

Commercial Property Report

CPR



I. General Information about the property

Property Owner:	Name/Company Name
Parcel Control Number:	00-00-00-000-000-00000-0
Location:	Situated in north Stuart inside the City's Community Redevelopment Area
Parcel Size:	2.1 Acres
Parcel Configuration:	Single parcel
Buildings:	12,500 Sq. Ft. Built in 1972
Address:	XXX Main Street, Stuart
Current Use of Property:	Offices, retail shops and storage
Land Use (official map attached)	Downtown Redevelopment
Zoning (official zoning map attached)	Urban General, UG
Historic Structure?	No. Structure is less than 50 yrs old

II. Land Use (Comprehensive Plan)

Property's land use as defined by Comprehensive Plan:	Downtown Redevelopment - uses permitted include low density residential, multi-family residential, office, commercial, recreation, lodging, civic uses, conservation, and mixed use projects. Individual projects and sites may consist of single uses. However, a mix of residential uses and nonresidential uses shall be required within this designation as a whole.
Is existing use in compliance with land use?	For the most part. Offices and retail are consistent with current code. Storage facilities are legal non-conforming uses that may remain indefinitely unless discontinued for more than 180 days.

Commercial Property Report

CPR



Planning Status	Subject property is not part of an approved Planned Unit Development and there is no timetable of development in place.
III. Zoning Input	
Existing Zoning:	Urban General, UG This zoning designation is characterized by less intensive mixed use development. For new construction, setbacks are – Minimum 10 feet front, 5 feet sides and 15 feet rear.
Uses Permitted:	Single-family residences; Duplex or two-family residences; Multifamily residences; Accessory buildings; Greenhouses--Maximum 500 square feet; Public parks; Public utility stations; Libraries; Community centers; Government buildings; Churches; Hotels/motels; Rooming and boarding houses; Bed and breakfast hotels; Retail sales and service--Within an enclosed building only; Retail manufacturing--Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area; Professional and medical offices; Banks; Theaters; Restaurants; Beauty shops; Automobile repair service--Within an enclosed building in B-1 and B-2 zones along U.S. 1 (Federal Hwy. and Savannah Road) only; Art galleries; Bars; Clubs; Dry cleaning, provided that all cleaning is conducted off-premises; Bakeries; Mortuaries without crematoriums; Day care facilities; Home occupations as defined at section 2.06.10 of this Code; Health spas; Personal services; Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or tower structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure; Existing marine industrial uses; Drugstores and pharmacies (if 2,000 square feet or less).
Parking:	Office – 1 space per 350 Sq. Ft., Retail – 1 space per 250 Sq. Ft. Storage – 1 space per 350 Sq. Ft. Approximately 57 spaces required on site. 51 currently provided. Redesign of parking lot (re-configuration, re-striping) may produce additional spaces and allow

Commercial Property Report

CPR



	<p>for expanded use of the property.</p> <p>Applicant is encouraged to consult a civil engineer in this regard. Additional off-site parking through lease arrangements with neighboring property owners may be a possibility as well.</p>
<p>Landscaping/Buffering:</p>	<p>The property abuts existing single family development.</p> <p>Upon change of use, additional or enhanced landscape buffers may be required to ensure sufficient screening from the established residential neighborhoods.</p>
<p>Grandfathered Status:</p>	<p>Existing building configuration with parking in front of building is a grandfathered arrangement. New construction requires that parking be behind the new building or screened from view of the abutting right-of-way.</p>
<p>Permitting Options</p>	<p><u>Straight Zoning</u> – Urban General for a proposal which meets the Urban Code and is under 20,000 sq.ft subject to a building permit. Building Permits are reviewed with <i>timescales</i> of 5 to 7 days of being found sufficient.</p> <p><u>Zoning Change</u> – Planned Unit Development. Where a proposal may not meet the zoning standards and additional development opportunities would need to be explored. <i>Timescales</i> - 4 to 6 week expedited process of approval before the City Commission.</p> <p><u>Major Urban Code Exception</u> – Where a proposal does not meet certain standards such as setbacks, height, scale, building length, etc. <i>Timescales</i> 4 – 6 weeks with final approval before the City</p>

Commercial Property Report

CPR



<p>Key Contacts:</p>	<p>Commission. Terry O'Neil – Interim Development Director toneil@ci.stuart.fl.us Tel 772 288 5328 Michelle Vicat – Executive Assistant mvicat@ci.stuart.fl.us Tel 772 288 5375</p>
<h3>IV. Building Code Input</h3>	
<p>Construction Type</p>	<p>CBS, monolithic slab.</p>
<p>ADA Compliance</p>	<p>If renovation or change of use is proposed, applicant's architect should refer to the State requirements for ADA codes when detailing proposed modifications to the existing building.</p> <p>At present, there appears to be no ADA access to the building. Require access to second floor if it is to be used by public. Will require an external ramp or an elevator for second floor access.</p> <p>Doorways, internal and external to meet ADA standards.</p> <p>Building to be clearly signed throughout with directional and entrance/exit signs.</p> <p>ADA spaces – minimum of 2 spaces to be provided</p>
<p>Change of Use Issues</p>	<p>No change of use proposed at this time.</p>
<p>Electrical</p>	<p>Electrical wiring – remove old wiring in storage areas that is not up to code. Suggest applicant consult licensed electrical contractor at earliest opportunity.</p>

Commercial Property Report

CPR



AC Issues	At replacement, AC unit, both the compressor and air handler, must be brought into compliance with current Building Codes. Unit appears to be several years old. Suggest applicant consult licensed AC contractor.
Interior	Several emergency and exit lights throughout the building appear to be burned out and should be replaced right away.
External Work Requirements	Signage for the site's two handicapped parking spaces is outdated. Please contact the City's Code Enforcement Division at 772.288.5326 for a copy of required text.
Key Contacts:	Joe Hoffkins – Building Codes Administrator jhoffkins@ci.stuart.fl.us Tel: 772 600-1249
V. Public Works Input	
Dumpster Location	Upon change of use or substantial renovation, dumpster enclosure needs to be re-built and relocated to facilitate ease of access and minimal backing of trash trucks. Must be constructed to the City of Stuart's Standard Specifications (copy attached).
Water Meter	Some damage observed. New meter will be installed by the City within 72 hours.
Food Preparation	If a change of use to restaurant is being considered, site may require the installation of a grease trap prior to connection to the City's sanitary sewer system in the future. Applicant is encouraged to consult a licensed plumber before pursuing a change of use to restaurant.
Water Supply	Existing. No change.

Commercial Property Report

CPR



Pervious/Impervious	Site appears to be in compliance with maximum 65% pervious surface ratio. Expansion of existing parking area may be possible if pervious concrete or grass blocks are used.
Storm water	No storm water deficiencies observed on site, however any expansion of the existing building or parking areas into the site's dry retention area will require certification by a licensed civil engineer confirming that the site's remains in compliance with storm water runoff standards.
Additional comments for consideration	None
Key Contacts	Marc Rogolino – Capital Projects Coordinator mrogolino@ci.stuart.fl.us Tel 772 221 4700
Fire Protection & Life Safety Input	
Type of Occupancy/Sub-classification	Offices, retail shops and storage
Type of Construction/No. of Floors	CBS, monolithic slab, single story
Occupant Load	Approximately 200, depending on configuration
Fire Protection Systems Required	Existing sprinkler and alarm systems found to be in good working order. Applicant may be able to adapt sprinkler system in storage area to allow for intensification of use.
Fire Protection Features Required	None unless building is further separated into additional occupancies.
Fire Extinguishers	At least 6, depending on configuration. Building is currently in compliance.
Exits	At least 2 exit points for each occupancy. Building is currently in compliance.

Commercial Property Report

CPR



Fire Safety considerations for other occupancies	N/A
Key Contact	Frank Lasaga Flasaga@ci.stuart.fl.us Tel 772 288 5353
VII. Community Redevelopment Agency Input	
Located in the CRA?	Yes
Zoning	UG, Urban General
Requested Use	Office
Redevelopment	No, renovation
Available Grants and of Incentives	None available for FY2012
Required Public Art Review	N/A
Required Major Urban Code Exception	Intensification of use in storage areas to allow for light assembly will require either an Urban Code Exception or rezoning to PUD, which may be granted by the City Commission. Application fee for UCE is \$1,536. Application fee for PUD is \$3,584. Processing time for public hearings is estimated at 45-60 days.
Architectural Requirements	Porches on front of building required – if existing building is removed. Outbuildings located to rear of principle building. Curb cuts – not more than one per every 75 feet of street frontage.
Funding/Grant Initiatives Available	None available in 2012 budget.
Additional Comments/Information	N/A
Key Contacts	Teresa Lamar-Sarno – Special Assistant to the City Manager Tlamar-sarno@ci.stuart.fl.us Tel 772 283 2532

Commercial Property Report

CPR



VIII. Police Department, Crime Prevention Input

Outdoor Lighting

Light at rear delivery area is insufficient. Suggest applicant add motion detection lighting.

Crime Stats

Low, although a few burglaries in the area have occurred over the past 12 months. Suggest applicant consider security camera in rear delivery area

External Window Openings

Windows in office space areas were found to be obstructed by boxes, bookcases, etc. making it difficult to observe activities outside building.

Other Safety Issues

Emergency contact information on file with the Police Department is outdated. Please update.

Key Contacts

Police Officer II, Mike Pope
mpope@ci.stuart.fl.us
 Tel 772 220 3941 x 3803

VIII. Miscellaneous

Infrared Camera Report (optional)

Refer to the sample attached.

Concluding Remarks: The subject property appears to have potential for expanded use, particularly if the parking lot is reconfigured and additional parking spaces can be added. Use of impervious concrete or grass pavers may assist in this regard. Proposed conversion of storage space to light assembly will require either an Urban Code Exception or amendment to the zoning to a Planned Unit Development (PUD) to accommodate the use and site and building layout.