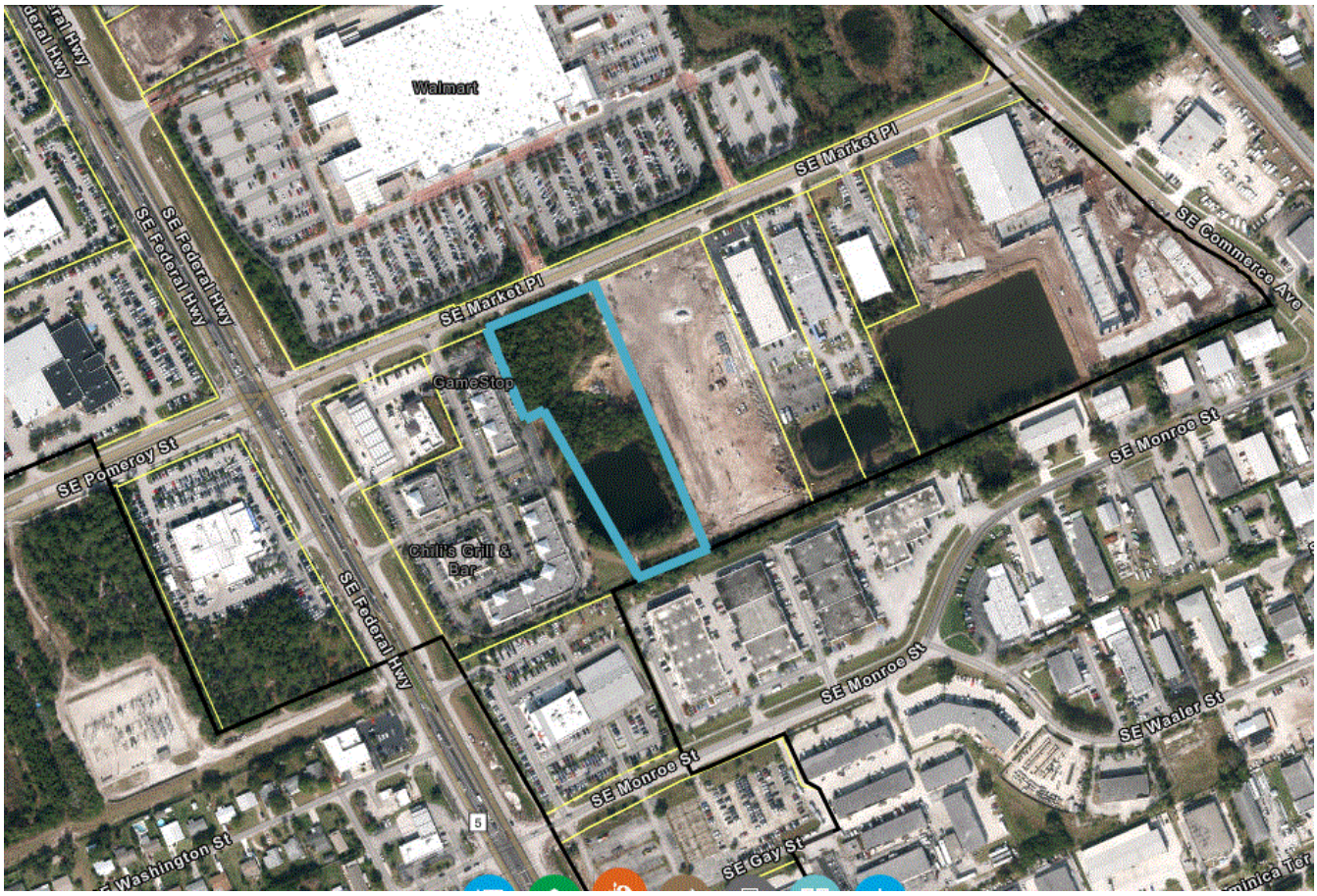
CITY OF STUART
CITY COMMISSION
July 13, 2020

Project Name: Lakeside Market Place CPUD – Major amendment to the PUD	**Property Owner:** D LAWRENCE PROPERTIES LLC; MARKETPLACE AT STUART CONDOMINIUM AS; OK OF MARTIN COUNTY LLC
Project No.: Z19110002	**Applicant/Petitioner:** Gregory A. Hale, Asbury 716 LLC
Ordinance No: 2445-2020	**Agent/Representative:** Holly Mathers
Location: 2700 SE Market Place	**Case Planner:** Tom Reetz

Location Map



PROJECT SUMMARY		
Property Size (area)		4.02Acres
Present Use		Vacant
Subject Property Land Use		Commercial
Adjacent FLU	*North*	Across SE Market Place – Commercial (Wal-Mart)
	South	Industrial – Martin County
	East	Commercial
	West	Commercial
Subject Property Zoning		CPUD (Commercial Planned Unit Development)
Adjacent Zoning	*North*	Across SE Market Place – CPUD (Wal-Mart)
	South	M2 Industrial – Martin County
	East	CPUD
	West	CPUD
Proposed Land Use Designation & Zoning District		Amended Commercial, (CPUD)
Proposed Use		24,000 square feet of Commercial-Industrial/Warehouse/Retail limited to uses allowed by Ordinance 2445-2020
City Approvals		Building Department – No comments. Fire Department – Conceptual site plan approval Public Works – Double dumpster per plan Police Department – Conceptual site plan approval
Brief Explanation		The subject property is 4.02 acres. The property is currently vacant portion to the master CPUD for Parcel #F21. The intent of this major amendment to the master PUD ordinance (1601-97) is to allow three (3) buildings with a total of 24,000 square foot buildings of which 16,000 will be designated for Industrial, 3,600 for warehouse, and 4,400 as retail use.
Staff Recommendation: Staff recommends approval of Ordinance 2445-2020, a major amendment to the CPUD, including the adoption of a site plan, timetables of development, and conditions of development to the CPUD.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for a major PUD amendment 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: 06.01.2020

C. Mail Notice Postmark: 06.01.2020 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. APPLICATION: Dated November 7, 2019

The owners of the property, D LAWRENCE PROPERTIES LLC; MARKETPLACE AT STUART CONDOMINIUM AS and OK OF MARTIN COUNTY LLC, have requested to develop the CPUD, a portion of the master CPUD known as Parcel #F21. The city recommended a Major PUD amendment to Ordinance 1601-97, as required by the land development code.

In summary, the proposal consists of the construction of a 24,000 sq. ft. of commercial space in three buildings.

- **Total Site Area:** SF or 4.02 acres
- **Proposed Building:** 24,000 Sq. Ft. (Building #1: 8,000 sq. ft. (Industrial); Building #2: 8,000 sq. ft. (Retail/Warehouse); Building #3: 8,000 sq. ft. (Industrial)
- **Impervious Area:** 128,867 SF or 73.6 %
- **Pervious Area:** 46,285SF or 26.4%
- **Building Height:** 22 feet
- **Parking Spaces:** Required 38; Provided 43

III. HISTORY OF THE SITE

The subject property consists of approximately 4.02 acres and is a portion of a larger 11.4-acre CPUD, located on the south side of SE Market Place, east of the intersection with US Highway One. In 1998, the City Commission annexed the property (then known as Parcel #F21) and provided a Commercial Future Land Use designation and a CPUD zoning district. Since then, the property has remained undeveloped and vacant with 4.91 acres abutting to the west approved for similar development. The subject property is approximately 4.02 acres and is located on the eastern half of the original parcel. The three owners/entities now request a major PUD amendment to develop the commercial parcel.

IV. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property consists of one parcel totaling 4.02 acres in size, located on the south side of Market Place east of the intersection with US Highway One. The property is vacant and undeveloped. To the north and across SE Market Place is the Wal-Mart CPUD, a regional commercial center.

B. Project Description

The applicant is proposing a site plan for the commercial parcel, which is to be developed in one phase for three buildings as described above.

C. Land Development Code Consistency Review

Staff has reviewed the CPUD site plan for consistency with the City's Land Development Code and summarizes the findings as follows:

Landscaping, Trees and Upland Preserve

Landscape buffers have been provided on all sides of the property, which includes a 15-foot-wide landscape buffer along SE Market Place and an average 22.3-foot landscape buffer along the west property line. The east property boundary consists of a 10-foot landscape buffer, enhanced with Live Oaks and Gumbo Limbo trees.

Of the subject CPUD, approximately 26.4% will remain pervious, which includes open space, landscape buffers and interior landscaping. The landscape plan includes 46,709 square feet of landscaping, which exceeds the 20% threshold for a PUD by 11,679 square feet. Not including the interior landscaping, the applicant is providing 26.4% open space, which meets the land development code technical requirement to leave 25% of the site as open space.

Tree mitigation is required due to the proposed removal of 240" of slash pines, which pursuant to Section 5.05.02, would require the replacement or payment of the equivalent of 360" of like species. The applicant proposes to replant 407.5 inches on site including Sabal palms.

Access and Parking

The property will have two points of vehicular access from SE Market Place. Access to entry points of the CPUD have met EMS vehicle turning movement requirements. The site includes internal pedestrian connection and interconnection with a proposed 8-foot sidewalk along the south side of SE Market Place.

The applicant is providing 43 total parking spaces,

An extra 500 sq. feet of landscaping is provided at 100sq. ft. for every additional parking space over the required spaces.

Signage

One monument sign is proposed at the entrance to identify the Lakeside Market Place project. The sign will be 10' from the right of way, no more than 10 feet in height.

Upland Preserve and Wetland Mitigation

According the applicant's environmental assessment, there are no wetlands on the CPUD portion of the PUD, and there no upland habitat.

SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS
The purpose of these standards is to insure that all site plan development complies with the Comprehensive Plan of the City and with the Stuart Land Development Regulations and to promote harmonious and compatible development within the City.
1. Harmonious and Efficient Organization
The proposed development is efficiently planned and through its design and layout takes account of existing and possible development in the immediate vicinity of the site. The proposal reflects its surroundings and pattern of development. All vehicular use areas have been designed so as not to adversely impact on the character of existing neighboring development. Site improvements required for construction should not negatively impact or have any harmful effects on adjacent properties.
2. Preservation of Natural Conditions
There is no existing upland habitat and the applicant has provided more than the required 25% open space supplemented with landscaping.
3. Screening and Buffering
The Landscape Plan for the subject site proposes to create screening, landscape buffering in locations along the front, sides, and rear portion of the subject property. The scope and extent of the screening and buffering proposed is considered to be adequate.
4. Enhancement of Residential Privacy
Landscaping and site layout is proposed in such a manner that existing and future abutting uses will not create a visual or auditory nuisance; in terms of potential impact upon the proposal.
5. Emergency Access and Access to Public and Private Ways
The proposed development provides adequate access for emergency vehicles. All elements of this proposal have been designed so as to incorporate safe and convenient access to all public and private ways throughout the site.
6. Pedestrian Circulation
A 8' (foot) sidewalk will be provided along SE Market Place. 6' (foot) internal pedestrian links are provided to all buildings on the site.
7. Location and Design of Access Drives
The site has two points of ingress and egress from SE Market Place. Adequate stacking spaces are provided within the ingress driveway.
8. Co-ordination of on-site and off-site circulation
The proposed development has arranged and coordinated the internal drives and parking areas to facilitate efficient vehicular and pedestrian circulation. Both formal and informal pedestrian links flow through and inter-connect the development. Connection is provided with off-site pedestrian

routes.
9. Location and Design of on-site ways
The on-site driveways and parking areas have been located and designed to be minimal in form and to occupy no more land than is required to provide safe and convenient vehicular and pedestrian circulation.
10. Drainage
The drainage will be addressed in full at final site plan submission. In accordance with the City's Land Development Regulations, the site must provide water quality storage for the applicable run-off volume and limit post-development discharges at pre-development rates for all applicable design storm events. Drainage will be accommodated on site in a manner which shall not adversely affect nearby property or the public storm drainage system.
11. Exterior Lighting
The proposed development will provide decorative exterior lighting at 15ft in height in the vehicular and pedestrian use areas. The lighting does not conflict with the proposed landscaping and will not impact or produce glare on the nearby neighborhood or interfere with the aesthetics of the surrounding area or with public safety and convenience.

D. 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 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 major amendment to CPUD 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 the site plan proposed for the CPUD to allow three (3) buildings with a total of 24,000 square feet of commercial building is consistent with the Land Development Code and recommends Ordinance No. 2445-2020 with conditions of approval.