May 22, 2020

Stuart Ocean Townhomes
RPUD Zoning & Major Development Site Plan Approval

Project Narrative

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 0.93 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 off-site 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. The 27 end units have two car garages as well as two parking spaces in their driveways. Only one of the two spaces within their garages are being counted towards our parking requirements. The 53 interior units have one car garages as well as one parking space in their driveways. In addition, sixteen 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 and six separate dry retention / rain gardens 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 a much needed new townhome development 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.

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