

City of Stuart Commercial Property Report



CPR

ATTENTION COMMERCIAL PROPERTY OWNERS

FREE

- Do you want to know more about your commercial property?
- You can obtain a free Commercial Property Report from the City of Stuart.

CPR

- CPR is a no-cost service designed to provide commercial property owners with vital, site specific information about their properties with respect to the City's zoning, building, public works, police and fire department codes and other regulations.

FREE

- Under CPR, a team of City staff members will visit a candidate property and prepare a report on a host of issues including consistency with the City's Comprehensive Plan; permitted uses under the City's zoning codes; the property's "grandfathered" status; possible conversion of the property to other uses; building code issues; parking & landscaping requirements; ADA compliance; water, sewer, sanitation and roadway access issues; fire protection; Community Redevelopment Area (CRA) requirements and opportunities (if applicable); crime prevention techniques; as well as general observations about the property's potential for enhanced economic use. A free infrared camera energy evaluation is also available upon request.

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Who will benefit from CPR?

- CPR is aimed at property owners and marketers of vacant or underutilized commercial buildings.

Who can participate?

- Property owners or authorized agents may apply.
- Real estate professionals, economic development advocates, design firms, potential tenants, etc. are encouraged to act as facilitators in promoting the program.

How can you utilize the program?

- To initiate a site analysis and ultimately receive a report, please complete the attached application and return it to: City of Stuart Development Department, 121 SW Flagler Ave, Stuart, FL, 34994. Phone 772 288-5375. Website Application www.cityofstuart.com

Obligations that may arise from participation in CPR?

- If serious life safety concerns are identified during the assessment, participants may be asked to take corrective action.

Is CPR the same thing as a development approval?

- CPR is not formal development approval, but rather is a good faith, non-binding effort by City staff to convey information about a property's regulatory status and economic potential.
- Any material or information prepared under this program is solely informational and educational and will not provide a basis for any development rights or otherwise obligate the City of Stuart.
- Information or material provided under this Program is subject to change as a matter of law, policy, regulation, ordinance, or otherwise without any notice.
- The City of Stuart, its agents, employees or Commissioners; personally or in their respective official capacities are not responsible for errors or damages of any kind resulting from the use of this Program, its materials or information.
- Every effort will be made to ensure accuracy of the material and the information presented in this program.

When will I receive my report?

- Depending on the number of program participants, reports will be made available within three (3) weeks of application. A sample CPR is attached.

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COMPONENTS OF CPR

Application Form

I. General Information

II. Land Use Input

III. Zoning Input

IV. Building Code Input

V. Public Works Input

VI. Fire Protection & Life Safety

VII. Community Redevelopment Agency

VIII. Police Department

VIII. Other Agencies

X. Miscellaneous

XI. Infrared Camera Report

XII. Concluding Remarks