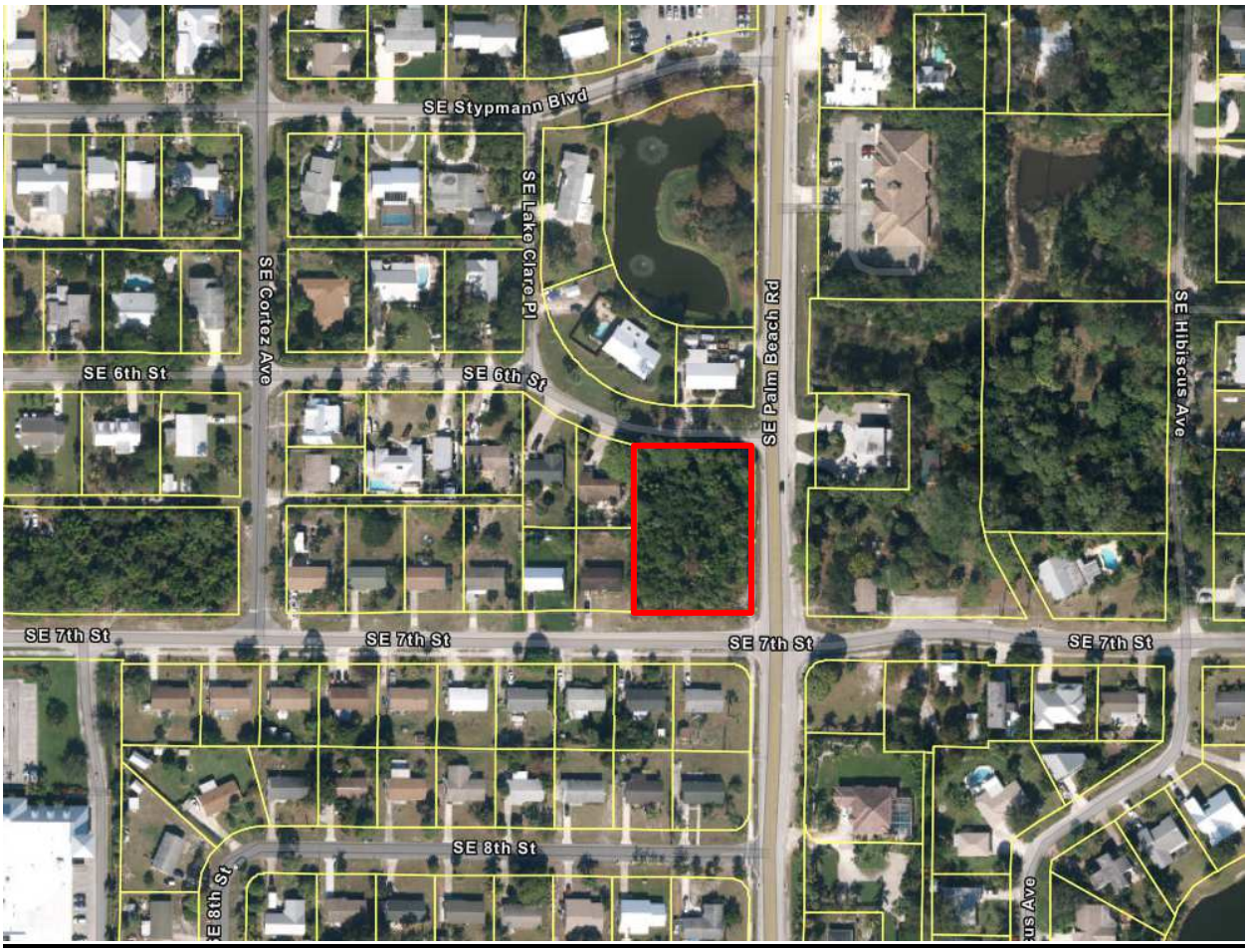
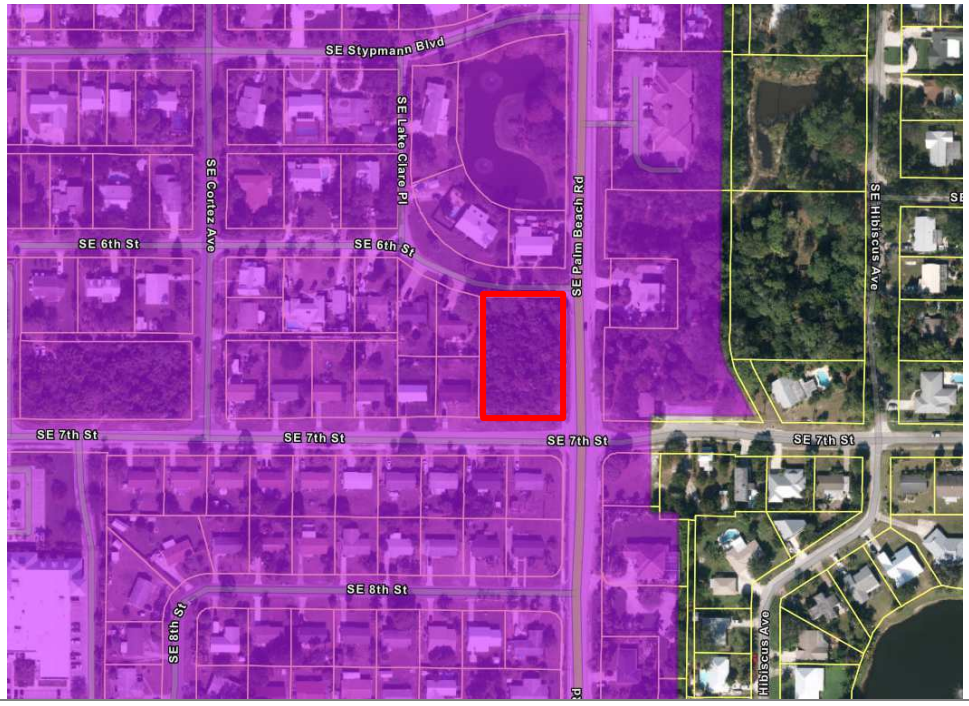
CITY OF STUART
Community Redevelopment Board
June 2, 2020

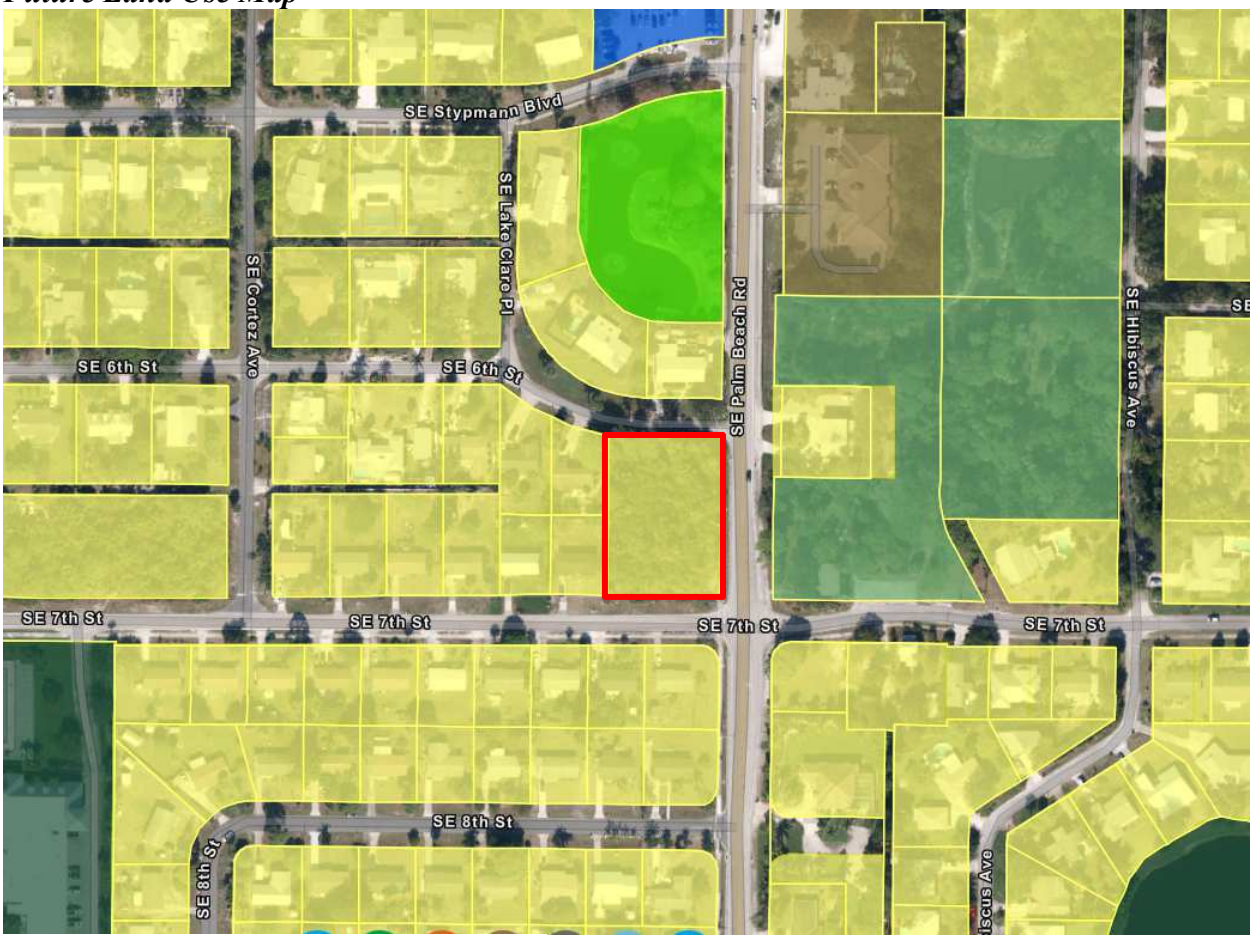
Project Name: Lone Palm Property Investments, LLC Rezoning	**Property Owners:** Lone Palm Property Investments, LLC
Project No.: Z20050004	**Applicant/Petitioner:** Lone Palm Property Investments, LLC
Ordinance No: 2439-2020	**Agent:** None
	Case Planner: Stephen Mayer
Location: PCN#: 04-38-41-011-004-00010-3	

Location Map



PROJECT SUMMARY		
Property Size (area)		0.72 acres
Present Use		Undeveloped
Subject Property Land Use		Residential Low Density
Adjacent FLU	*North*	Low Density Residential
	South	Low Density Residential
	East	Low Density Residential
	West	Low Density Residential and Public
Subject Property Zoning		R-1 within the Community Redevelopment Agency (CRA)
Adjacent Zoning	*North*	R-1
	South	R-1
	East	R-1
	West	R-1
Proposed Zoning District		Urban District/ Urban Neighborhood (UN) subdistrict
Proposed Use		Residential, Single Family and Duplex
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 .72 acres. The applicant is requesting a rezoning the subject property within the Community Redevelopment Agency (CRA) boundary from Single-Family, General (R-1) zoning to Urban District, with a subdistrict designation of Urban Neighborhood
Staff Recommendation: Staff recommends approval of Ordinance 2439-2020, consisting of a rezoning to Urban Neighborhood (UN).		
CRA Map 		

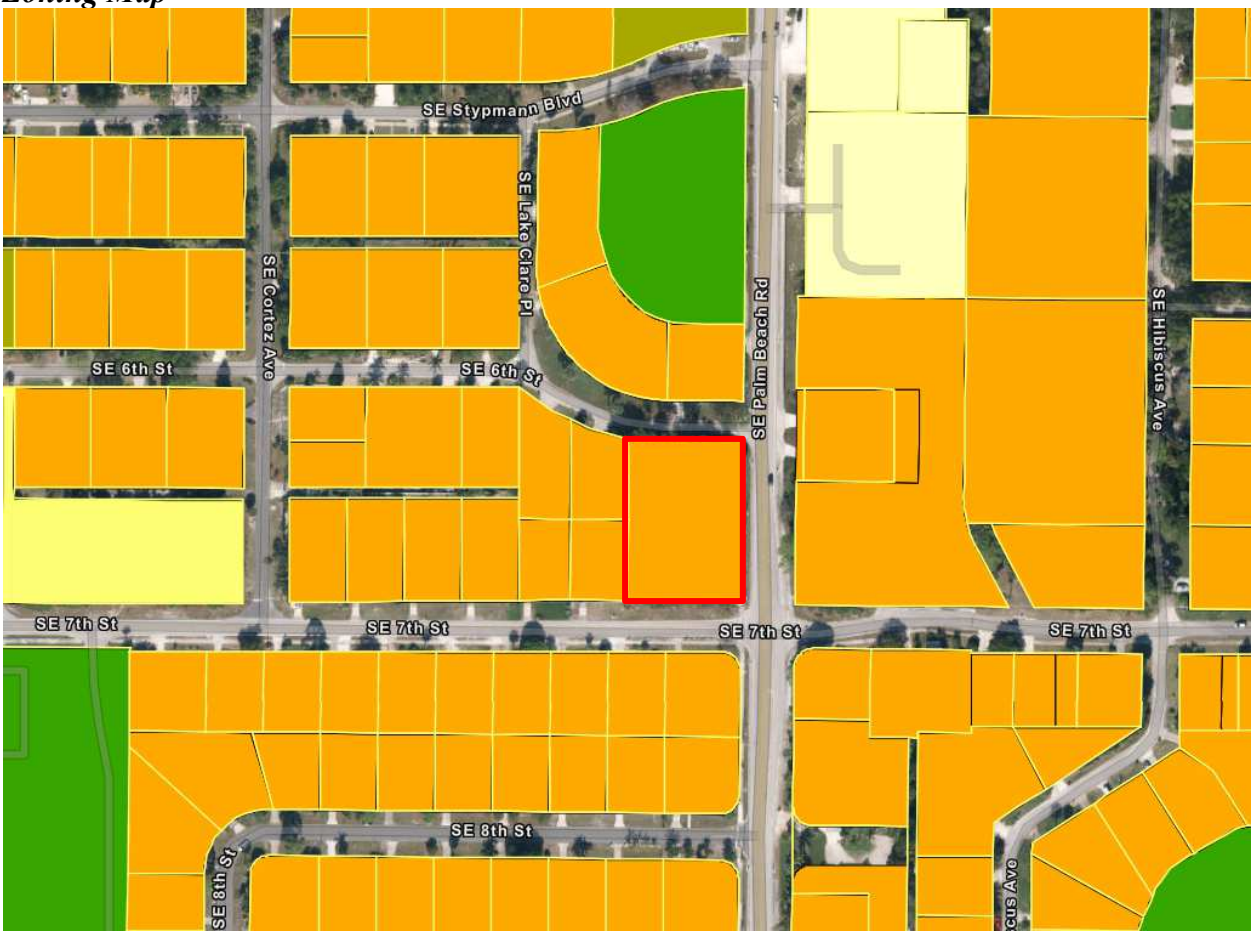
Future Land Use Map



Future Land Use

- Commercial
- Conservation
- Annexed with Martin County Future Land Use
- Downtown
- E Stuart
- Industrial
- Institutional
- Low Denisty Residential
- Marine and Industrial
- Neighborhood/Special
- Office- Residential
- Public
- Recreation
- Multi-Family Residential

Zoning Map



- BMU: East Stuart Business and Mixed Use
- County Zoning
- CPUD: Commercial Planned Unit
- GRO: East Stuart General Residential and Office
- H: Hospital
- I: Industrial
- IPUD: Industrial Planned Unit Development
- MXPUD: Mixed- Use Planned Development
- PSPUD: Public Service Unit Development
- P: Public
- R-1A: Residential- Single Family Estate
- R1: Single Family- General
- R-2: Duplex
- R-3: Multifamily/Office
- RPUD: Residential Planned Unit
- SFD: East Stuart Single Family & Duplex
- Urban Code: Urban Center
- Urban Code: Urban General
- Urban Code: Urban Highway
- Urban Code: Urban Neighborhood
- Urban Code: Urban Waterfront
- UPUD: Urban Planned Unit Development

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

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

B. Site Posting Date: 5/18/2020

C. Mail Notice Postmark: 5/18/2020 to property owners within 300 feet

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

II. RE-ZONING, Ordinance. 2439-2020 (Attachment A)

III. APPLICATION (Attachment B): Dated May 15, 2020

IV. HISTORY OF THE SITE

The subject property is located undeveloped land located between Martin Luther King Jr. Blvd and SE 6th Street, west of Palm Beach Road. The applicant/owner is Lone Palm Property Investments, LLC. The applicant is requesting a change to the Zoning Map designation from Residential, Single Family (R-1) to Urban Neighborhood (UN) subdistrict, within the Urban District. On February 8, 2016, the City Commission voted to include the property within the CRA via Ordinance 2320-2016. The property is undeveloped and vacant. The current owner has purchased the property with the intent to divide the 0.72-acre lot into two conforming Urban Neighborhood properties and build six (6) single family residences in 50' lot width configuration or four (4) duplex homes (total of eight units) in 75' lot configurations, or a combination of the two unit types.

V. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property totaling 0.72 acres located between Martin Luther King Jr. Blvd and SE 6th Street, west of Palm Beach Road. To the north, south, and west adjacent to the property, are single family homes zoned R-1. To the east across from Palm City Road is an existing Audubon office. The property is within the CRA and is illegible for the Urban District regulations. The applicant desires to develop the property in a similar manner as the Urban Neighborhood district but does not wish to utilize the density of the Urban District, nor the expanded uses. The applicant will build in accordance with the City's Land Development Code, under Urban Neighborhood.

B. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's Comprehensive Plan. Under the current zoning, the property could be subdivided into four (4) single family homes. The rezoning would allow for the construction of six (6) single family homes, or four (4) duplex homes, for a total of eight (8) units. The density of this subdivision would be less than 8.7 units per acre as single family, or less than 11.2 units per acre as duplex. Furthermore, the applicant is providing supply for smaller homes that would be market rate and affordable. They will abide by the Urban Neighborhood regulations, which promote walkability and a high standard of architecture.

Section 11.01.02.7 Rezoning to Urban Neighborhood of the Land Development Code requires the CRB 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. It is important to note that the Urban District does not restrict uses to residential only. Retaining the Residential Low-Density land use would restrict the uses to residential only.

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

   The proposed rezoning to Urban Neighborhood would create an isolated zoning classification regarding adjacent classifications of zoning. However, the property is within the CRA, and it in proximity to East Stuart zoning district. The East Stuart zoning district allows for up to 17 units per acre, and lots that are 50' in width.

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 six (6) single family homes or eight (8) duplex units 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 levels of service on the roadways will handle the additional capacity of an additional two to four homes. The rezoning is anticipated to result in a de minimus increase in traffic.

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 CRA 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 UN 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 UN 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 or duplex residences due to the proximity to surrounding residential and family.

VII. STAFF RECOMMENDATION (APPROVAL)

Staff has determined that the rezoning to Urban Neighborhood (UN) 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 an additional two to four single-family residences or duplex units to be developed on the site is consistent with the Land Development Code and recommends Ordinance No. 2439-2020.