CITY OF STUART
Local Planning Agency
January 30, 2020

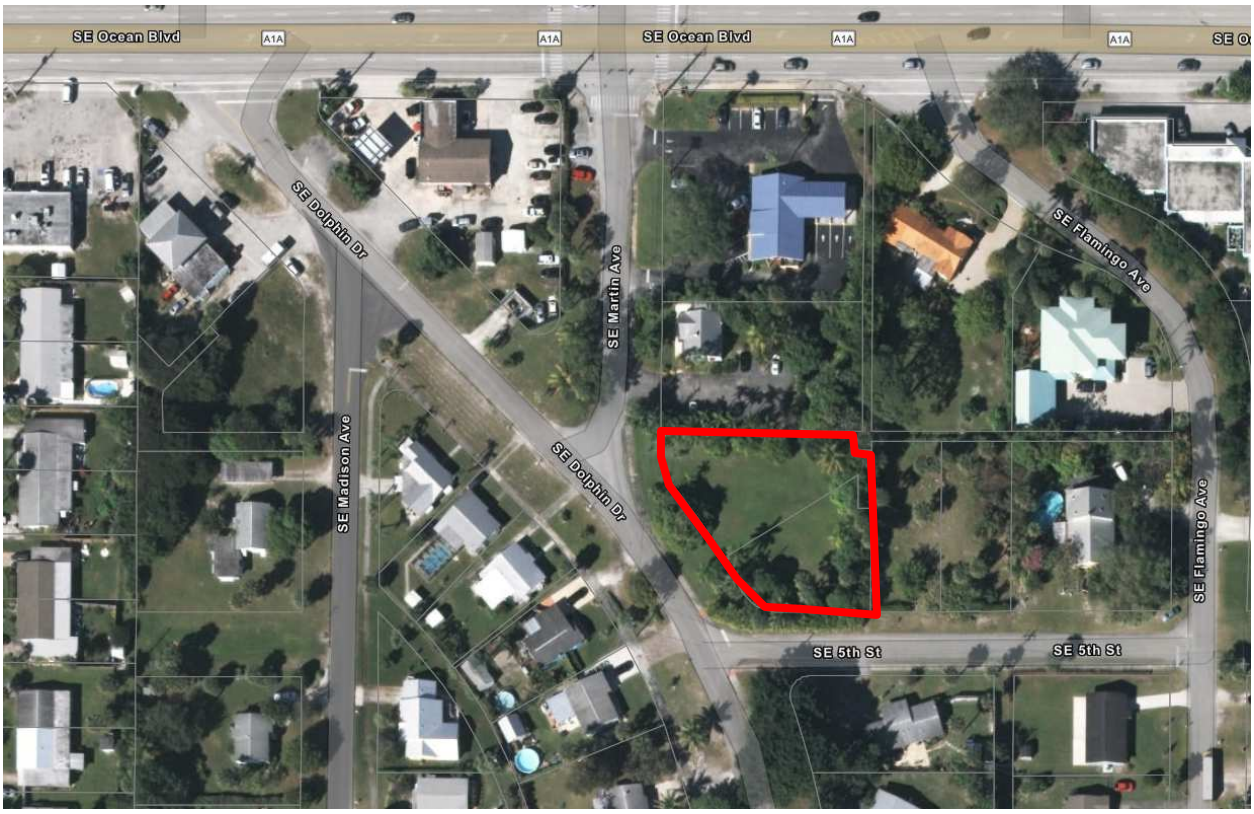
Project Name: Dolphin Drive Medalist Building Group Rezoning	**Property Owners:** Medalist Building Group, LLC
Project No.: Z19120004	**Applicant/Petitioner:** Medalist Building Group, LLC
Ordinance No: 2428-2020	**Agent:** Medalist Building Group, LLC
	Case Planner: Stephen Mayer
Location: PCNs # 03-38-41-023-029-00010-8 and 03-38-41-023-029-00030-4	

Location Map

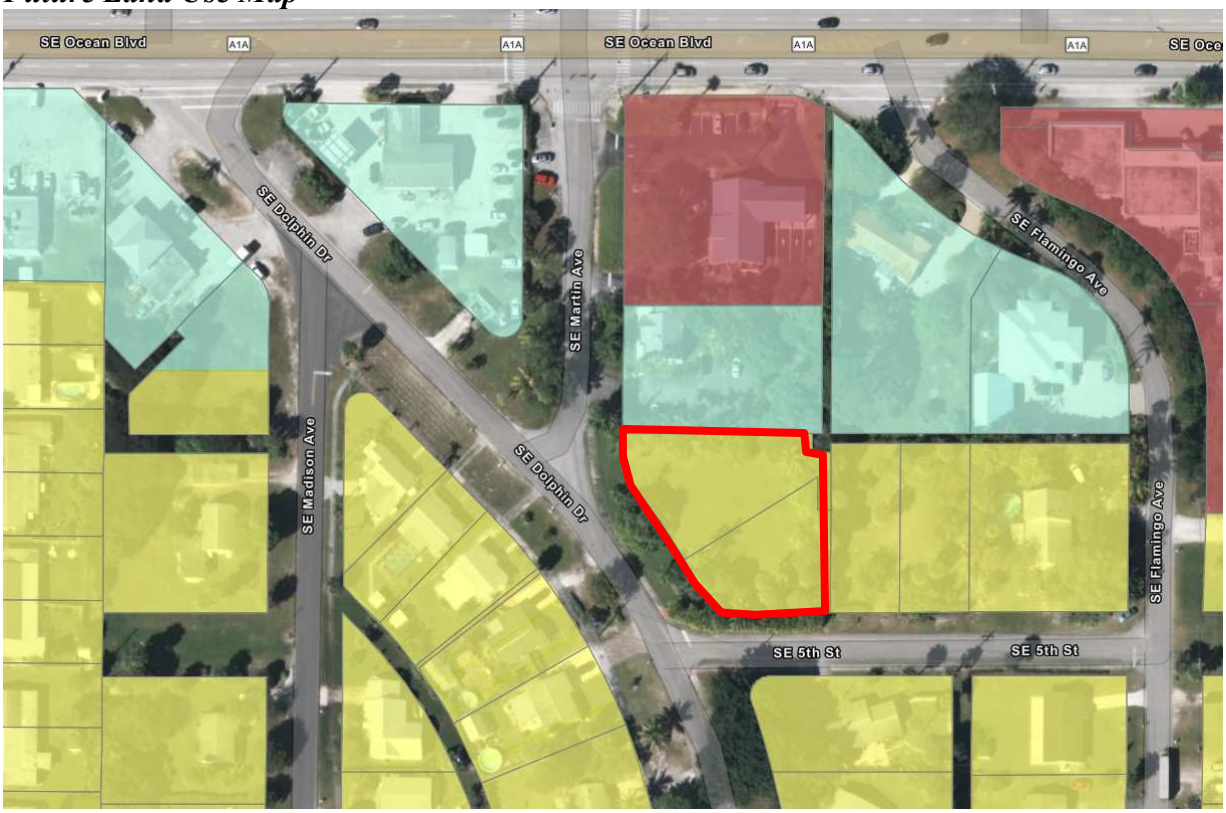
PROJECT SUMMARY		
Property Size (area)		0.42 acres
Present Use		Undeveloped
Subject Property Land Use		Residential Low Density
Adjacent FLU	*North*	Office/Residential
	South	Low Density Residential
	East	Low Density Residential
	West	Low Density Residential
Subject Property Zoning		CPUD
Adjacent Zoning	*North*	R-3
	South	R-1
	East	R-1
	West	R-1
Proposed Zoning District		R-1
Proposed Use		Two Single-Family Residences
City Approvals		Building Department – No comments at this time. Fire Department – No comments at this time Public Works – No comments at this time Police Department – No comments at this time
Brief Explanation		The subject property is .42 acres. The applicant is requesting a rezoning to R-1, consistent with the Future Land Use designation and the adjacent residential property. The applicant desires to build two conforming single-family houses.

Staff Recommendation: Staff recommends approval of Ordinance 2428-2020, consisting of a rezoning to R-1.

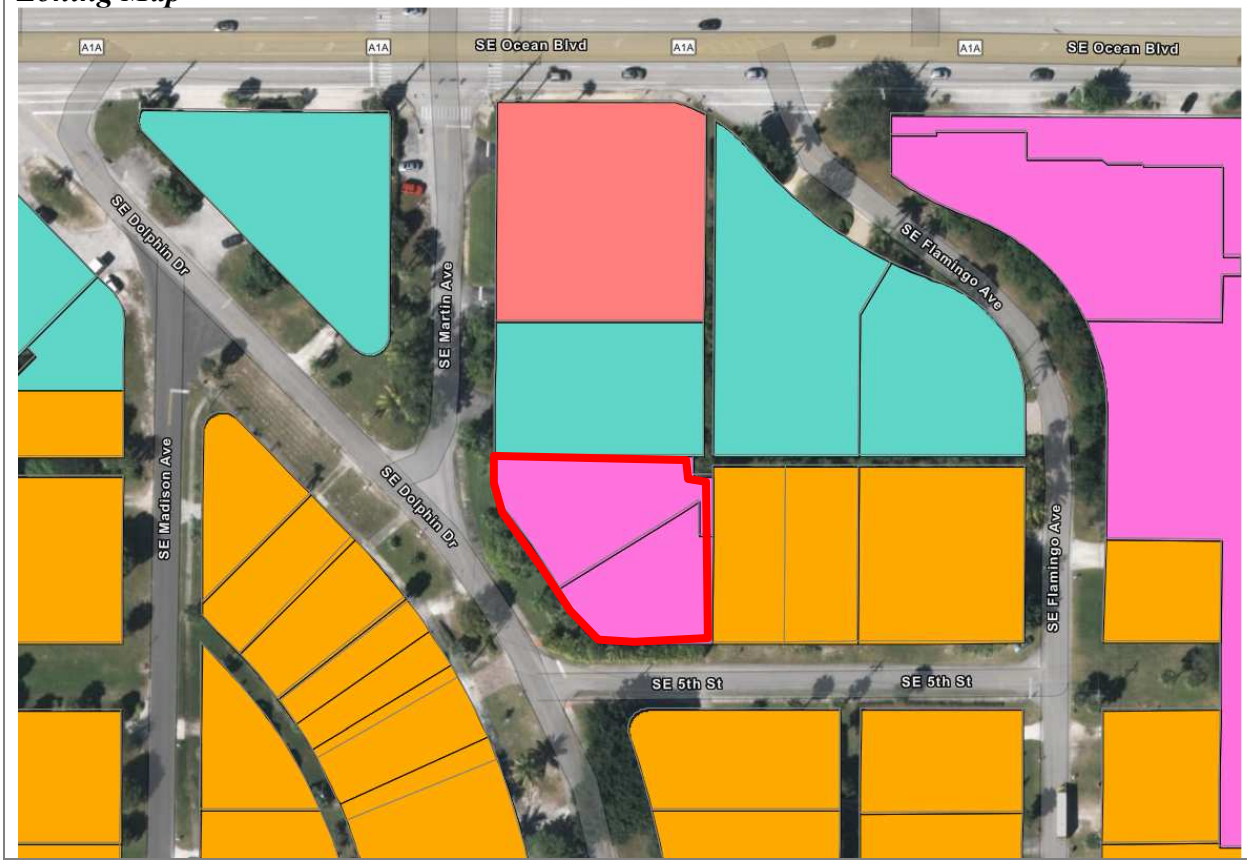
Aerial



Future Land Use Map



Zoning Map



STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The application for re-zoning district designation to RPUD have been noticed in accordance with the requirements set forth in Sections 11.01.06 of the Land Development Regulations.

B. Site Posting Date: 1-15-2020

C. Mail Notice Postmark: 1-15-2020 to property owners within 300 feet

D. Publication Date: 10 days prior to the adoption hearing, Section 11.01.06

II. RE-ZONING, Ordinance. 2428-2020 (Attachment A)

III. APPLICATION (Attachment B): Dated December 20, 2019

IV. HISTORY OF THE SITE

The subject property is located south of East Ocean Boulevard at the northeast corner of the intersection of SE Dolphin Drive and SE 5th Street. The applicant/owner is Medalist Building Group, LLC. The applicant is requesting a change to the Zoning Map designation from Commercial Planned Unit Development (CPUD) to Single Family Residential (R-1). On December 18, 2000, the City approved Ordinance 1758-2000, changing the zoning from R-1 to CPUD, and establishing a CPUD for a bed and breakfast, known as the Baksh Property and the proposed bed and breakfast is known as the White Gable Inn. This project was never initiated, and the property remains vacant. The current owner has purchased the property with the intent to divide the 0.42-acre lot into two conforming R-1 properties and build two single family homes.

V. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property totaling 0.42 acres located on the northeast corner of SE Dolphin Drive and SE 5th Street. To the east, adjacent to the property, to the south and to the west are single family homes. To the north is an existing office. The previously approved CPUD was a bed and breakfast with a Victorian style house. The applicant desires to develop the property in a similar manner as the surrounding R-1 community. The applicant will build in accordance with the City's Land Development Code.

B. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's Comprehensive Plan. The rezoning would allow for the construction of 2 single family homes.

Section 11.01.02.7 Rezoning to R-1 of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission.

1. *The existing land use pattern;*

   The proposed land use pattern has been established as Residential. The rezoning is consistent with this pattern.

2. *The possible creation of an isolated district unrelated to adjacent and nearby districts;*

   The proposed rezoning to R-1 would not create an isolated zoning classification in regard to nearby classifications of zoning.

3. *The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities and streets;*

   The intended use of the subject property as two single family homes would not encourage the type and intensity of development that would result in overtaxing of schools, utilities, or streets.

4. *The possible overloading of the City's sewage collection, treatment and disposal facilities:*

   The type and intensity of development is not anticipated to overload the City's utility services.

5. *The possible overloading of the City's drainage system;*

   The type and intensity of development that is feasible is not anticipated to overload the City's utility services.

6. *The existing district boundaries in relation to existing conditions on the subject property;*

   There are no issues in this regard.

7. *The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate;*

   The traffic study reports that the existing roadway will handle the additional capacity of two homes. The rezoning is anticipated to result in less traffic than the previously approved CPUD.

8. *The impact of the proposed rezoning upon living conditions in the adjacent neighborhood;*

The type and intensity of development is feasible and would not create an adverse impact to nearby neighborhoods and is consistent with the goals of development, the Downtown Redevelopment future land use category and the design principles of the area that will continue to surround the site.

9. *The impact of the rezoning upon the flow of light and air to adjacent areas;*

   The type and intensity of development that would be feasible on the subject property would not create an adverse impact upon the flow of light and air to adjacent areas.

10. *The impact of the proposed rezoning upon property values in the adjacent area;*

    The rezoning to R-1 would likely result in an increase in property values in the adjacent area by having new housing stock nearby, rather than an empty lot.

11. *The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations; and*

    The rezoning to R-1 would not impact adjacent properties to improve or develop in accordance with existing regulations.

12. *The existence of other adequate sites in the City for the proposed use in districts already permitting such use.*

    The subject location is ideal for single family residences due to the proximity to surrounding residential and family.

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VII. STAFF RECOMMENDATION (APPROVAL)

Staff has determined that the rezoning to R-1 is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Furthermore, staff has determined that allowing two single-family residences to be developed on the site is consistent with the Land Development Code and recommends Ordinance No. 2428-2020.