



McCarty & Associates
Land Planning and Design
www.McCartyLandPlanning.com
309 SE Osceola Street, Suite 104
Stuart FL 34994
772-341-9322

July 16, 2019

SADA INTERNATIONAL SALON PUD APPLICATION



Prepared for:
Sada International Salon

Development Narrative

Introduction

The address of the subject property is 801 SE East Ocean Blvd in Stuart FL identified by PCN 04-38-41-007-010-00130-1 and consists of 0.29 Acres. The property is currently zoned R-3 residential multi-family/duplex with a future land use designation of office - residential. The property has an existing two story building consisting of 3,485 sqft with 17 parking spaces. The property was developed in 1974 as a medical office building and is now used as a professional office for an interior decorator. The applicant is proposing to utilize the existing building for a professional salon. The salon use is not permitted in the current R-3 zoning designation but can be permitted via PUD application.

Compatibility of Zoning

The proposed PUD is compatible with the surrounding uses and zoning designations within the area which are as follows:

- To the north- medical offices with R-3 Residential Multifamily/ Duplex
- To the east- medical offices with R-3 Residential Multifamily/ Duplex
- To the south- medical offices with R-3 Residential Multifamily/ Duplex
- To the west- medical offices with R-3 Residential Multifamily/ Duplex

Current Site Conditions:

The property has an existing two story building consisting of 3,485 sqft with 17 parking spaces. The property was developed in 1974 as a medical office building and is now used as a professional office for an interior decorator. The subject site is well maintained with attractive landscaping around the foundation of the building with shrubs, grass, ground cover, with of varying colors and textures which complement the surroundings.

Water and Waste Water:

The proposed use does not anticipate an increase in water or waste water services since the building was originally constructed for medical office. The current service provided by the City of Stuart is satisfactory for the proposed salon use.

Traffic:

The proposed salon use will generate less than the originally approved medical office. Therefore there will be no increase in trip generation on the surrounding road way network. The impacted roadway network is functioning at an acceptable level of service.

Summary

This is a zoning change request to (PUD) Planned Unit Development is to lawfully permit the applicant to operate a salon. The proposed use is compatible with the surrounding uses and will not have negative effect on the adjacent properties. The applicant is not proposing any changes to the site and intends to use the current improvements and structures as they exist with the exception of an interior renovation. Sada International Salon has been located in Stuart for over 20 years and continues to provide an important service to our community.

Please find attached the following documents for your review and consideration:

- PUD Application
- Location Map Exhibit
- Aerial Map Exhibit
- Future Land Use Map Exhibit
- Zoning Map Exhibit
- Site Plan
- Survey

If you have any questions or require any additional materials, please do not hesitate to contact our office. We thank you for your review on this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty
Principal
Mike@McCartyLandPlanning.com

Cc: client



City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

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

(772) 288-5326

Application to Rezone Real Property (including Planned Unit Developments)

Project ID# _____
(Staff Entry)

Pre-App Conference Date: <small>N/A</small>	Application Date: <small>7-3-19</small>
Project Name: <small>Sada Information Salon</small>	
Parcel ID# <small>04-38-41-007-010-00130-1</small>	Project Address: <small>801 SE Ocean Blvd, Stuart FL 34994</small>
Current Zoning: <small>R-3 Residential - Multi Family/Duplex</small>	Current Land Use: <small>Office - Residential</small>
Proposed Zoning: <small>UPUD</small>	Proposed Land Use: <small>Office - Residential</small>
Present Use: <small>Interior decorator office</small>	Site Area/ Acreage: <small>.2956</small>
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 UPUD \$3,584.00 <input checked="" type="checkbox"/>	Site space must be greater than 20,000 sq. ft.
Rezoning to RPUD \$3,584.00 <input type="checkbox"/>	Site area must be greater than .5 acre
Rezoning to MXPUD \$3,584.00 <input type="checkbox"/>	Site area must be greater than .5 acre
Rezoning to Industrial IPUD \$3,584.00 <input type="checkbox"/>	Site area must be greater than 1 acre
Rezoning to Public Service PSPUD \$3,584.00 <input type="checkbox"/>	Site area must be greater than 2.5 acres
Non-PUD District Rezoning \$1,433.00 <input type="checkbox"/>	
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: <p>(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</p> <p>(b) complies with the relevant development standards of the City of Stuart Land Development Code (include additional pages if needed).</p>	

(over)

General Information

(Please Print or Type)

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

Name:	Susan Demeo
Title:	MGR
Company:	Stuart Hills Properties LLC
Company Address:	P.O. Box 912 Palm City FL 34991

City/State/Zip Code:	Palm City, FL 34991
Telephone Number:	n/a
Facsimile Number:	n/a
Email Address (optional):	n/a

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:	Mike McCarty
Title:	Principal
Company:	McCarty & Associates Land Planning and Design LLC
Company Address:	309 SE Osceola Street, Suite 109

City/State/Zip Code:	Stuart FL 34994
Telephone Number:	772-341-9322
Facsimile Number:	N/A
Email Address (optional):	mike@mccartylandplanning.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:	Hisashi Tomosada
Title:	Owner
Company:	Sada International Salon
Company Address:	11 SE Osceola St.

City/State/Zip Code:	Stuart FL 34994
Telephone Number:	772-223-1131
Facsimile Number:	n/a
Email Address (optional):	n/a

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

4. Signed this 8 day of July, 2019

Susan Demeo
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 July by Susan Demeo who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Marjorie Smith
Notary Signature



Sada International Salon

04-38-41-007-010-00130-1

801 SE Ocean Blvd.

Stuart, Florida

McCARTY & ASSOCIATES

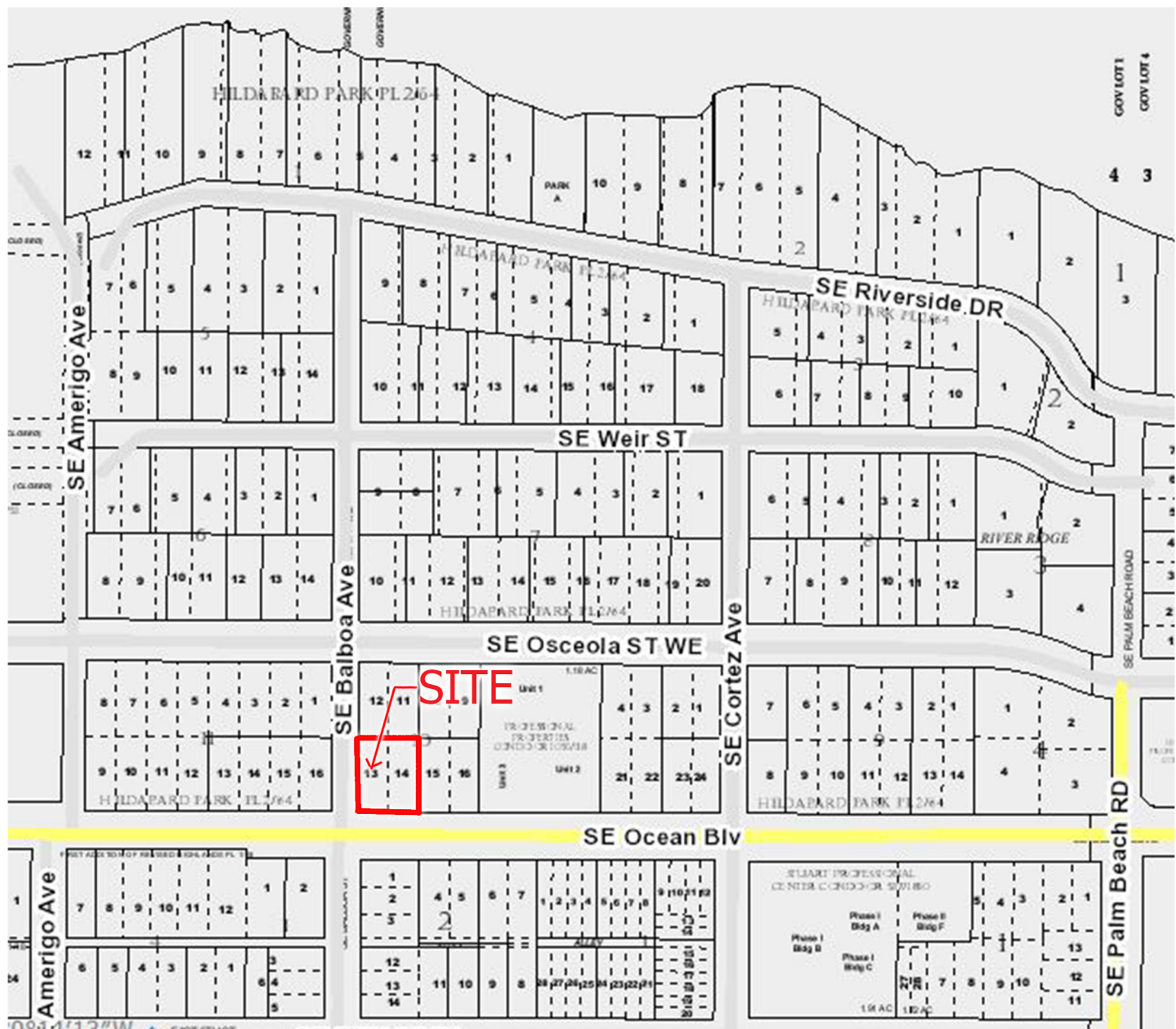
LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

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Location Map



Sada International Salon

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801 SE Ocean Blvd.

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Aerial Photograph



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Future Land Use

Office - Residential



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Zoning Map

R3 Residential Multi-Family / Duplex

