CITY OF STUART
City Commission
May 11, 2020

Project Name: Stuart - Springtree RPUD	**Property Owner:** Stuart 13 Acres, LLC; Tierra Del Lago, Inc. and Stuart Harbor Marina & Yacht Club
Project No.: Z19100015	**Applicant/Petitioner:** Waypoint Residential Services, LLC
Ordinance No: 22427-2020	**Agent/Representative:** Michael Houston, HJA Design Studios
	Case Planner: Tom Reetz
Location: West of S.E. Federal Highway, south of S.E. Harrison Street and north of the Natalie Estates Mobile Home Park.	



PROJECT SUMMARY		
Property Size (area)		13.59 Acres
Present Use		Undeveloped
Subject Property Land Use		Unassigned – Martin County
Adjacent FLU	*North*	Martin County – Low Density Residential/Commercial
	South	Martin County - Mobile Home
	East	City of Stuart - Commercial
	West	Martin County – Medium Density Residential
Subject Property Zoning		
Adjacent Zoning	*North*	Martin County - R-3A Residential
	South	Martin County - Trailer Park
	East	City of Stuart - CPUD
	West	Martin County – R-2 Residential
Proposed Land Use Designation		Multi-family
Proposed Zoning District		Residential Planned Unit Development RPUD
Proposed Use		270 Multi-Family Apartments
City Approvals		Building Department – No comments at this time. Fire Department – See comments attached Public Works – See comments attached Police Department – No comments at this time
Brief Explanation		The intent of this application is to request a large-scale future land use map (FLUM) amendment to the City's Comprehensive Plan Residential Planned Unit Development assigning a "Multi-Family Density Residential" land use, and a Zoning designation of (RPUD) on the City of Stuart Zoning Map. The subject property is 13.59 acres. The property is currently undeveloped. The intent of this project is to allow 270 attached multi-family apartment homes within 6 four story buildings and 1 three story building to be developed on the site while upgrading the drainage and enhancing the upland preserve.
Staff Recommendation: Staff recommends approval for the Future Land Use designation to Multi-Family Density Residential and zoning district designation to RPUD (Residential Planned Unit Development).		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for the Future Land Use amendment to Multi-Family Density Residential, and zoning district designation to RPUD have been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.09, and 11.02.00 of the Land Development Regulations.

B. Site Posting Date: 12-31-2019

C. Mail Notice Postmark: 12-31-2019 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT ORDINANCE NO. 2427-2020

III. APPLICATION: Dated October 9, 2019

IV. HISTORY OF THE SITE

The vacant subject property is approximately 13.59 acres and consists of three parcels, located west of SE Federal Highway in an urban area on the south eastern edge of jurisdictional limits of the City of Stuart.

The City Commission unanimously approved the annexing of the three parcels into the City of Stuart on May 8, 2017 in accordance with Ordinance 2352/2017 recorded in Book 2930 Page 845. At the time the subject property received approval for annexation into the City of Stuart the City Commission determined that development of said lands shall be in accordance with the regulatory requirements of Martin County until such a time as amendments to the City's Comprehensive Land Use Plan and Official Zoning Map become effective.

Martin County future land use designations for the property are Commercial Limited with R-3A, Liberal Multiple Family and R-2, Residential zoning designations on the two larger parcels and Commercial General future land use and R-3A, Liberal Multiple Family and R-2, Residential on the smallest parcel.

V. ANALYSIS

A. Site and Area Characteristics

The subject property consists of three vacant parcels located west of SE Federal Highway with an established principle access off SE Springtree Place, an open road with a private residential street classification extending approximately 724.8 feet in length of the subject property. SE Springtree Place currently serves as access to the established Springtree residential subdivision.

Property immediately abutting to the north of the subject property is within Martin County jurisdiction and consists of Coral Gardens, an established residential single-family community with single family residences. The north eastern portion of the subject property abuts established commercial retail properties that front US1 and Harrison Street. Future land use designations on abutting properties to the north include Low Density Residential and Commercial General, with SE Harrison Street providing some separation between the subject property and the existing single-family residences abutting most of the northern property line. Properties to the north have an R-2B – Residential and R-3A, Liberal Multiple Family zoning district designation.

To the east of the subject property is SE Federal Highway (US1) with vacant lands included within the City of Stuart's jurisdiction further east of US1. Those vacant lands have a Commercial Future Land Use Designation and a B-1 Business Limited zoning district designation. Further south east of the subject property is the existing Gran Park at Port Salerno, an industrial development with Limited Industrial future land use and zoning district designations.

Property to the south of the proposal site is within Martin County jurisdiction and consists of the Natalie Estates Mobile Home/HOA "Co-op" with a Mobile Home Future land use and Trailer Park (TP) zoning district designation.

To the west is a preserve associated with the single-family portion of the previously developed Springtree community and managed by that association. This property has a Medium Density Residential Future Land Use and an R-2, Residential zoning district designation and is within Martin County's jurisdiction.

B. Project Description

The applicant is proposing to construct 270 multi-family garden-style residential units consisting of six 4 story and one 3 story garden-style apartment buildings all with elevators. On-site amenities include an expansive clubhouse which will include an oversized fitness facility along with a cyber-café, game room, TV viewing and other entertainment opportunities. The contemporary clubhouse pool and pool deck have been carefully designed to allow a wide range of uses and users to enjoy this lake- side setting. A 5' wide recreation walk has been planned around the community lake and will connect to all of the apartment buildings.

Throughout the applicant's nationwide portfolio, the company estimates 60%+ of residents have pets. To accommodate this need, the project will offer on-site amenities including a dog washroom in its clubhouse along with a dedicated dog park. The applicant has also found that there are always residents who want to park their car in a garage, so the project is proposing 24 garage units.

The project will include a trash compactor onsite along with recycling receptacles. The project will offer valet trash to its residents to help control disposition of trash in order to keep a clean and orderly site.

The main access to the community will be from the existing SE Springtree Place.

The vegetative characteristics of the site are described generally in the submitted environmental report and are described as remnants of pine flatwoods that have been negatively impacted and by both human impact (off road trails, camping, etc.) and extensive invasive exotic vegetation. The northern portion of the site includes quality pine flatwoods with much less human and exotic impact. The project is proposing the preservation and creation of 3.11 acres of pineland upland habitat or just over 25% of the site with much of that being in that northern area. The north and west boundaries include upland preserves varying in width but generally 50' wide. These preserve areas as well as the area along Springtree Place will be supplemented with extensive native tree and shrub plantings where the existing habitat allows which will create high quality habitat connecting existing upland habitats on the north and south as well as dry retention areas. The area south of Harrison Street will be preserved entirely with the exception of the area needed for the access road.

The project includes the following:

- The preservation and creation of 3.13 acres of high- quality preserve areas along three sides of the parcel or 25% of the property.
- Removal of invasive exotic vegetation throughout the site prior to allow re- planting and re- vegetation of pine flatwood habitat.
- A multi- family community with a variety of on-site amenities.
- The creation of recreational lake walk that provide connectivity for pedestrians throughout the proposed project.
- Building setbacks from the north, south and western edges of the subject property to achieve a greater separation distance and accommodate buffers from existing single family and RV/ trailer park residences.
- Provision of 49 % open space or 5.62 acres where a minimum of 30% is required.

Traffic Study: A traffic Statement has been prepared by Bowman Consulting to assess trip distribution and assignment has incorporated the characteristics of the proposed development as well as the surrounding network configuration. The traffic analysis was performed in accordance with the City of Stuart Code, Section 4.00.00 Traffic Impact Analysis. The project meets the thresholds of Section 4.00.00. The results of the analysis show that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets Stuart's concurrency requirements. A traffic access change letter has been submitted removing the proposed access to Harrison Street and replacing with and entrance from southbound US1 traffic directly into the community.

Parking Provisions: City of Stuart Land Development Code, Sec. 6.01.13. - Off-street parking schedule, requires 2 parking spaces per unit when 2 or more bedrooms are proposed and 1.5 spaces per unit when 1 bedroom is proposed. Parking within the subject property is proposed

to include 462 spaces averaging 1.71 spaces per unit. The provision of parking spaces will achieve adequate parking provision within the community and includes 10 accessible parking spaces and 24 detached garages. The subject property site plan has been designed to achieve an unobstructed access through the parking areas to ensure emergency service vehicles may navigate through the property safely and effectively.

Architectural Details: Architectural details are included on each of the four sides of the proposed apartment units with the entry to the development via US1 and SE Springfield Place offering a high standard of design and scale. Materials proposed for the apartment buildings include lap siding exposure divided into multiple color blocks; asphalt shingle roofs; composite shutters and full lower single hung vinyl windows.

Comprehensive Plan policy A5.6. requires the City of Stuart to maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The four-story apartment buildings extend to 42 ft. 6 inches to the eave and a maximum of 59 ft. to the highest element of the roof. The heights proposed are consistent with the Comprehensive Plan four story height limit requirement included in Policy A5.6.

Landscaping & Buffers: The landscape as proposed meets the requirements of the City's approved plant list and exceeds the 50% native requirements and 25% preservation of native vegetation on the property.

Landscape buffers have been provided on the northern and western sides of the subject property with 50' landscape buffers in the form of preserve areas. Along the property fronting US1 a 10' wide landscape buffer has been provided. The southern boundary includes S.E. Springtree Place as an existing right of way with no scope to provide any extensive buffer along this edge of the property. Throughout the subject property a series of dry retention areas are also intended to accommodate native plantings, adding an extensive visual and environmental amenity to the project. The landscape plan provides details of the proposed shade trees and other species included in the buffer areas.

Internal to the property the applicant has provided the necessary plantings according to the height of the respective buildings. Additional landscaping will be provided within the trail areas, around the dry detention areas and within the public open space areas. The site has been designed to preserve as much upland vegetation as possible. In addition, all utility boxes are intended to be landscaped to be fully screened.

Preservation Areas & Open Space: The proposed final site plan and landscape plan makes provision for the preservation of 5.9 acres or 43% on the subject property. Open space provision measures at 6.6 acres or 49% where a minimum of 30% is required on properties with an RPUD zoning district designation.

Signage: A signage program will be proposed as part of the site plan application. The signage will include a proposed monument sign intended to identify the Springtree Apartments development to the public. The sign will be located at the main vehicular entrance off from US1 and S.E. Springtree Place approximately 10 feet from the right of way. The sign will be

less than ten feet tall by a fifteen feet wide base. The sign will include the project address and name of the residential community.

C. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed list of uses that are consistent with the proposed Multi-Family Future Land Designation:

> *This land-use category allows for two or more dwelling units per building. Includes single family detached, duplex/townhomes, apartments, condominiums, patio homes, garden homes, and adult living facilities, foster homes and zero-lot-line residences. Also, public facilities, churches day care centers, schools and electric distribution substations are allowed.*

Section 11.01.05G.1 (large-Scale Comprehensive Plan Amendments) 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 existing land use pattern surrounding the project area consist of single-family residences, a mobile home community, industrial uses and vacant land. The majority of the vacant land near the project consists of the undeveloped site in which Slater street was abandoned and recently developer interest has been for a mixed-use development whose commercial parcels could benefit from the proposed multi-family land use.

2. *The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications;*

   No, the proposed multifamily project will benefit the recent commercial development along US1.

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;*

   No. The multifamily land use and the proposed project will rely on Martin County Utilities for services which has sufficient capacity to service the proposed project. The school capacity will be coordinated with the Martin County school board and concurrency will be reserved at the time of construction plan permitting for the Stuart-Springtree Apartments. The streets have adequate capacity to handle the proposed RPUD.

The possible overloading of the City's sewage collection, treatment and disposal facilities;

The property will not connect to the City's sewage collection, treatment and disposal facilities. The property is within the Martin County Utilities service district.

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

   All development on the site would be required to comply with applicable City of Stuart stormwater management requirements with review and permitting from the South Florida Water Management District.

5. *The existing classification boundaries in relation to existing conditions on the subject property;*

   There are no issues in this regard.

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

   The county/city has shown a trend toward development of residential uses and the need for apartment housing to support the local workforce and young professionals.

7. *The impact of the proposed amendment upon living conditions in the adjacent neighborhood;*

   The type and intensity of development that would be feasible on the subject property would not create an adverse impact to nearby neighborhoods. The site is buffered from abutting neighborhoods the north and west with preserve.

8. *The impact of the amendment 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.

9. *The impact of the proposed amendment upon property values in the adjacent area;*

   The change in land use designation from commercial to residential would likely result in an increase in property values in the adjacent area by allowing for a local customer base for the surrounding commercial properties.

10. *The existence of other adequate sites in the City for the proposed land use classifications already permitting such use.*

    The goal of the proposed amendment is to allow for uses that are in demand. The subject location is ideal for multifamily units.

D. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the rezoning to RPUD would allow for attached housing to be constructed at the site.

E. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. See attachment to this agenda item. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency shall make an advisory recommendation to the City Commission as to the need and justification for the change and as to the relationship of the proposed change to the goals, objectives and policies of the Comprehensive Plan and of the Land Development Code. The Local Planning Agency shall include in its recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed amendment.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed future land use amendment to Multi-Family Density Residential and rezoning to RPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Staff offers no objection to the requests.