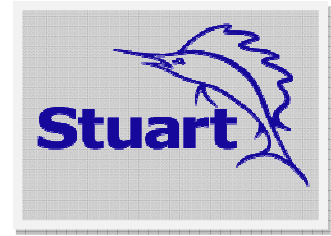


**CITY OF STUART
CITY COMMISSION**
July 13, 2020



Project Name: Bridgeview RPUD - FLU & Zoning assignment	Property Owner: Atlantic Realty Partners, Inc. (Contract Purchaser)
PCN #: 40-38-41-001-051-00000-2	Applicant/Petitioner: Atlantic Realty Partners, Inc. (Contract Purchaser)
Ordinance No: 2437-2020	Agent/Representative: Gentile, Glas, Holloway, O'Mahoney and Associates
	Case Planner: Stephen Mayer
Location: On the Northwest Corner of State Road 76 (SW Kanner Highway) and SW Martin Highway	

PROJECT SUMMARY		
Property Size (area)		15.88 Acres
Present Use		Undeveloped
Subject Property Land Use		Commercial Office Residential – Martin County
<i>Adjacent FLU</i>	<i>North</i>	Martin County TP (Trailer Park) (Riverland Mobile Home Park)
	<i>South</i>	Martin County COR (Vacant)
	<i>East</i>	Commercial (Cleveland Clinic)
	<i>West</i>	St. Lucie River
Subject Property Zoning		Commercial Office Residential (COR-1)
<i>Adjacent Zoning</i>	<i>North</i>	Martin County – Mobile Home (Riverland Mobile Home Park)
	<i>South</i>	Martin County COR (Vacant)
	<i>East</i>	CPUD (Cleveland Clinic)
	<i>West</i>	St. Lucie River
Proposed Land Use Designation & Zoning District		Multi-family Density Residential (RPUD)
Proposed Zoning District		Residential Planned Unit Development RPUD
Proposed Use		212 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 15.88 acres. The property is currently undeveloped. The intent of this project is to allow 212 attached multi-family apartment homes within two 4-story buildings to be developed on the site while upgrading the drainage and enhancing the upland and wetland preserve.

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: 3-2-2020

C. Mail Notice Postmark: 3-2-2020 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. 2398-20198

III. APPLICATION: Dated January 16, 2020

IV. HISTORY OF THE SITE

The 15.88-acre parcel was annexed into the city via Ordinance No. 2415-2019. 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 212 multi-family residential units. The property currently has a Martin County approval for 99,000 square feet of office use, 2 story building over 1 story of parking, and 30' in height. The approved office building is sited 52' from the north property line.

V. STAFF ANALYSIS

A. Site and Area Characteristics (Attachment C)

The subject property consists of one parcel totaling 15.88 acres in size, located on the northwest corner of State Road 76 (Kanner Highway) and Martin Highway.

B. Project Description

A Master Site Plan has been planned with 212 multi-family apartments within 2 four-story apartment buildings strategically placed to save all the existing wetland while enhancing the existing upland preserve and providing an average 50' of wetland buffer. The site includes community amenities with generous landscaping.

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 allowing 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:

1. The existing land use pattern;

The existing land use pattern surrounding the project area consist of a mobile home park, commercial and vacant land. Most of the vacant land near the project consists of wetlands within the County (to the South) and the mobile home community to the north (Riverland Park) is recommended to be adequately buffered from the Multi-family use.

2. The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications;

No, the proposed multifamily project will benefit the future commercial development on the east side of Kanner Highway and is consistent with the residential nature of the west side of Kanner Highway. Please see the attached exhibit.

3. 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 City of Stuart 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. The streets have adequate capacity and the proposed improvements outlined in the proposed RPUD will improve the traffic patterns.

4. The possible overloading of the City's sewage collection, treatment and disposal facilities;

The property will connect to the City's sewage collection, treatment and disposal facilities. The property is within the City of Stuart's service district.

5. 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.

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

There are no issues in this regard.

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

The county/city has shown a trend toward development of residential uses and the need for apartment housing to support the local workforce and young professionals.

8. *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 site is buffered from abutting neighborhoods the north with an enhanced 25' foot landscape buffer.

9. *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.

10. *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.

11. *The existence of other adequate sites in the City for the proposed land use classifications already permitting such use.*

The goal of the proposed amendment is to allow for uses that are in demand. The subject location is ideal for multifamily units.

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.

The applicant is requesting the following four (4) waivers from the City's Land Development Code:

1. **Section 6.03.02: Drainage Specifications.** Finished Floor Elevations of all buildings shall not be lower than 18 inches above the crown of the street on which the building fronts.

Request: The applicant is requesting the finished floor elevation to be 8.25 feet, which is 2.25 feet above the FEMA flood elevation requirements, however, is below the 9-foot elevation of Kanner Highway. The applicant has provided an engineering statement, prepared by MacKenzie Engineering and Planning, Inc., justifying a relief from the code. The letter states that the site is more than two feet above the 100-year flood elevation, that the South Florida Water Management District permitting requirements will be satisfied in regards to on-site drainage, and in the unlikely event that the off-site flood waters do drain on the site (from Kanner Highway, which is where the relief of the Finished Floor Elevations is specifically requested), the flood waters are likely to flow around buildings and discharge into the wetlands that lead to the St. Lucie River.

2. **Section 6.01.13: Off-Street Parking Schedule.** 1.5 parking spaces per unit (studios and 1 bedroom), and 2 parking spaces per unit (2 or more bedroom)

Request: The applicant is requesting a reduction in the number of required parking spaces. The applicant is justifying a smaller number of parking spaces, as they are providing for full protection of the wetlands on site, and they are holding to an industry standard for multi-family developments, at a ratio of 1.6 (or 1.6 parking spaces per unit, which is similar to the City's requirement for 1 bedroom multi-family). Staff can confirm that such a ratio has been requested and granted, such as the Watermark RPUD, and is supportive of the waiver request. Staff notes that an excess of parking demand would be contained to the site and should not affect neighboring properties. The property will also be managed, and therefore the demand for parking will be monitored privately.

3. **Section 6.04.06. Land Use Transitions and Landscape Buffers.** The buffer width requirement for a 4-story multi-family use adjacent to a single-family or multi-family use is 55'.

Request: The applicant is requesting a 25' wide landscape buffer along the northern property line, where the proposed multi-family use is abutting an existing mobile home park use. The site line separation between the V-shaped four-story building and the northern property line without going through the wetland is 96.87'. Within this zone, there are three layers of landscaping (foundation planting, interior parking islands, and a heavily planted 25-foot native buffer (with 12'-20' trees and 16'-25' palms). The applicant has also provided a 10' wall to strengthen the visual barrier. The applicant has provided a visual sightline study demonstrating that the view from the 4th story balcony will be blocked by the landscaping, and that the view from the existing mobile homes will be significantly diminished by the screen wall, the landscaping and the distance separating the proposed buildings from the existing residences. Staff recommends that the applicant provide a heavy landscaping buffer that doubles the visual barrier of a landscaping buffer that would normally be in a 55' wide buffer. The width of the buffer is not as important as the density and visual impact that can be provided with an enhanced buffer screen that is 25', which is wider

than the required buffer screen pursuant to Section 6.04.06A.5.b, which states the buffer screen shall be 25% of the buffer width (or 13.75 feet).

Furthermore, the building is located approximately 80 feet from the property line. A 3-story office building has been approved for the site only 52' from the property line. It is reasonable that the additional 100' feet separation proposed by the applicant is justified for the additional story. Staff also notes that the applicant has removed north facing balconies from the building closest to Riverland Park. North facing balconies remain on the second building, but this building is located 154.3 feet from the property line.

4. **Section 5.03.02 Wetland Protection Standards.** The applicant is required to provide a minimum width of an upland buffer of 75' and at no point less than 50'. This is due to the wetland being an outstanding resource, consisting of mangroves.

Request: The applicant is providing a minimum average width of 75', however, due to site constraints, the minimum buffer narrows to 42.4' at one location. Staff is recommending the use of native groundcover, in lieu of sod in this location, which serves as a buffer between the surface parking area and the upland buffer. The applicant is using Florida Gamma grass and using 100% native plants along the entire length of the buffer between the parking spaces and the wetland buffer. The width of this native planting is 10 feet. If this area is credited toward being similar to an upland buffer, the minimum buffer would be over 50' and therefore acceptable. The waiver would then be to accept the native treatment as upland buffer. Staff is in support of such a waiver, due to the severe site constraint in this narrow portion on the south side of the property, and the inclusion of native vegetation to simulate the natural appearance of the upland buffer.

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.

F. Public Comment

Staff has met with representatives of the Riverland Mobile Home Park on two occasions to discuss the applicant's proposal. Staff understands that although the HOA does not represent the views of every resident, there is a mostly unified opposition to some of the elements of the proposal. Although the applicant has modified their wall proposal toward an agreement, the buffer width remains the most important disagreement with the development. In combination with the parking waiver requested, it appears to the

Riverland community that the development is too dense and should remove a floor from the building height.

At the date of this staff report, a letter stating the Riverland homeowner's perspective was not available, but staff will provide such a letter when it is made available to staff.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

On June 18, 2020, the Local Planning Agency voted to recommend approval as 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 recommended minor revisions that staff has incorporated as conditions of approval, including parking spaces for mail pick up, mandatory generator in the club house, a planned site for a sheltered bus location and Level 2 EV parking infrastructure. Other minor revisions were also suggested and provided in Ordinance 2437-2020.

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.