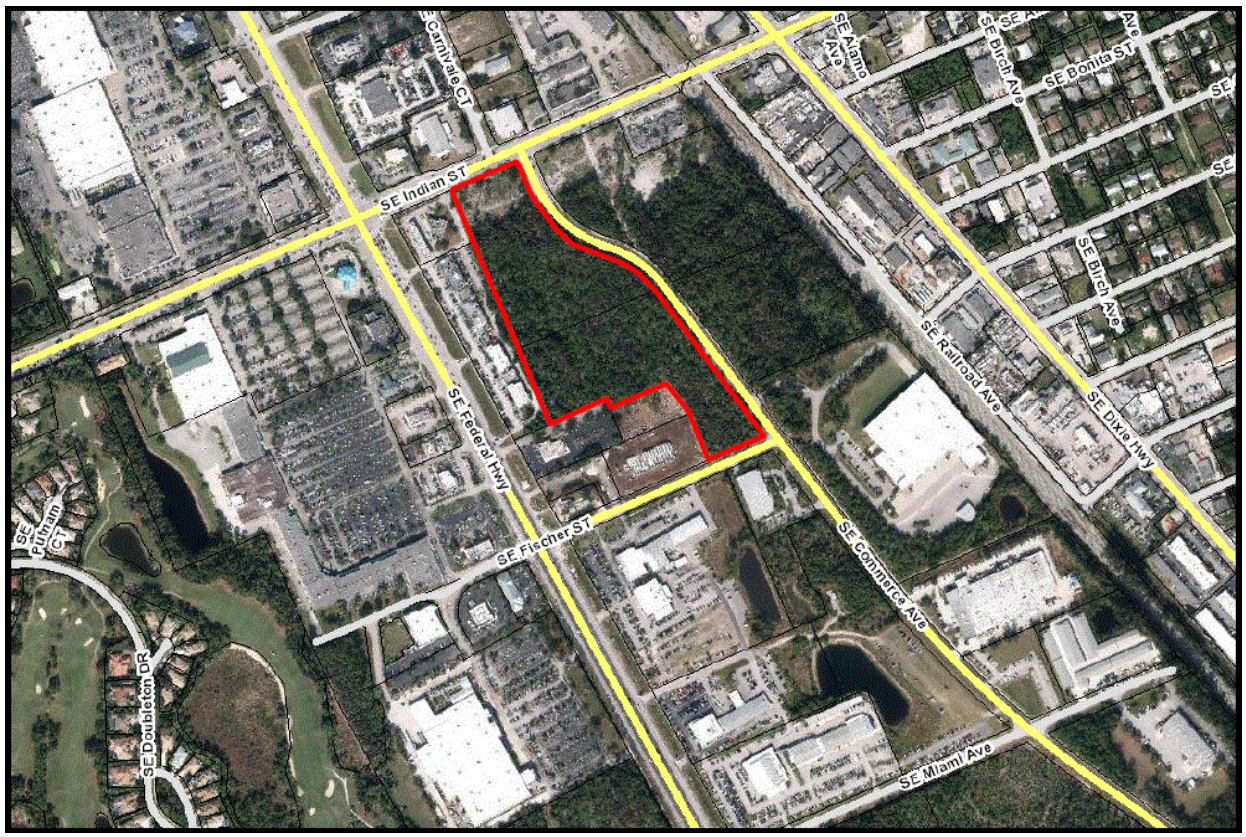
CITY OF STUART
City Commission
June 8, 2020

Project Name: Harbor Grove Apartments RPUD - FLU & Zoning change	**Property Owner:** Ted Glasrud Associates Fl, LLC
Project No.: Z19080005	**Applicant/Petitioner:** Doug Fitzwater, AHS Residential
Ordinance No: 2436-2020	**Agent/Representative:** Doug Fitzwater, Lucido and Associates
	Case Planner: Tom Reetz
Location: West of S.E. Commerce Ave.; south of S.E. Indian Street and north of S.E. Fischer Street.	



PROJECT SUMMARY		
Property Size (area)		13.93 Acres
Present Use		Undeveloped
Subject Property Land Use		Commercial
Adjacent FLU	*North*	Martin County – Industrial
	South	City of Stuart Commercial
	East	City of Stuart, Commercial
	West	City of Stuart Commercial & Martin County Industrial

Subject Property Zoning		CPUD
Adjacent Zoning	*North*	Martin County M-1 Industrial
	South	City of Stuart CPUD
	East	City of Stuart CPUD
	West	City of Stuart CPUD
Proposed Land Use Designation & Zoning District		Multi-family Density Residential (RPUD)
Proposed Zoning District		Residential Planned Unit Development RPUD
Proposed Use		324 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 13.93 acres. The property is currently undeveloped. The intent of this project is to allow 324 attached multi-family apartment homes within 9 buildings to be developed on the site while enhancing on site stormwater systems.
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: 4.25-2020

C. Mail Notice Postmark: 4.25-2020 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. 2436-2020

III. APPLICATION: Dated August 4, 2019

IV. HISTORY OF THE SITE

The 13.93 acre parcel was annexed into the city as part of a mass annexation effort in the Spring and Fall of 1997. The applicant is requesting to assign a RPUD zoning district to establish a new site plan and is requesting to assign a Future Land Use designation of Multi-Family Residential in order develop the property for 324 multi-family residential units.

V. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property consists of two parcels totaling 13.93 acres in size, located West of S.E. Commerce Avenue, south of S.E. Indian Street and north of S.E. Fischer Street.

B. Project Description

A Master Site Plan has been laid out with 324 multi-family apartments within 9 three-story apartment buildings with retention ponds/bio-swales strategically placed to enhance the stormwater aspect of the project. The site includes a gated entry with generous landscaping that is the result of planting mitigation inches back onto the site.

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 Density Future Land Designation:

> *This land-use category is 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:

The existing land use pattern;
The existing land use pattern surrounding the project area consists of commercial properties along SE Federal Highway. And, to the north, south and west of the property there are existing businesses for potential employment, as well as the large business park to the south will provide job opportunities for the residents.

The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications;
No, the proposed residential community would not create an isolated land use classification. Although the residential community would be a separate land use to the surrounding commercial properties, the nearby businesses will provide grocery, dining and job opportunities for the residential project

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 have 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 AHS at Harbor Grove RPUD. The streets have adequate capacity.

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.

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.

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

There are no issues in this regard.

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

The City of Stuart has shown a trend toward development of residential uses and the need for housing to support the local workforce and young professionals.

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 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.

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.

The existence of other adequate sites in the City for the proposed land use classifications already permitting such use.
There are few vacant properties in this area of Stuart with a land use of multifamily to provide town home units to existing and future residents.

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.