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July 20, 2020

Hand Delivery

Kev Freeman
Development Director
City of Stuart
121 SW Flagler Avenue
Stuart, FL
34994

RE: Lone Palm – Continued Request for Zoning Change to Urban Neighborhood & Major Urban Conditional Use

Dear Kev,

On behalf of the applicant Lone Palm Property Investments, LLC, we are pleased to confirm the previous request still stands to rezone the property from R-1 to Urban Neighborhood.

The 0.72-acre site is vacant, was recently added to the City of Stuart CRA and has an R-1 zoning and Low-Density Residential Land Use. A land use designation of Downtown Redevelopment and rezone to Urban Neighborhood zoning district, is consistent with property located within the CRA. A rezone to Urban Neighborhood in an area made up of mainly residential use, is consistent with the Land Use and established development patterns. Although the majority of lots surrounding the proposal site are zoned R-1, the request to rezone to Urban Neighborhood is consistent with the zoning options afforded to properties within the City's CRA.

Please also accept an application requesting Major Urban Conditional Use approval as a request to consider the conceptual plan attached. A concurrent land use amendment is being undertaken, initiated by staff, to amend the future land use from Residential Low Density to Downtown Redevelopment.

Additional information is included in support of the request to approve the project. The attached conceptual plan shows a total of three single family dwellings and two duplex units. The location of parking spaces is shown on the conceptual site plan along with vehicular access points off SE 6th Street and SE Martin Luther King Jr. Blvd. Access points off both roads have been kept to an absolute minimum to address concerns regarding traffic and vehicular safety.

Orientation of the proposed single family and duplex units offers a continuation of the development patterns like existing layouts to the west and south of the property. Setbacks and development standards shown on the conceptual site plan are consistent with the Urban Neighborhood zoning requirements.

A major code conditional use approval offers assurances beyond the Urban Neighborhood zoning. Specifically committing the property to a threshold regarding the number and type of units proposed, orientation, and overall development pattern. Offering to limit the number of access points from the properties is also intended to provide additional assurances through the approval process.

The surrounding land uses are mainly Low-Density residential with the proposal site and surrounding area all within the City of Stuart CRA. The existing Low - Density residential land use permits single family and duplex type units.

Proposed lot sizes include duplex units measuring 7,875 square feet lots or 0.18 acres with 1,872 square feet duplex unit, or 936 square feet per unit. The proposed single-family units are 5,250 square feet lots or 0.12 acre lots with 1,500 square foot units. The size and type of residential units proposed is considered consistent with the existing development patterns and use in the surrounding neighborhoods. Along Martin Luther King Jr. Blvd. the established development patterns include small single-family lots as small as 0.161 acres with dwelling sizes varying with the majority being between 900 and 1200 square feet. Multi-family units include The Hammock at Stuart Apartments, with over 30,200 square feet of residential units and 320 SE Martin Luther King Jr. Blvd having 5 units on a 0.388-acre property. A table is attached with a breakdown of the lot size, house size and use type of properties off MLK Jr. Blvd, 6th Street, and Cortez. Density and intensity of use is not dissimilar to the established development patterns.

Details such as the walls and fencing to be accommodated on the properties may be addressed at the site permit stage in accordance with the Urban Code requirements. Staff is also requested to consider the uniqueness of the proposal site as corner lot properties when applying the Urban Neighborhood zoning district design standards. Such details as wrap around porches and parking placement and screening of parking is not achievable on smaller lots.

Should you require any additional information please do not hesitate to call.

Sincerely,

Donald J. Cuozzo

Encl.