



## Staff Review Report

### *A. Application*

#### **Kanner CPUD – Costco w/Residential**

<b>Applicant</b>	M&M Realty Partners
<b>Property Owner</b>	Joe Marino M&M Realty Partners; Nehme Holdings, LLC; Willoughby Group, LLC
<b>Agent for Applicant</b>	Steve Garrett - Lucido & Associates Bob Raynes – Gunster Yoakley Attorneys
<b>Project Planner</b>	Tom Reetz – City of Stuart
<b>Date of Report</b>	7.30.21

### *B. Project Description*

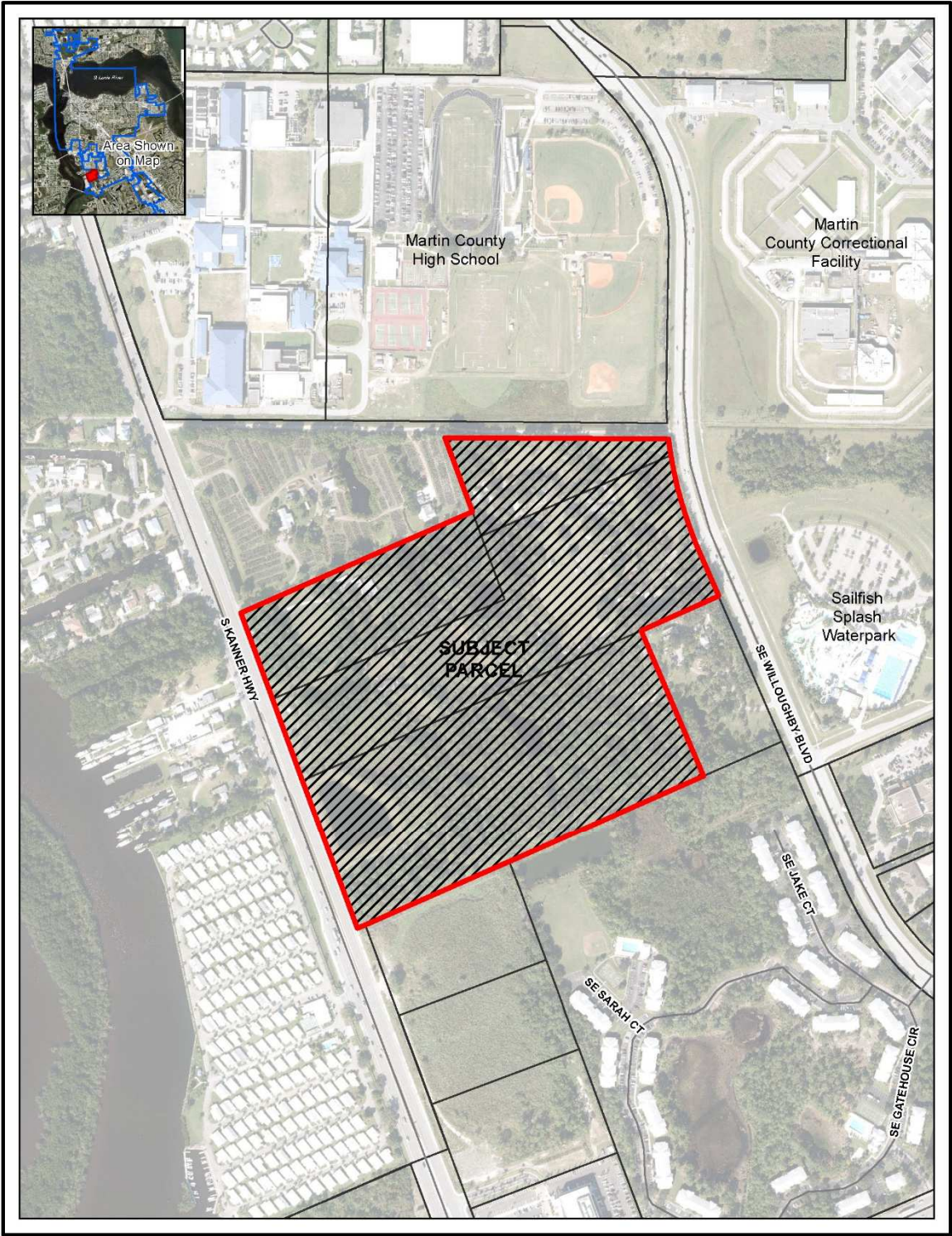
Address	Undeveloped 49 +- Acres
Parcel Number(s)	16-38-41-000-000-00440-8;16-38-41-000-000-00442-6;40-38-41-001-002-00000-5
Existing Zoning	A-1A Agricultural (County)
Proposed Zoning	CPUD 49+- acres
Existing Future Land Use	Low Density Residential (County)
Proposed Future Land Use	Neighborhood Special District
Site Area (acres)	49+- acres

#### **SUMMARY**

Assigning a Commercial Planned Unit Development Zoning and a Neighborhood Special District Land Use for annexed lands as described by the City's maps and a Boundary Survey provided by the applicant. For the 49+/- acre property, owned by Nehme Holdings, LLC and willoughby group, LLC located along SR-76 Kanner Highway, south of Martin County High School and abutting Lychee Tree Nursery, annexed by Ordinance No. 2327-2016 and Ordinance No. 2337-2017, and concurrently assigning "CPUD" zoning to said land on the city's official zoning map establishing the Kanner CPUD commercial planned unit development, consisting of 162,020 square feet of retail, bulk merchandise, and automobile repair services building footprint with a stand-alone kiosk and fuel facility, 378 residential apartment units and retail and restaurant pads providing for approval of a Master Site Plan.

### *C. Location and site information*

Location - Aerial Map

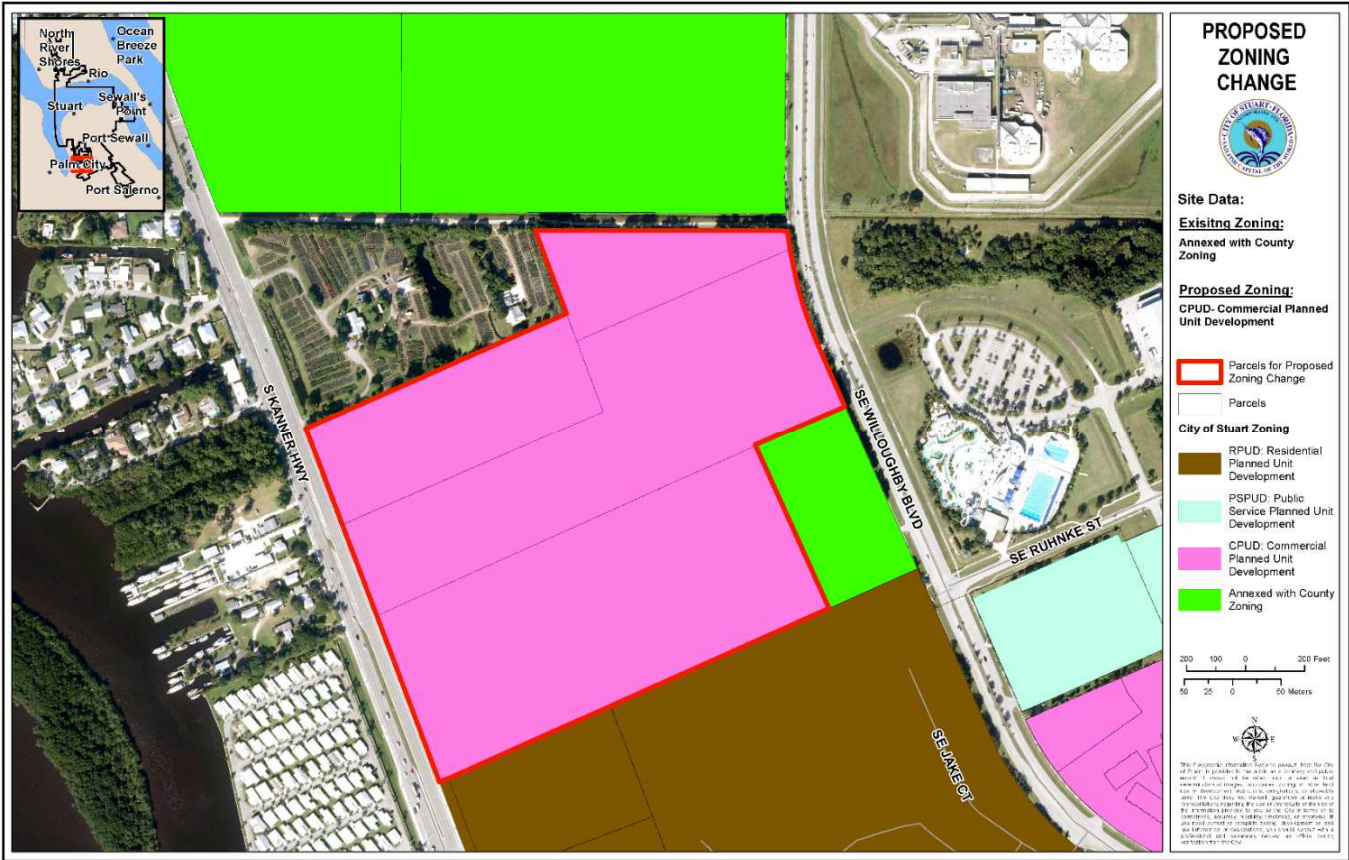




Existing Zoning: A-1A Agricultural - Martin County

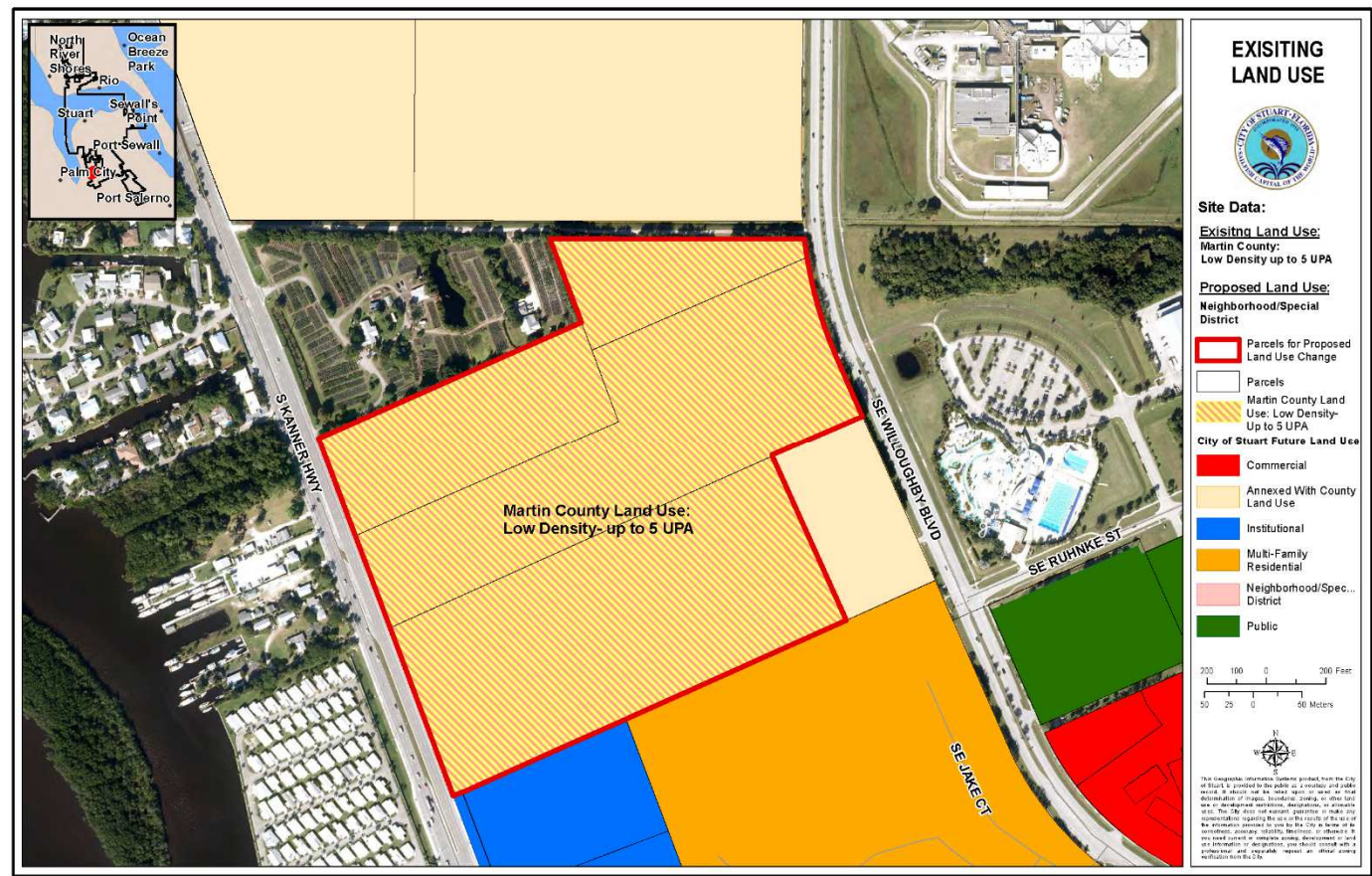


Proposed Zoning: CPUD – C.O.S.

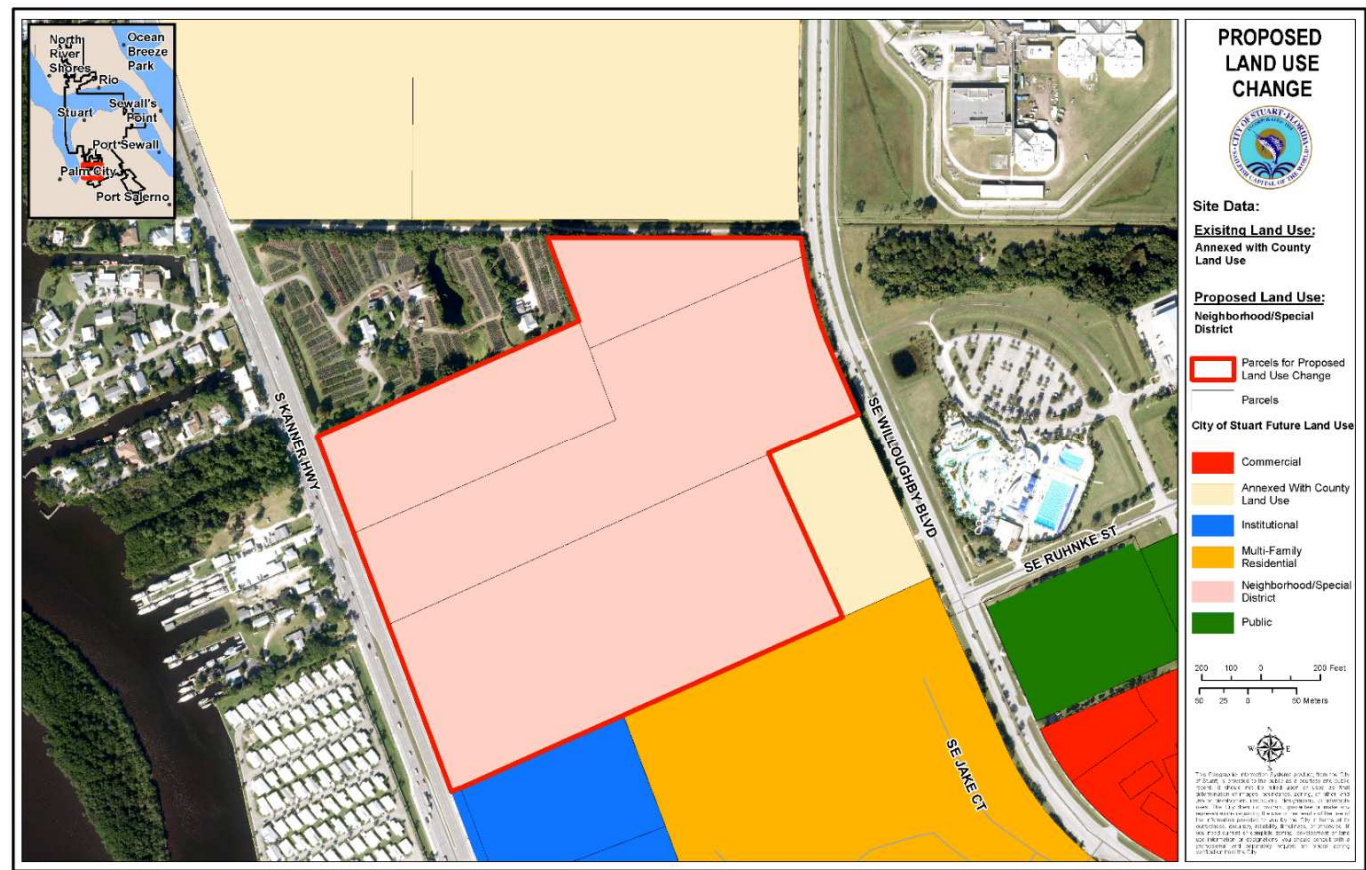




Existing Land Use: Low Density – Martin County



Proposed Land Use: Neighborhood Special District – C.O.S.



### ***D. Determination of compliance with Comp Plan***

Objective A7. - Future land use categories.

The future land use categories defined below provide general descriptions intended to encompass all present and future land uses in the City of Stuart. The "Table of Land Use Densities and Intensities" provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land use shall be more limited than the maximum allowable under the future land use category; provided, that the City shall approve some development that is consistent with the City's plan.

**Policy A7.1.** The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

**J. Neighborhood/Special District: Mixed-use category allowing residential, commercial, and recreation land uses such that a functional vertical or horizontal mix of uses is achieved. Developments shall include a mix of residential and commercial or office. Uses may be mixed within a single building and on a single site if impacts from differing uses are mitigated through urban design techniques. Also, public facilities and electric distribution substations are allowed.**

**Policy A7.2.** Gross densities, gross intensities and proportional use amounts for each land use category are established in the "Table of Land Use Densities and Intensities" that is adopted as part of this element.

TABLE OF LAND USE DENSITIES AND INTENSITIES

		Residential			Non-Residential			
			RPUD or Major UCE <sup>2</sup>					
Land Use Category	In/Out CRA <sup>1</sup>	General	Not ALF <sup>4</sup>	ALF	% Residential	General	>2.0 FAR <sup>3</sup>	% Non-residential
Neighborhood/Special District	<b>Out</b>	<b>&lt;15 du/ac</b>		<30 du/ac	<b>30—90%</b>	<b>&lt;2.0 FAR</b>		<b>10—70%</b>

**The TABLE OF LAND USE DENSITIES AND INTENSITIES (extract above) indicates that more than 30% and less than 90% of the site will need to be Residential Use at a density of no greater than 15 units/acre (using total site area).**

**Applicant's Response:** According to the Table of Land Use Densities and Intensities in Policy A7.2 the maximum density for the Neighborhood Special District Land Use outside the CRA is 15 du/ac. The proposed mixed used project is 48.99 acres with a proposed 378 apartments which yields 7.7 du/ac which is less than the maximum allowed density of 15 du/ac.



- <sup>1</sup> CRA = Community Redevelopment Agency. A delineated area.
- <sup>2</sup> RPUD = Residential Planned Unit Development; Major UCCU = Major Urban Code Conditional Use.
- <sup>3</sup> The total number of acres in developments approved and constructed after the policy effective date that exceed 2.0 FAR shall not exceed the specified amount.
- <sup>4</sup> ALF = Assisted Living Facility

**Policy A7.3.** The term "mixed use project" means one which allows for a mix of residential, non-residential, and recreational land uses such that a functional vertical or horizontal mix of uses is achieved. These uses may be mixed within a single building or on a single site, providing that any impacts are mitigated through urban design techniques.

**Applicant's Response: The Kanner CPUD project provides a horizontal mix of retail, apartments and restaurants which satisfies Policy A7.3.**

**Objective F1.** - Development standards for Neighborhood/Special District land use category.

The City shall allow mixed-use and traditional neighborhood development, pedestrian accessibility, and innovative planning and land use techniques that strengthen the small-town character of Stuart through the application of the Neighborhood/Special District land use category.

**Policy F1.1.** Of the developable acreage of the site, not less than 30 percent shall consist of residential use and not less than ten percent shall consist of non-residential and non-recreational land uses.

**Applicant's Response: Of the Kanner CPUD, 30% of the site consists of a residential use and the plan provides for 70% non-residential and non-recreational land uses.**

**Policy F1.2.** Mixed-use development within the Neighborhood/Special District category shall integrate distinct uses together to create a functioning, multifaceted type of development. Integration is defined as the combination of distinct uses on a single site where impacts from differing uses are mitigated through urban design techniques and where differing uses are expected to benefit from the close immediate proximity of complementary uses. This may include horizontal and vertical integration.

**Applicant's Response: The proposed mixed-use development provides distinct and interconnected uses on a single site. The proposed retail and restaurant use will benefit from the connection to the proposed 378 residential apartments.**

**Policy F1.3.** To promote pedestrian friendly and neighborhood-scale development, blocks within a mixed-use development should not exceed an average block perimeter of more than 1,600 linear feet, or a five-minute walk, unless the block perimeter has pedestrian access points at intervals not exceeding 550 feet. No block frontage along a single street should exceed 550 feet.

**Applicant's Response: Within the project, no building frontage exceeds 550 feet and pedestrian access points have been provided at intervals not exceeding 550 feet.**

**Policy F1.4.** Large expanses of parking area discourage neighborhood scale and pedestrian friendliness. Therefore, where possible, development shall include smaller scattered parking lots of "nodes" that are approximately located such that the massing or "bunching" of parking into large expanses of parking area is prevented.

**Applicant's Response: The proposed parking is configured in the most efficient manner possible to service the proposed retail, restaurant, and residential uses. By consolidating the parking areas in an efficient manner allows the project to provide a consolidated stormwater system which is augmented with native landscape.**



### ***E. Applicant's Response to Review Comments***

#### **City of Stuart Zoning - Landscaping & Site Design**

The proposal to assign a commercial planned unit development and a neighborhood special district land use that will allow for the mixed-use development consisting of the Costco wholesale with fueling station, Commercial Retail, Restaurant, and Multi-Family Residential on the 49+- acres described in the Maps above. The applicant has provided the following responses to review comments.

(Since the First Reading)

The applicant has responded to the conditions of approval by the Commission at First Reading and are as follows:

1. A 5% density reduction was accomplished by reducing the dwelling one-bedroom units bringing the total to 378 units, a reduction of 20 units. A result from the decrease in density is an increase in landscaping area and open space.
2. Fertilizer use is now a condition (33) prohibiting the use of herbicides with glyphosate.
3. Pervious Parking in the form of pervious pavers within the Costco parking area adjacent to the connector road and in the proposed connector road roundabout.
4. Shade trees (Oaks) now make up 83% of required shade trees. Also, Plum trees are provided within the parking diamonds.
5. Fountains in Lakes; the applicant has agreed to add fountains in the proposed lakes.
6. Fence in front of Lake 2 adjacent to the connector road has been removed resulting in a more open plan.
7. Irregular shaped lakes continues to be provided with the addition of Littoral plants within the proposed Lakes.
8. The roadway will not be named Costco Blvd. The applicant welcomes suggestion from the Commission.
9. The decorative Roundabout feature now consist of natural caprock, water features and landscaping. The design approach is to extend the natural native landscape palette and 'water' experience (lakes and stormwater improvements) within the connector road greenway.
10. The applicant is no longer asking for fill credit, however, is asking for pervious pavers and concrete in respect of tree replacement and stormwater.
11. A full breakdown of Tree mitigation has been provided on the Landscape Plans. The applicant is proposing to meet 100 % of the required mitigation on-site using new plantings and innovative stormwater improvements.

12. Stormwater function-monitoring and reporting is now a condition (#22) with samples taken and analyzed for nutrients during the construction process. After completion of the stormwater project construction and annually thereafter, a sample of runoff water that is leaving the site during or immediately after a rainfall event that generates sufficient runoff will be collected the final outfall location with a report being provided to the City annually.

(LPA comments prior to the First Reading)

The Master Site plan has been updated to show 18 fuel pumps and a future expansion area of 6 fuel pumps.

Directional arrows have been provided to show the flow of traffic.

The amount of open space has been recalculated and exceeds the required 25% per the CPUD ~~and~~ codes.

The applicant has updated the tree inventory calculations to inches provided for tree mitigation.

A grade transition space is provided on the plans to delineate where native trees can be saved. The perimeter grading has been reviewed and the applicant is able to save 25 oak trees in the northeastern corner of the property along Willoughby Boulevard.

The applicant's engineer has reviewed the feasibility of a pedestrian bridge spanning Lake 2 and determined that due to the proposed depth of the lake that a pedestrian bridge would be exceedingly difficult to construct and would cause the lake to become shallower, adversely impacting nutrient removal. A 6' sidewalk is proposed on the northside of the lake which reduces the block perimeter intervals to less than 550-feet.

The required transition buffer for the multifamily project adjacent to a single-family zone is 25' with an additional 10' for each additional story. The total transitional buffer width is 55', however according to the City of Stuart Land Development Code, the required landscape buffer screen is limited to 25% of the required buffer, or 13.75'. The majority of the provided landscape buffer is 33.8' with a minimum width of 25' which exceeds City of Stuart requirements.

The proposed buffer for the Kanner CPUD exceeds the requirements outlined in Section 6.04.06.

Twenty-five oak trees in the northeastern portion of the project along Willoughby Boulevard have been identified to be preserved on the landscape plan.

A hedge and berm have been provided adjacent to the Kanner Highway right-of-way.

Elevations and building footprints for the proposed restaurants and retail buildings have been provided

A 200-SF outdoor patio has been provided on the northeast side of the proposed Costco and a ~~bench~~ for seating has been provided at the main entry.

The proposed sidewalk with bench along the connector road with shade trees and large palms having been provided on the pedestrian walkways.

A departure from the code to provide one cart coral for every 25 parking stalls. Based on 720 parking spaces for the bulk retail, 28 space cart corals are required. The applicant is providing 16 space cart corals strategically placed at the parking area.

The parking data table has been updated to show the proposed unit breakdown. Within the multi-family portion of the project 692 parking spaces are required based on the City of Stuart Parking Code. Based on other similar multifamily projects owned and operated by the applicant, 647 parking spaces is more than adequate for this project, providing 1.71 spaces per unit average. In the recent past, the City has accepted 1.6 parking spaces per unit average for multi-family development.

Bike parking has been included on the site data table. Bicycle parking racks have been provided at the proposed Costco, the retail, restaurants, and the multi-family portions for the ~~port~~

The landscape buffer has been increased to a minimum of 25'.

A screen wall has been provided to the east of the Costco and called out on the site plan.

A departure from the code regarding parking that exceeds 10 spaces between landscape areas, However, Landscaping diamonds are now provided with Pidgen Plum trees for those areas.

The private fire protection lines have been added to the Auto-TURN analysis for reference. In addition, all multi-family buildings will be sprinkled.

The site plan has been updated to show proposed walls and gates. The multifamily site will not be open to the public.

Dumpsters have been provided at the restaurant buildings.