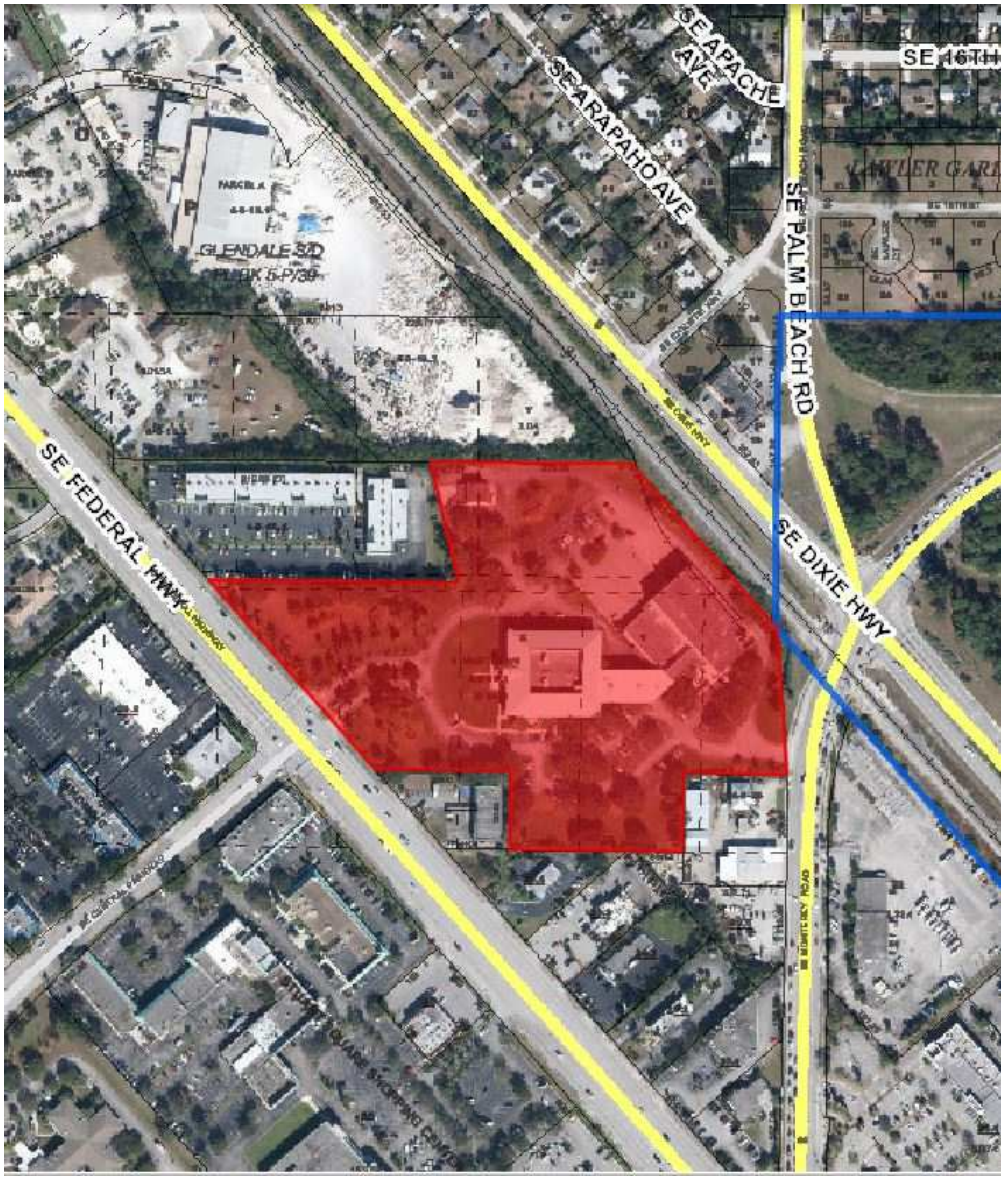
CITY OF STUART
City Commission Meeting
June 10th, 2019

Project Name: Stuart News CPUD Amendment	**Property Owner:** Stuart News
Project No.: Z190400004	**Applicant/Petitioner:** Martin County School Board
Ordinance No: 2408-2019	**Agent/Representative:** Tyson Waters
	Case Planner: Tom Reetz
Location: 1939 SE Federal Highway, Stuart, FL	



PROJECT SUMMARY		
Property Size (area)		10.841 acres
Present Use		CPUD
Subject Property Land Use		Commercial
Adjacent FLU	*North*	Industrial & Commercial
	South	Commercial
	East	County
	West	Commercial
Subject Property Zoning		CPUD (Commercial Planned Unit Development)
Adjacent Zoning	*North*	B-2 & Industrial
	South	B-2
	East	Martin County
	West	B-2
Proposed Use		Government Building
Brief Explanation		The Martin County School Board, as applicant, is requesting to amend the Stuart New Commercial Planned Unit Development agreement, Ordinance No. 941-1982 in order to allow government buildings as a permitted use. Government buildings are permitted in the Commercial land use category, and are an allowable use within the CPUD zoning district with approval of the City Commission. This amendment will allow the School Board to relocate and consolidate the Martin County School District staff, and associated services, to this centralized location.
Staff Recommendation: **Motion to approve a Major Amendment to the Stuart News CPUD to allow government buildings as a permitted use.**		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for the major amendment to the 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.

B. Site Posting Date: 5-1-2019

C. Mail Notice Postmark: 5-1-2019to property owners within 300 feet

D. Publication Date: N/A

II. HISTORY OF THE SITE

The CPUD was originally approved to develop a campus of buildings consisting of a 30,529 square foot Production Building housing printing presses, warehouse, mailroom, a Production services Building, a 40,610 square foot two-story Office Building, a 3,200 square foot Vehicle Maintenance/Groundkeeper building, a railroad siding, and appurtenant facilities and improvements, including parking areas landscaping entrances exits, perimeter road and a perimeter buffer area, all complying with relevant development standards of the City's Land Development Code.

.

III. STAFF ANALYSIS

A. Site and Conditions for Development

The subject property consists 10.81 acres in size, located at 1939 SE Federal Highway, Stuart, Fl east of US1 and west of Monterey and Dixie Hwy.

Direction	Current Use	Zoning	Future Land Use
North	Commercial Retail	B-2	Commercial
South	Good Year, Auto purchase, Restaurant	B-2	Commercial
East	Construction Company(Mosley and Son)	Industrial	Industrial
West	Strip plaza (Auto Zone)	B-2	Commercial

B. Project Description

This new, centralized location will allow the School district and the community, a more convenient location for the School District administration operations. the Martin County School Board chambers will also be relocated to the Stuart News property.

In addition to government use, Professional office (including non-intensive medical), Restaurant (limited to 30 seats), Banks, and Retail, Non-intensive sales and service are included for possible future uses for the CPUD without amendment to the Ordinance.

The proposed amendment to allow government buildings within the Stuart New CPUD is consistent with the City of Stuart Comprehensive Plan, including concurrency with the adopted level-of-service for utilities and is compatible with existing uses in the surrounding areas.

C. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed list of uses that are consistent with the Commercial Future Land Designation:

> *This land-use category commercial is predominately connected with the sale, rental and distribution of products or performance of professional and non-professional and nonprofessional services, including retail sales, service establishments, business, and professional and other offices shopping centers financial institutions restaurants. Also, public facilities and electric distribution substations are allowed.*

IV. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Motion to approve Ordinance No. 2408-2019 - Major Amendment to the Stuart News CPUD to allow government buildings as a permitted use.