CITY OF STUART, FLORIDA

CITY COMMISION
STAFF REPORT

MEETING DATE: September 14, 2020

PREPARED BY: Tom Reetz
Senior Planner

PROJECT NAME: Sailfish Cove UPUD

TITLE OF ITEM: Request to consider a rezoning from Urban Waterfront to Urban Planned Unit Development UPUD to allow a multi-family development with 30 residential units and 5,000 + square feet of commercial office retail use. The contract purchaser has requested a density of 26.75 units per acre where the maximum density is 15 dwelling units per acre is allowed and up to 30 with City Commission approval., for a building facade width of more than 100 feet and for parking within the building envelope in the within the City of Stuart Community Redevelopment Area.



APPLICATION SUMMARY

The applicants are requesting a rezoning to an urban planned unit development UPUD to allow for the development of a multi-family project consisting of 30 Condominium units with 3 floors over a ground level of parking and office retail in the City's Urban Waterfront (UW) zoning district.

The applicant is requesting a rezoning to UPUD with a density of 26.75 to allow for the 30 total units to occupy a 0.925-acre site. The applicant is also asking for relief from a variance to allow parking within the building envelope and to allow a cumulative front building width of more than 100 feet.

The developer is providing public amenities on Seminole street in the form of a sculpture of jumping sailfish on the northwest corner of the property 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 creating a visual amenity from the boardwalk.

The applicant is permitted to construct property at a maximum height of three stories or 35 feet in height. If 50% or more of the building is residential or hotel, a fourth story is permitted. The maximum building height of a four-story building is 45 feet. The proposal is for a three-levels of residential over a ground level of commercial and parking for a total height of 45'-0" feet from the finished floor to eave of roof level. The total height of the Condominium building is 59'-0".

HISTORY

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. The Clifton Fishing lodge has been moved off site to SE Seminole Street and the other building was that was on site has been demolished.

Density

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
Unit Density Count with UPUD Calculation for small units		24.75 units
Total Density per acre 24.75/.925		**26.75 units per acre**

ZONING AND LAND USE		
Site Location	37 & 41 S.W. Seminole Street	
Parcel Size (area)	.925 Acres	
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Subject Property Land Use	Downtown Redevelopment	
Adjacent FLU (Future Land Use)	*North*	Downtown Redevelopment
	South	Downtown Redevelopment
	East	Downtown Redevelopment
	West	Downtown Redevelopment
Subject Property Overlay Zoning	Urban Waterfront	
	North	St. Lucie River
	South	Urban Center
	East	Urban Waterfront
	West	Urban Waterfront
Proposed Use	one 4 story building with 30 multi-family dwelling units over parking fronting S.W. Seminole Street and backing on the St. Lucie River.	
Present Use	Vacant	
Land Use Plan	Downtown Redevelopment	
ROADWAY AND UTILITIES		
Street Functional Classifications	Seminole street is a one-way street with westbound traffic maintained by the City of Stuart that is in the final stages for the CRA's Seminole Streetscape Design.	
Utilities	Sewer and Water are provided by the City of Stuart.	

CITY DEPARTMENTAL REVIEWS	
Public Works (Marc Rogolino)	Conditionally Approved
Fire/Building (Matt Cawley)	Approved subject to more detailed review at the Building and Site Permit stage
Police (Brian Bossio)	Approved subject to more detailed review at the Building and Site Permit stage
Kimley Horn	See attached comments.

PUBLIC NOTIFICATION:

The applicant has provided an affidavit attesting to the legal notification requirements

have been met for this rezoning to UPUD. In accordance with the requirements set forth in Section 11 of the City of Stuart's Land Development Code, the applicant will be provided documentation of the public notice and is part of the record as well as on file within the City Development Department.

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 26.75 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 enough 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 in 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.

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.

STAFF RECOMMENDATION

Based upon compliance with the City of Stuart's Comprehensive Plan, staff recommends ***APPROVAL*** of the applicant's request to consider a ***rezoning to UPUD in the City's Community Redevelopment Area.***