City of Stuart

Staff Review

A. Application

Fourwinds @ St Lucie

Applicant	Douette Pryce, MGRM (Applicant) 257 4Winds LLC and 245 St Lucie LLC
Property Owner	257 4Winds LLC and 245 St Lucie LLC (Property Owner)
Agent for Applicant	Douette Pryce
Project Manager	Tom Reetz
Date of Report	2/2/2021

B. Project Description

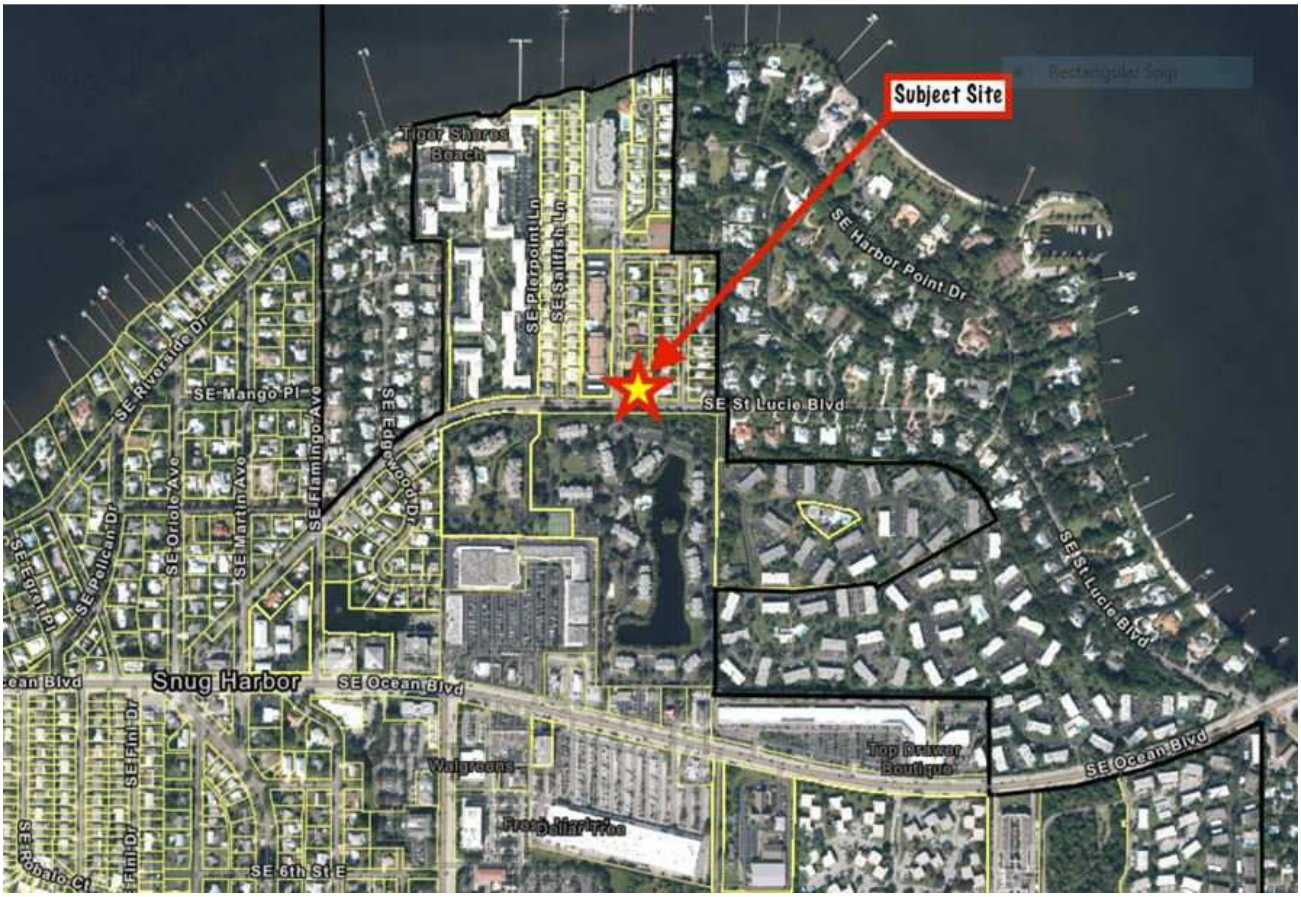
The intent of this application is to request a rezoning of the property from the current zoning designation of R-1 Residential to R-2 Residential.

C. Location and site information

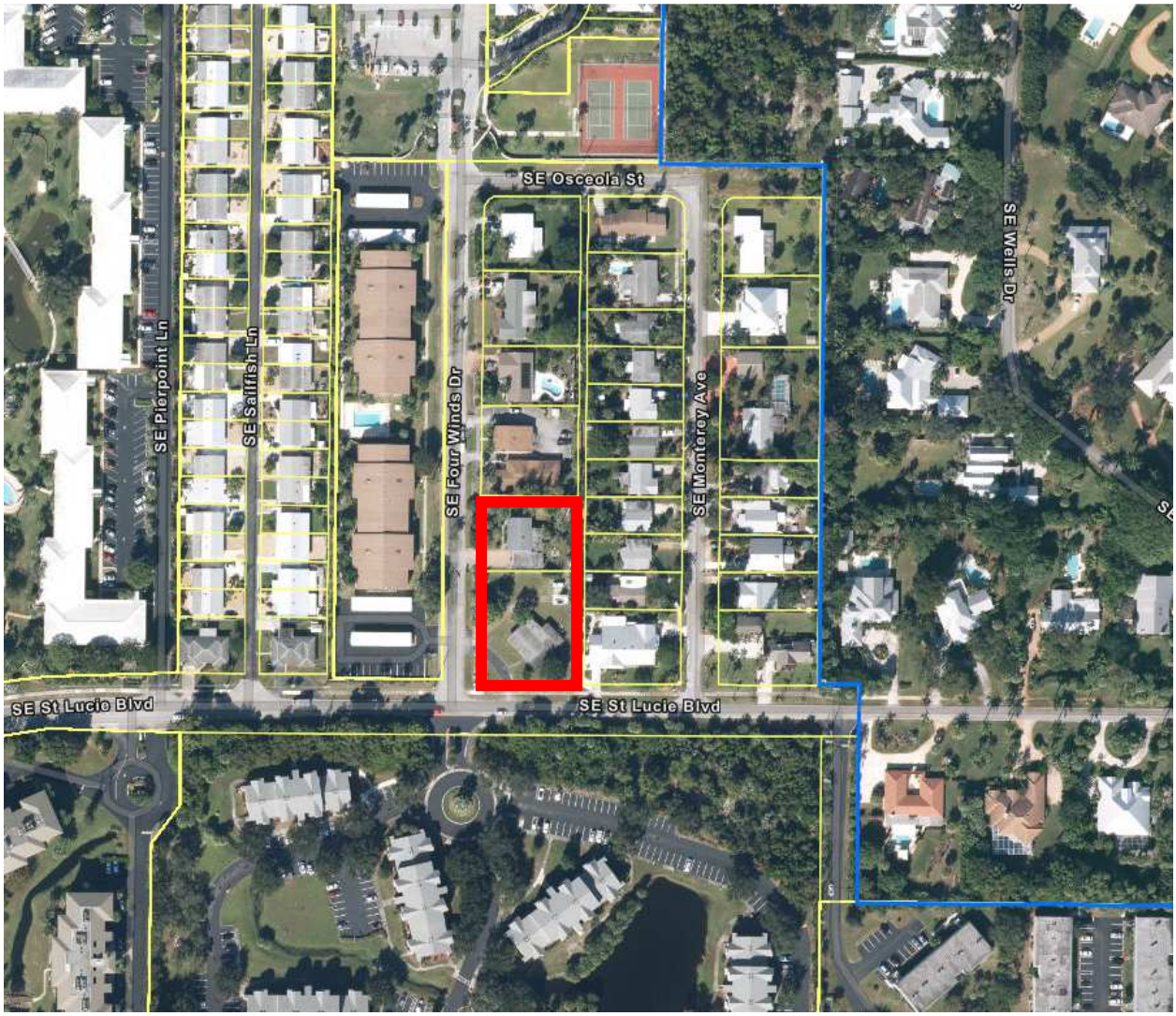
Address	257 SE Four Winds Drive & 245 SE St Lucie Blvd.
Parcel Number(s)	033841006007001505 & 033841006007001701
Existing Zoning	R-1
Future Land Use	Low Density Residential
Site Area (acres)	.298 & .448
Present Use	2 Single Family Residential Units
Subject Property Land Use	Low Density Residential
Proposed Land Use Designation	Low Density Residential – NO CHANGE
Subject Property Zoning	R-1
Proposed Zoning District	R-2
Proposed Use	Residential
City Approvals	Building Department – No comments at this time. Fire Department – No comments at this time. Public Works – No comments at this time. Police Department – No comments at this time

Brief Explanation	The intent of this application is to request a rezoning of the property from the current zoning designation of R-1 to R-2
Staff Recommendation: Staff recommends approval for the zoning district designation change from R-1 to R-2.	

Aerial Map

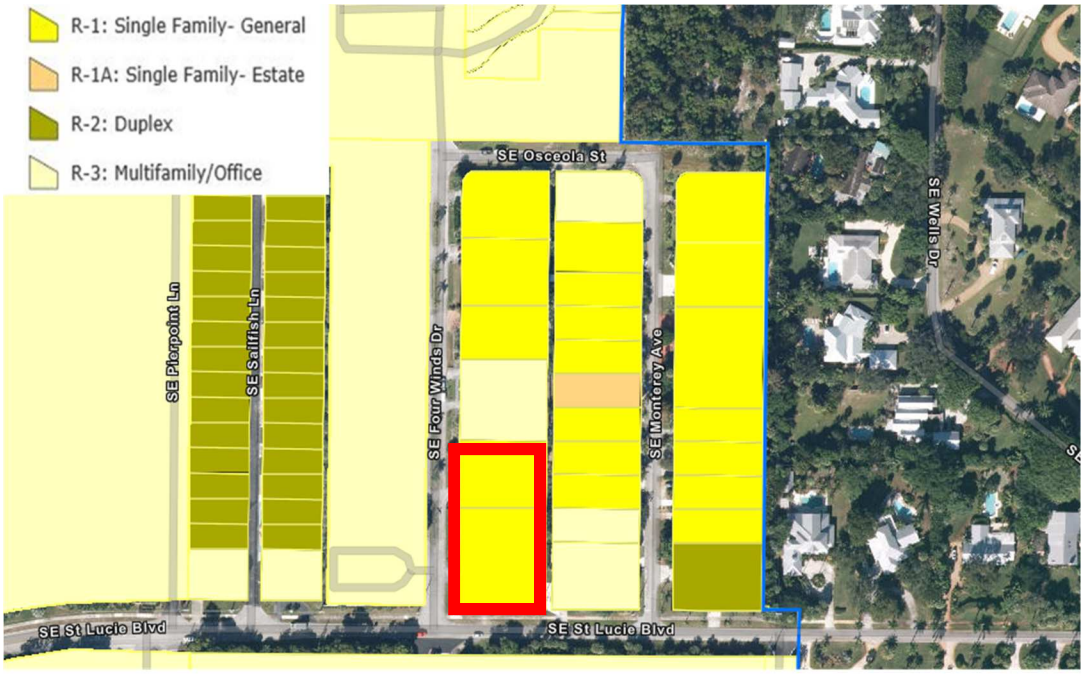


Location/Aerial



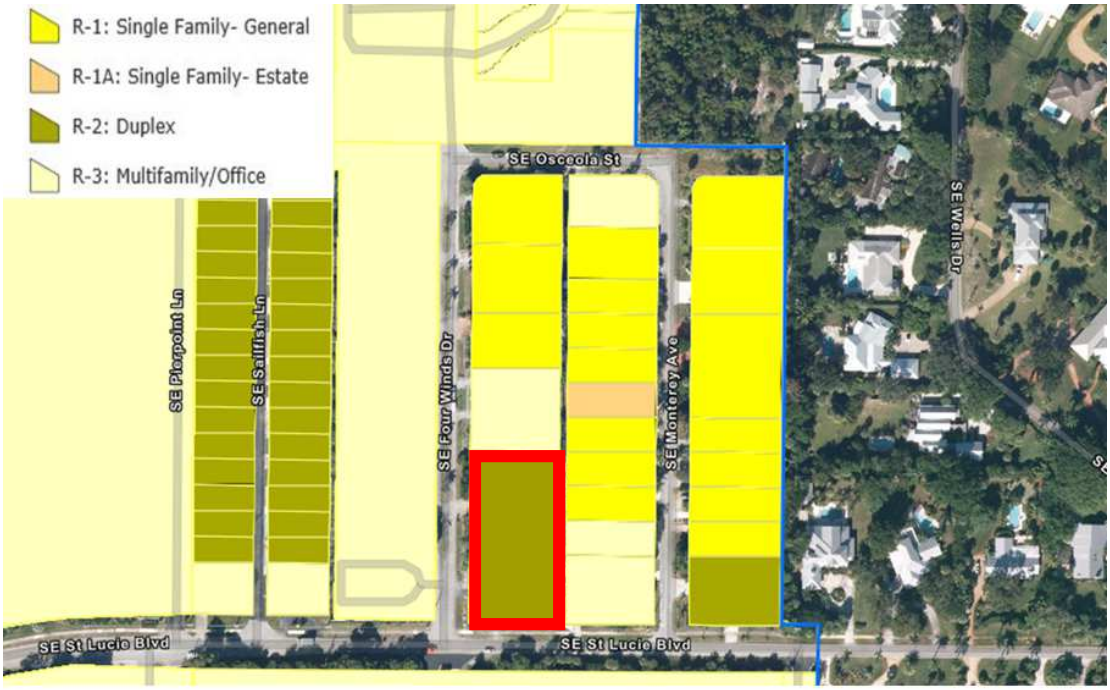
Existing Zoning

R-1: Single Family-General



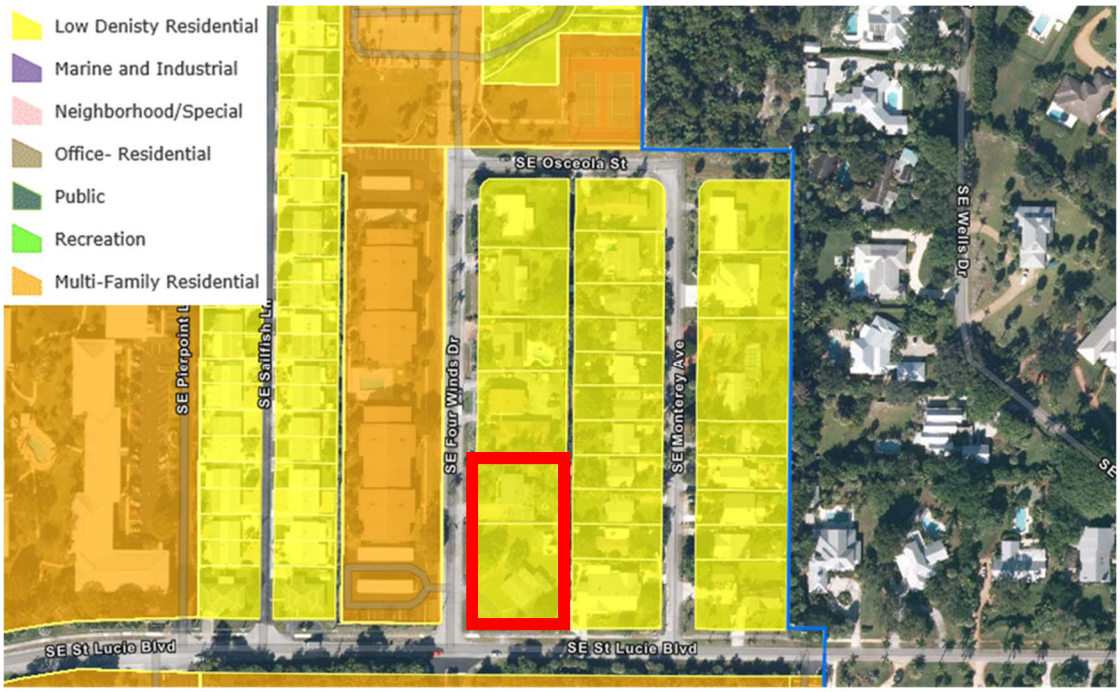
Proposed Zoning

R-2: Single Family/Duplex



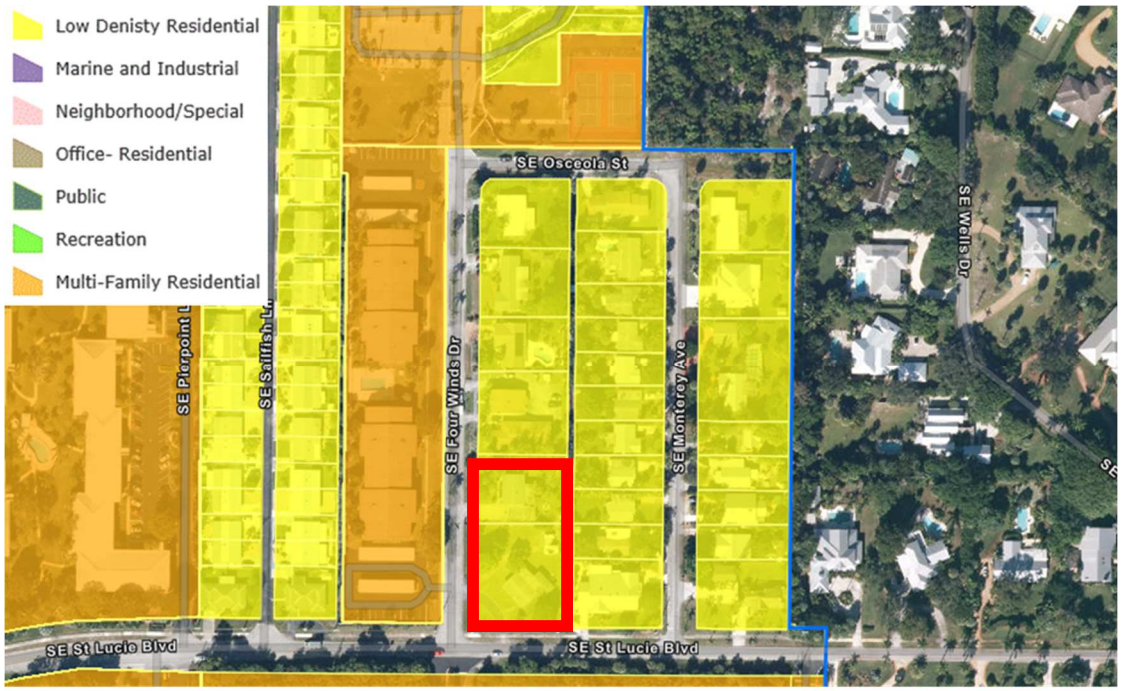
Existing Future Land Use

Low Density Residential



Proposed Future Land Use

Low Density Residential



D. Determination of compliance with Comp Plan

The proposed rezoning to R-2 is in compliance with the underlying future land use of **Low Density Residential**.

Policy A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

A. Low Density Residential: One or two dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, foster homes, adult congregate living facilities of four or fewer unrelated residents, and zero-lot-line residences. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.

Policy B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

E. Review Comments

1. Zoning and Site Design

The proposal to rezone from the R-1 district to the R-2 district, is in compliance with the existing future land use of Low Density Residential. The underlying plat and lots dimensions will allow the individual lots to be developed within the lot area, lot width and setback requirements of the R-2 zoning district.

2. Architectural Design

The applicant has supplied conceptual architectural designs and site layout dimensions that are in compliance with the R-2 zoning district.

3. Engineering – Drainage/Stormwater

The development of the individual single-family lots or two-family lots will be subject to the City's Land Development Code relating to stormwater design and treatment relating to infill residential.

4. Environmental and Landscaping

The future development of the individual single-family lots or two-family lots will be subject to the City's Land Development Code site planning requirements relating to environmental and landscaping in respect of development within the R-2 zoning district.

5. Traffic and Transportation

The traffic impact from the proposed re-zoning to facilitate five R-2 single-family or three two-family lots has been analyzed and has a de-minimis impact.

6. Public Works

N/A

7. School District

Rezoning to allow the development of five single-family residential lots or three two-family lots is determined to be de-minimis. The development of each lot will be subject to School District impact fee.