Sailfish Cove UPUD
Justification Statement

Project Name: Sailfish Cove Urban Planned Unit Development.

Project Location: 37 & 41 S.W. Seminole Street, Stuart, Florida.

Request: Rezone the subject property from Urban Waterfront to Urban Planned Unit Development (UPUD) as per Section 11.01.09 of the City of Stuart Land Development Code on lands located within the City of Stuart Community Redevelopment Area. The request is to allow for multi-family development with 30 residential units with a density of 26.75 dwelling units per acre as per City of Stuart LDC Table 2.07.A. UPUD Unit Density. The proposal also includes 8 office/retail units totaling 5,768 square feet on the vacant 0.925-acre waterfront property.

Provision of parking within the building footprint, below the proposed residential units, provides a unique opportunity to ensure enough parking is available on site. The contour of the property dropping towards the water allows the parking to be accommodated within the building and on site and screened under the building.

Public Art: We are proposing a sculpture of jumping sailfish on the northwest corner of the property (see attached image) and a sculpture fence along the sea wall. The art on this fence will be visible both from the private deck area as well as from the public boardwalk. It will create an amenity along this public pedestrian path.

The Site: The property is located on vacant land located at 37 and 41 West Seminole Street, Stuart within the Community Redevelopment Area and is zoned Urban Waterfront and has a Downtown Redevelopment Future Land Use designation. Two single family structures are no longer situated on the subject property.

Table Summary:

	Existing Use(s)	Land Use	Zoning
Site	Vacant	Downtown Redevelopment	Urban Waterfront City of Stuart CRA
North	St. Lucie River	N/A	N/A
South	SW Seminole Street & Commercial Properties beyond	Downtown Redevelopment	Urban Center City of Stuart CRA
East	Vacation rental property and commercial properties	Downtown Redevelopment	Urban Waterfront City of Stuart CRA
West	Vacation rental units/quadri-plex, Restaurant & City of Stuart Administrative Building		

Parcel Control Number	05-38-41-004-000-00040-1
Address	37 and 41 West Seminole Street, Stuart
Site Area	0.925 acres
Proposed Use Summarized	One 4 story building with 30 multi-family residential units and 5,768 s.f. office/retail units with parking on street, on site and within the footprint of the building.
Streets	The Street functional classifications – Seminole Street is a one-way street with westbound traffic. The street is maintained by the City of Stuart.
Utilities	Water and Sewer are provided by the City of Stuart.

The Surrounding Properties: Seminole Street includes a mixture of commercial, office and residential uses along its one-way street. A multi-family mixed use project on the subject property is within walking distance from several bars, restaurants, parks, outdoor dining, shops and civic amenities.

The subject property on the banks of the Saint Lucie River to the north as a waterfront property. To the abutting east is an existing 2,136 square feet residence on a 0.19-acre property. A 0.20-acre property known as the Owl House abuts the proposal site to the east and is now part of a larger vacation rental property complex. Further east is a 3,800 square feet commercial/dental office unit on a 0.46-acre property. To the west is a property consisting of multiple occupancy or vacation rental units measuring over 3,000 square feet in total quadri-plex residential use on 0.16 acres. Further west is the Boathouse restaurant and bar with over 4,000 square feet of floor space and the City of Stuart administrative building beyond that with over 17,000 square feet of office space on a 1.33-acre property. South of the subject property and SW Seminole Street is Osceola Place, a mixed use residential and office and commercial building on 0.29 acres.

History: The property received approval as per Resolution Number 123-2017 for a Major Urban Code Conditional Use to accommodate a four story, twenty condominium unit multi-family development on October 9, 2017 as per Resolution Number 123-2017. Prior to that a portion of the property had received approval for a Major Urban Code Exception for the eastern property to allow for parking under the building envelope. The subject property was cleared of existing residential structures in 2018 and remains vacant and cleared at the time this development application was prepared and submitted.

January 27, 2020 the Land Development Code was amended as per Ordinance Number 2423-2020 and Ordinance Number 2424-2020 to include Urban Planned Unit Development (UPUD) district to amend the review procedures for proposals that involve UPUDs located within the Community Redevelopment Areas. The Sailfish Cove UPUD project is governed by and consistent with the these adopted Ordinances.

Residential density calculation: The proposal consists of 30 multi-family residential units on a 0.925-acre vacant property. Residential density for properties zoned Urban Planned Unit Development (UPUD) is in accordance with Ordinance Number 2423-2020, Chapter II, Section 2.07.00. Subsection I.b. Density.

The proposed density is in accordance with policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities. Table 20.07.A. has been used for the purpose of calculating residential density within the proposed UPUD.

Maximum Size of Proposed Unit	Unit Density Calculation	Number of Units
900 square feet	7 units 900 sf or less (7 x 0.5 = 2 units)	3.5
1,100 square feet	7 units up to 1100 sf (7 x 0.75 = 7.5 units)	5.25
Over 1,100 square feet	16 units over sf (16x1 = 16 units)	16
Density Calculations		24.75 units per acre
Total Density Calculations 24.75/.925		**26.75 units per acre**

Parking Calculation: Ordinance Number 2423-2020, Chapter II, Section 2.07.00. Subsection I.b. Density. Table 2.07.A. UPUD Parking Space Per Unit is applicable to the subject property. The parking calculation has applied the parking thresholds afforded to a property with a UPUD zoning designation. The subject property is located close to commercial amenities, restaurants and public parks and waterfront amenities. On street parking is included as part of the proposal while the intent is to also encourage live/work and lower levels of commute and dependence on motor vehicles.

The UPUD is requested ahead of City of Stuart plans to allow the landowners along Seminole Street to be included in the Parking-Exempt area of Downtown. This was agreed upon in return for property owners along the boardwalk between Riverwalk stage east to the Colorado Avenue pocket-park along the shores of the St. Lucie River granting their Riparian Rights to the City of Stuart to build the boardwalk. Parking calculations for the subject property take into consideration these commitments and apply a shared parking formula to the total number of spaces to be provided as part of the proposal. The calculations have been accommodated as follows:

Maximum Size of Proposed Unit	Parking Space Required Per Unit	Number of Parking Spaces
Under 900 square feet	7 residential units up to 900 s.f. (7 x 1.25 = 9 spaces)	9 spaces
Under 1,100 square feet	7 residential units up to 1,100 s.f. (7 x 1.5 = 11 spaces)	11 spaces
Over 1,101 square feet	16 residential units over 1,100 s.f. (1.5 x 16 = 24 spaces)	24 spaces
5,768 s.f. office/retail units	5,768 s.f. office/retail (1 space per 350 s.f. = 16.48 spaces)	16 spaces
		60 spaces subtotal
Shared Parking Formula	60 spaces/1.4 = 42 spaces required as a total based on a proposed shared parking formula	**42 spaces** to be provided with on street, on site and within the building envelope

Policies & Analysis to support request to rezone from Urban Waterfront to Urban Planned Unit Development:

Policy Support: The Sailfish Cove U PUD is consistent with Comp Plan **Policy A7.1. of the City of Stuart Comp Plan** as a property with a Downtown Redevelopment designation and within the Stuart Community Redevelopment Agency. The proposed multi-family residential and office and commercial uses are general uses permitted and a mix of residential uses and non-residential uses is encouraged and required within this designation.

Facilitating an infill development on the vacant property is consistent with Comp Plan **Objective B1. - Compact urban form.** The proposal is discouraging urban sprawl by facilitating an urban redevelopment and infill

development of the property and achieves a compact urban form.

In accordance with **Housing element Goal Statement A** included in the Comp Plan, approval of the Sailfish Cove UPUD is consistent with ensuring the provision of adequate residential sites and housing opportunities to accommodate the housing needs of current and future residents of Stuart.

The **Economic Development Goal Statement A** requires the City to develop and maintain an economic environment that will encourage the creation, expansion and retention of business within city limits while maintaining a high quality of life for its residents. Including a mix of office and commercial units as part of the Sailfish Cove project will facilitate economic development within the City of Stuart.

Section 2.07.00 PUD: The request to rezone the property to Urban Planned Unit Development is consistent with Section 2.07.00 in that the project is consistent with the overall planning and development goals and objectives of the City. The UPUD provides an alternative means of accommodating a commercial, office and residential project with the required flexibility to achieve a compact urban form of development on a vacant infill property within the City of Stuart Community Redevelopment Area. The project has been designed to establish a resilient living and working environment with imaginative and creative approaches to community planning, stormwater infrastructure and property design.

Specific to the provisions included for properties zoned Urban planned unit development (UPUD), the location is within the defined community redevelopment area of the city. The density proposed is in accordance with the density outlined in policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities of the underlying future land use designation and which is considered of a suitable character and compatible with surrounding uses. Density has been calculated in accordance with table 2.07.A.

The project has been designed with application of UPUD development standards as benchmarked against one of the Urban Waterfront district designation as one of the urban districts as defined in section 3.01.00 urban code. Such design characteristics as building placement, building height, non-residential parking, curb cuts, stormwater, open space, landscaping, architectural standards and the urban district design objectives have been considered throughout the design of the Sailfish Cove UPUD. The project has also carefully considered and applied standards regarding circulation, parking, utilities, drainage, open space and density as described in the City of Stuart Urban Code to achieve a high level of design of the infill project.

Section 11.01.09 Zoning Map Change Application Including PUD.

The proposal has been designed with consideration of the following criteria with responses provided for each to demonstrate compliance and consistency with City Comp Plan and Land Development Codes.

a. The existing land use pattern.

The Future Land Use of all the properties within proximity to the site is Downtown and the property is located within the City of Stuart Community Redevelopment Area (CRA). The list of permitted uses included in the Urban Code are applicable to all property located in the CRA, and include residential, commercial and office uses. The proposed multi-family, commercial/office units are consistent with the list of uses included in the Urban Code and the Urban Planned Unit Development provisions.

b. The possible creation of an isolated district unrelated to adjacent and nearby districts.

A request to rezone to UPUD is an option afforded to all property located with the CRA. The purpose of rezoning to a PUD is to provide alternative zoning procedure to accommodate residential, commercial, public service, industrial or urban planned unit development zoning districts in accordance with the development objectives of the City. The request to rezone to Urban Planned Unit Development (UPUD) district is consistent with the CRA Plan, Urban Code and the Comprehensive Plan provisions and will not create an isolated district.

c. 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 density of development proposed on the subject property is consistent with the provisions of policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities. Table 20.07.A. has been used for the purpose of calculating residential density within the proposed UPUD. The proposal would not increase or overtax the load on public utilities and facilities. The effective reuse of a brownfield site at a density and intensity as per the proposal site plan is consistent with the intent of the Comprehensive Plan. A density of 26.33 dwelling units on the subject property meets the intent of providing additional housing within the City as an infill development within proximity to established development patterns of residential, commercial, restaurant office, municipal and public amenities.

d. The possible overloading of the city's sewage collection, treatment and disposal facilities.

The applicant's engineer has prepared preliminary stormwater and engineering plans to demonstrate how the proposal has been designed to effectively accommodate the proposal on site in a way that will not overload the City's sewage collection, treatment and disposal facilities. At the Building Permit stage, the applicant will be required to demonstrate the required drainage and stormwater quality will be obtained, consistent with the conceptual engineers plans and stormwater report.

e. The possible overloading of the city's drainage system.

The development of the subject property will require approval of the conceptual reports prepared by the applicant's engineer, to be reviewed and approved by Public Works staff, and followed up with detailed civil drawings and design details required at the building permit stage in the process. These steps will ensure the project provides sufficient drainage and stormwater quality on the property.

f. The existing district boundaries in relation to existing conditions on the subject property.

There are no proposed changes to the district boundaries.

g. The existence of changed or changing conditions which make the passage of the proposed rezoning necessary or appropriate.

The subject property is a vacant waterfront property surrounded by a multitude of uses and development patterns within the City of Stuart's CRA and close to the Downtown district. Approving a residential, commercial and office mix of uses on the subject property with a rezone to UPUD provides an opportunity to remove the existing blight on the vacant and cleared property. The provision of an additional 30 residential multi-family units in close

proximity to a host of public and commercial amenities is appropriate in meeting the City of Stuart existing and project population growth to support the use of existing commercial, restaurant, office and public amenity use and expanding the tax base.

h. The impact of the proposed rezoning upon living conditions in the adjacent neighborhood.

The waterfront property is within proximity to the established Downtown and its multitude of uses, and is afforded the same opportunities for development patterns, permitted uses, scale, density as those existing properties. A request to rezone the property to UPUD has been achieved with a site plan designed to meet setback requirements, maintain an unobstructed view from Seminole Street to the St. Lucie River on both ends of the site. Existing residents within proximity to the proposal site will benefit from the proposed addition of office and commercial use.

i. The impact of the rezoning upon the flow of light and air to adjacent areas.

The proposed four (4) story apartments with office/retail units including parking within the building envelope, will not significantly reduce light or air to adjacent properties and areas. Compliance with side setbacks, provision of landscaping, and the incorporation of a building that has balconies to break up the façades and allow them to undulate and not overpower the adjacent properties. The view corridors/vistas to the St. Lucie River are intended to be maintained as part of the development proposal.

j. The impact of the proposed rezoning upon property values in the adjacent area.

This infill project will occupy a currently vacant waterfront property at a level of design, scale and use that will add value and increase the tax base for the City of Stuart.

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

The proposed rezoning to UPUD offers assurances in development terms beyond a project that would be approved under the straight zoning (Urban Waterfront). Sailfish Cove is a project that has been designed to be consistent with the Downtown land use designation and apply the setbacks and Urban Waterfront zoning district development standards. The project has achieved a high standard of design with a scale and placement off Seminole Street that fits well with the adjacent properties.

l. The existence of other adequate sites in the city for the proposed use in districts already permitting such use.

Consistent with City of Stuart Comp Plan, CRA Plan and LDC policies, the proposal utilizes a vacant brownfield property and will achieve an urban redevelopment and infill development in a compact urban form. Population projections applicable to the City of Stuart anticipate a growth from 16,906 in 2020 to 19,465 by 2045 according to Florida Office of Demographic Research data and the Growth and Development Trends, February 2019. Consistent with the City of Stuart Comprehensive Plan Housing Element Goal Statement A, approval of the Sailfish Cove UPUD is consistent with ensuring the provision of adequate residential sites and housing opportunities to accommodate the housing needs of current and future residents of Stuart.

2. **Municipalities (2017)**

Municipalities City/County	2010	2016	2020	2025	2030	2035	2040	2045
Total County	**146,318**	**150,870**	**157,481**	**164,293**	**169,749**	**174,300**	**178,077**	**181,312**
Jupiter Island	817	810	810	810	810	810	810	810
Ocean Breeze Park	355	343	1,030	1,030	1,030	1,030	1,030	1,030
Sewalls Point	1,996	2,002	2,099	2,109	2,119	2,121	2,123	2,125
Stuart	15,593	16,197	16,906	17,638	18,224	18,712	19,118	19,465
Unincorporated	127,557	131,518	136,636	142,706	147,567	151,627	154,997	157,882

Source: Florida Office of Demographic Research, adjusted locally.

Procedural Requirements

A pre-application meeting was held February 5, 2020 with City staff ahead of the submittal of the request to rezone. Conceptual site plans, architectural elevations and renderings were discussed.

It is understood the project will be reviewed by City staff, considered by the CRB Board for recommendations and then by the City Commission with a first and second reading.