CITY OF STUART
City Commission
May 26th, 2020

Project Name: Stuart-Ocean Townhomes RPUD	**Property Owner:** Serragui Group Investments, LLC
Project No.: Z19090005	**Applicant/Petitioner**: Pulte Home Company, LLC /HJA Design Studio
Ordinance No: 2435-2020	**Agent/Representative:** Michael Houston HJA Design Studio
	Case Planner: Tom Reetz
Location: Located on the south side of SE Ocean Blvd between The Pointe Assisted Living Facility and Kingswood Condo Association.	



PROJECT SUMMARY		
Property Size (area)		11.04 Acres
Present Use		Undeveloped
Subject Property Land Use		Multi-Family
Adjacent FLU	*North*	Martin County Medium Density
	South	Multifamily
	East	Multifamily
	West	Institutional
Subject Property Zoning		R3 Multifamily /Office
Adjacent Zoning	*North*	Martin County Multifamily
	South	R3 Multifamily/Office

	East	R3 Multifamily/Office
	West	R3 Multifamily/Office
Proposed Use		Attached homes (up to 7) – See Ordinance 2435-2020
City Approvals		Building Department – No comments at this time. Fire Department – See attached comments Public Works – See attached comments
Brief Explanation		The intent of this application is to rezone from R-3 to RPUD. The subject property is 11.04 acres. The property is currently undeveloped. The intent of this project is to allow 80 attached homes to be developed on the site while upgrading the drainage and enhancing the buffers and creating a lake with Littoral plantings and footpaths.
Staff Recommendation: Staff recommends approval for the land use and zoning change for 80 town-home units and master site plan approval.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications to rezone 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: 04-25-2020

C. Mail Notice Postmark: 04-25-2020 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. MAJOR AMENDMENT TO THE RPUD ORDINANCE NO. 2319-2019

III. APPLICATION: Dated September 20, 2020

IV. HISTORY OF THE SITE

The subject property is an approximately 11.04-acre vacant property located on SE Ocean A1A Blvd. in an urban area of on the eastern edge of jurisdictional limits of the City of Stuart. The Future Land Use Map (FLUM) designation of the property is Multifamily (MF) with a compatible zoning district designation of R-3 Residential - multi-family/office. The subject property had been part of the Kingswood Condominium community, built starting in 1970 through to 1995. The subject property includes the lands that remained vacant and unbuilt and now within separate ownership to the Kingswood Condo community. In a number of places, existing driveways and parking areas from the Kingswood community encroach onto the subject site.

V. STAFF ANALYSIS

Site and Area Characteristics

The site plan along with the townhomes in 14 buildings, depicts 3.11 acres of preserved / enhanced native areas or 28% of the site. The six dry retention areas totaling 26,848 sq. ft. will be planted with native vegetation. In Parcel B, 17,285 sq. ft. of the 34,571 sq. ft of offsite preserve areas are to be credited to the subject property proposal. Additionally, a 40,485 sq. ft. wet pond / lake is accommodating the retention of existing parking areas which serve the established Kingswood Condo community and is also intended to be utilized by the proposed Pulte Home Company, LLC townhome community.

The existing vegetation on the site has been surveyed and the proposed development respects the preservation of existing vegetation where applicable and possible while accommodating an infill proposal within an urban area of the City of Stuart. The proposed site plan achieves the preservation by creating preserve areas and native landscape areas.

to meet the 25% code requirements. Upland buffers/littoral planting is accommodated and includes an extension of existing preserve areas.

Project Description

This unique townhouse project is a request for a rezoning from R-3 to RPUD and a Major Development

Site Plan Application. The site is located on the south side of East Ocean Boulevard and adjacent on three sides to the multi- family Kingswood community. The Point at Ocean Boulevard senior community ACLF is to the west of the site. The property consists of three separate parcels all owned by the same owner. The subject parcel for the rezoning consists of the largest parcel which is 11.04 acres and includes 80 proposed townhomes on the north and a 1.09-acre stormwater lake, preserve areas and recreational trails on the south. Parcels B is 0.57 acres and is not included in the rezoning but is being used for preserve credits. No use is proposed for Parcel A. The proposed townhouse project will be 7.25 units per acre and will be owned in fee- simple ownership. All of the townhomes are two stories with three bedrooms and have one and two car garages with a tandem parking space in their driveway. The site plan reflects, however, that the end units only have one garage space but have space for two cars. Eleven on- street guest spaces are proposed which include spaces for the mail kiosk area. A nature trail that exists between Kingswood and the subject site will be preserved and extended.

The site's proposed native vegetation and upland preserve are made up of three separate areas. The on- site preserve is 1.83 acres. Parcel B will have an offsite preserve credit of 0.40 acres. In addition, created native vegetation areas consist of 0.88 acres of littoral zones in the storm water lake, dry retention areas and their perimeters will be planted with native vegetation. The total proposed native vegetation areas / preserve areas equals 3.11 acres or 28% of the site which exceeds the City's 25% requirement.

This project is a classic opportunity for well-planned and contextual in-fill development within this area of older apartment complexes. The subject site includes a driveway that runs through the parcel from the Kingswood entrance off East Ocean Boulevard and connects to the south and SE Kingswood Terrace. That driveway alignment will be slightly changed, and new asphalt constructed. Other existing driveways and parking areas which are part of the Kingswood communities will not be changed as well as existing trails and sidewalk connections.

The proposed project has been planned and designed to harmonize with the existing neighborhood while providing for much needed new townhome

concept not found in this part of the City. The applicant is excited about the opportunity of developing their first new community in the City of Stuart.

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 Low-Density Future Land Designation:

This land-use category allows for one or two dwelling units per building. Includes single family detached, duplex/townhomes, 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 subject property has a Future Land Use designation of Multi-family Residential, Per Section 2.01.03, Table 1, the zoning on the subject property is compatible with Residential Planned Unit Development (RPUD). A townhome development is a permitted use as either a single family or multi-family land use classification. The land use pattern will remain unchanged as part of this proposal with Multi-family Residential dominating this part of the eastern edge of the City of Stuart's jurisdictional area. Patterns of development are predominantly residential, with a number of condominium communities having been established and an independent living facility to the immediate west of the property. Existing properties range in height from 2 to 4 stories with the proposed Stuart Ocean townhome community including maximum heights of 2 stories as part of the development pattern and scale. The proposal is consistent with the future land use provisions and consistent with the City Land Development Code provisions regarding use as per Section 2.01.03.

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

Rezoning the property to the RPUD will not detract from the overriding Multi- family future land use designation policy protection measures associated with the property. The majority of the properties surrounding the site are zoned R-3, Liberal

Multiple Family zoning district designation which includes the townhomes as a permitted use consistent with the applicant's request. The RPUD zoning agreement affords the project the opportunity to attached conditions specific to expectations for development on the site, will ensure safeguards are in place to complement existing patterns of development. Some of those additional safeguards will also offer the necessary assurances to the established Kingswood Condo residents regarding preservation of existing trails and parking areas, open space and upland preservation area provisions which offer significant amenity to the proposed and existing communities.

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 proposal site is located on the edge of the urban fringe of the City of Stuart's jurisdiction where infrastructure is readily available and access to stores and businesses lie close to the property. As an urban infill site, the property is located within a well-established residential community with schools, utilities and existing streets to be utilized to accommodate the project all readily available. Utilizing the subject property offers an opportunity to add to the existing City population, strengthening support of the existing schools, commercial and community infrastructure within the City limits and achieves a sustainable and complimentary form of development.

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

As per the Engineer's report and analysis provided in support of the project, existing water and sewer provisions are readily available and impact fees will be paid to contribute towards the introduction and maintenance of the project. Adding residential provisions to this part of the City will also provide a growth in tax revenues to add to the overall maintenance and provision of public service provisions within the City of Stuart.

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

Rezoning the property to RPUD is an acceptable zoning district designation for properties with a Multi-family land use designation. A zoning change is required on the property to RPUD to address certain elements of the City of Stuart Land Development Regulations which do not make the necessary provisions to allow for the design and siting of townhomes regarding minimum lot sizes and minimum lot widths and introducing a townhouse type dwelling. Right of way requirements afforded to a property ordinarily require a 20' to center line for a two-way traffic access road whereas a townhome development such as that proposed on the subject property can achieve reduced driveway widths while ensuring the safe travel through the proposed community.

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

The development of a vacant infill lot in an urban area of the City of Stuart will provide additional residential units in this area of the City. Benefits to the adjacent neighborhood include greater access to an improved and well-planned set of open space and upland preservation areas through an expansion and formulization of trails. Proposed buffer provisions, landscape improvements and the introduction of a townhome development is of a scale, use and layout complimentary to the long-established residential condominium communities.

7. The impact of the amendment upon the flow of light and air to adjacent areas;

The proposed townhome units have been placed in blocks ranging from 2 to 7 units throughout the site. None of the units are within proximity to any single family residential units. The proposed two-story height will not detract from established residential units ranging from 2 to 4 stories in height at the Kingswood Condo community.

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

Developing the property with the assurances and development parameters clearly established in the PUD will increase property values and add to the tax bases in both the City and County.

9. The impact of the proposed rezoning upon improvement or development of adjacent property in accordance with existing regulations:

The proposed rezone to RPUD provides additional assurances in the form of a PUD zoning agreement in addition to the parameters of development afforded to a property with an R-3 zoning district designation.

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

An objective of the City of Stuart is to plan for a city with diverse and sustainable supply of a mixed housing provision. This project will increase those provisions available within the City of Stuart.

A. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. 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 include in its recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed amendment to the RPUD.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed 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.