



**“A PLACE FOR PARTICULAR PEOPLE”  
THE MISSING MIDDLE**

**FOUR WINDS AT ST LUCIE**

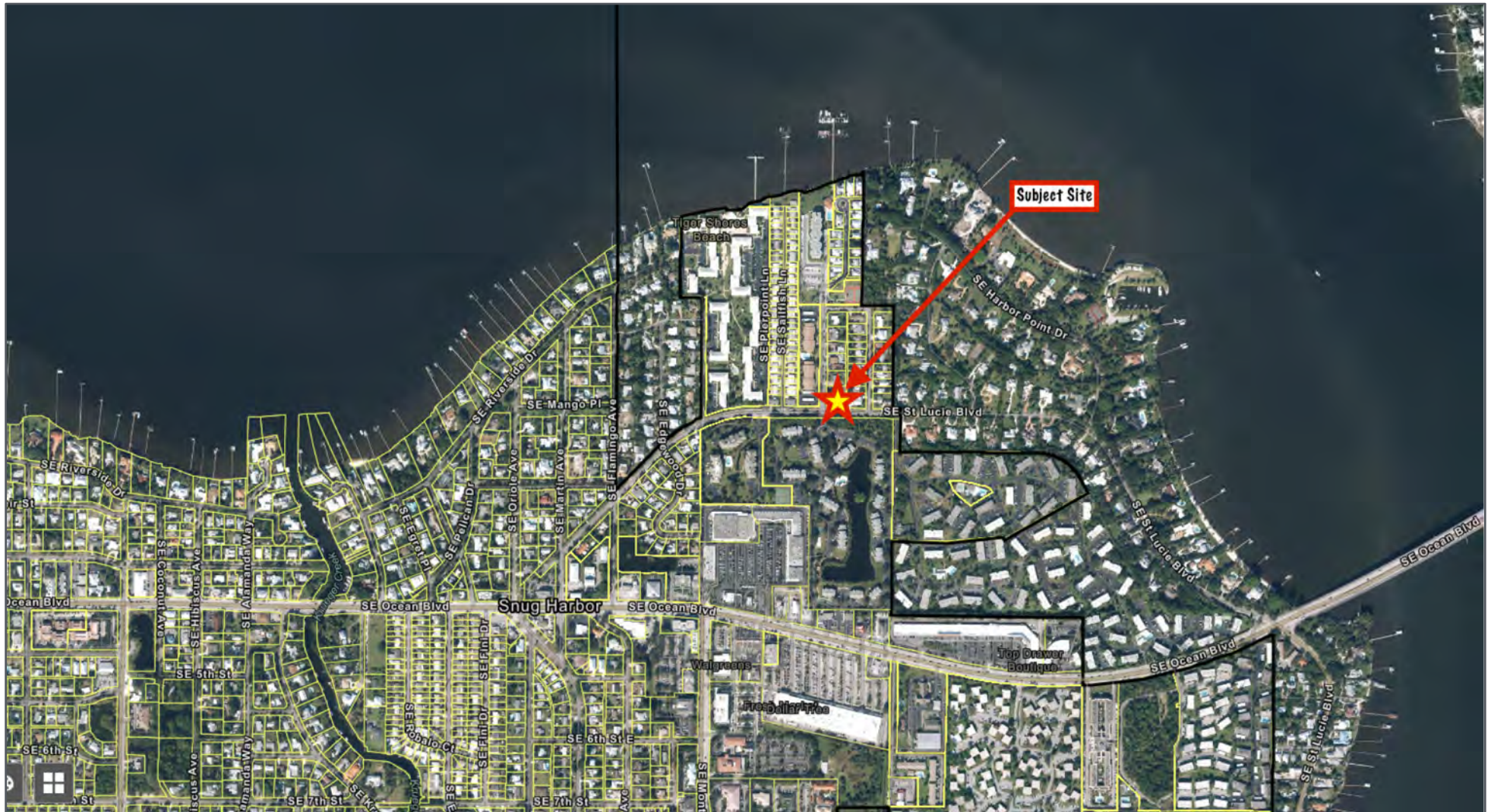
# LOCATION MAPS

By Douette Pryce at 2:51 pm, Dec 29, 2020





# SUBJECT SITE *(245 ST LUCIE BLVD/257 SE FOURWINDS DR.)*



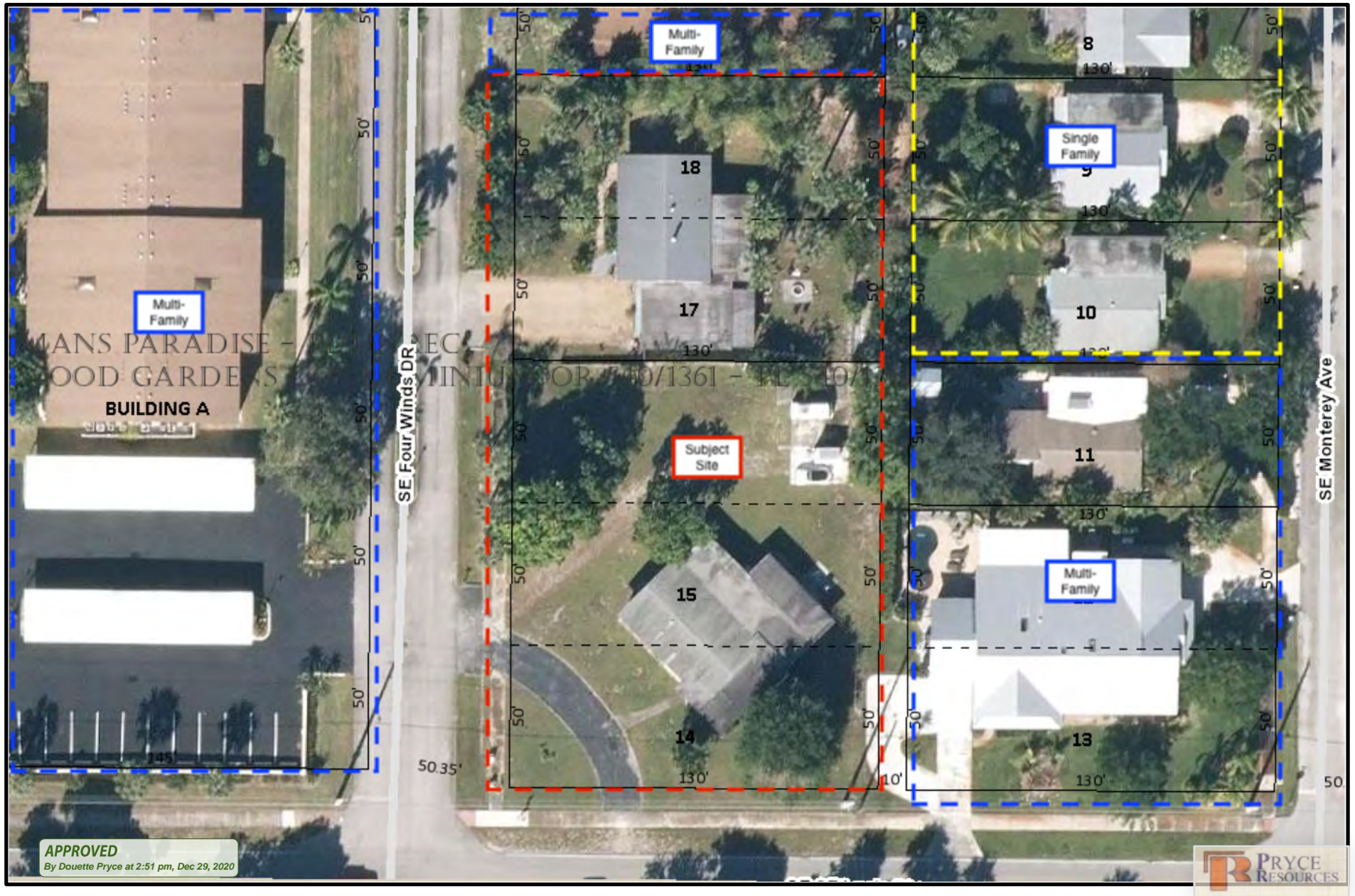
**APPROVED**

By Douette Pryce at 2:51 pm, Dec 29, 2020





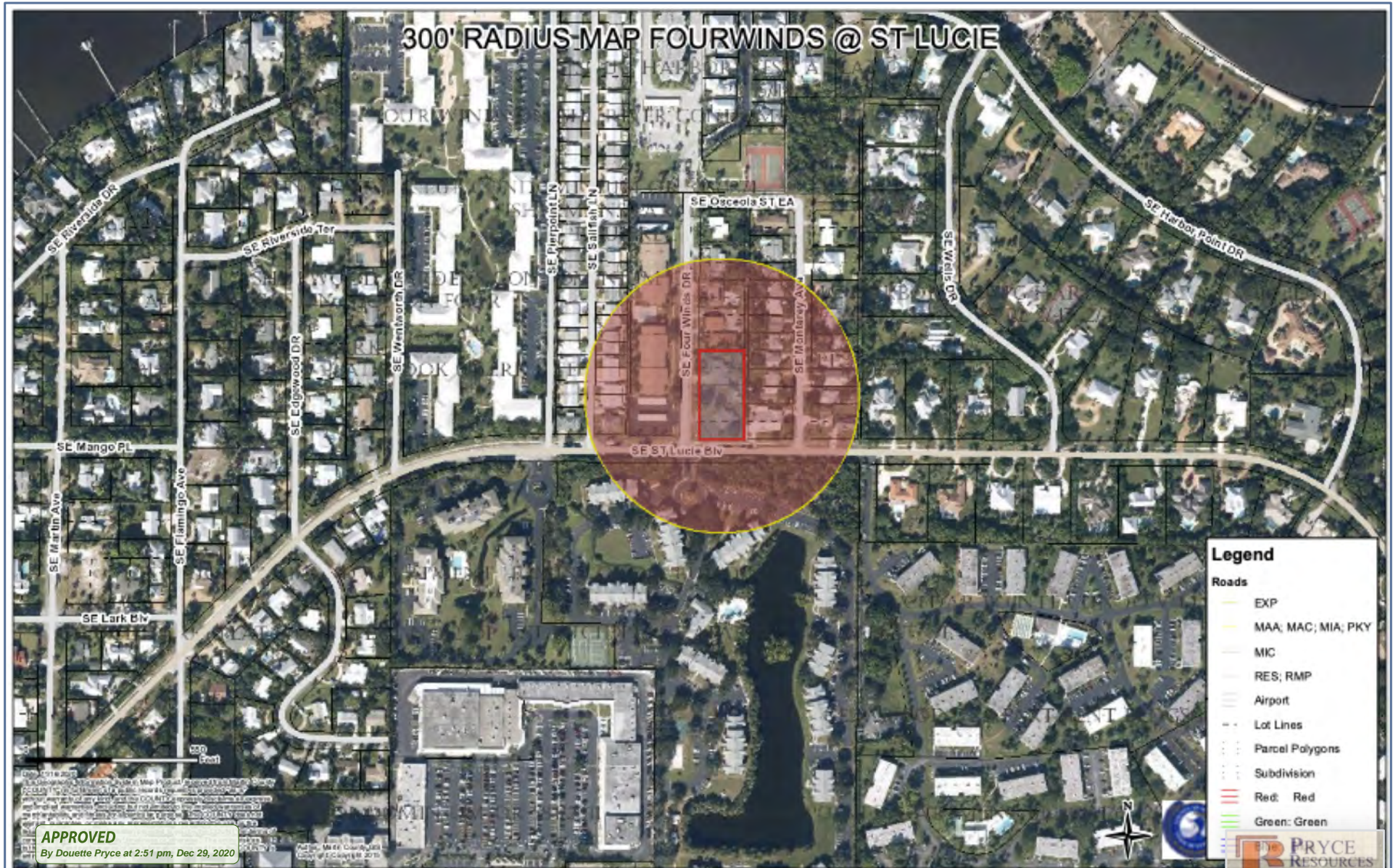
# SUBJECT SITE *(245 ST LUCIE BLVD/257 SE FOURWINDS DR.)*



# VICINITY MAPS



# VICINITY MAP- 300' SITE RADIUS





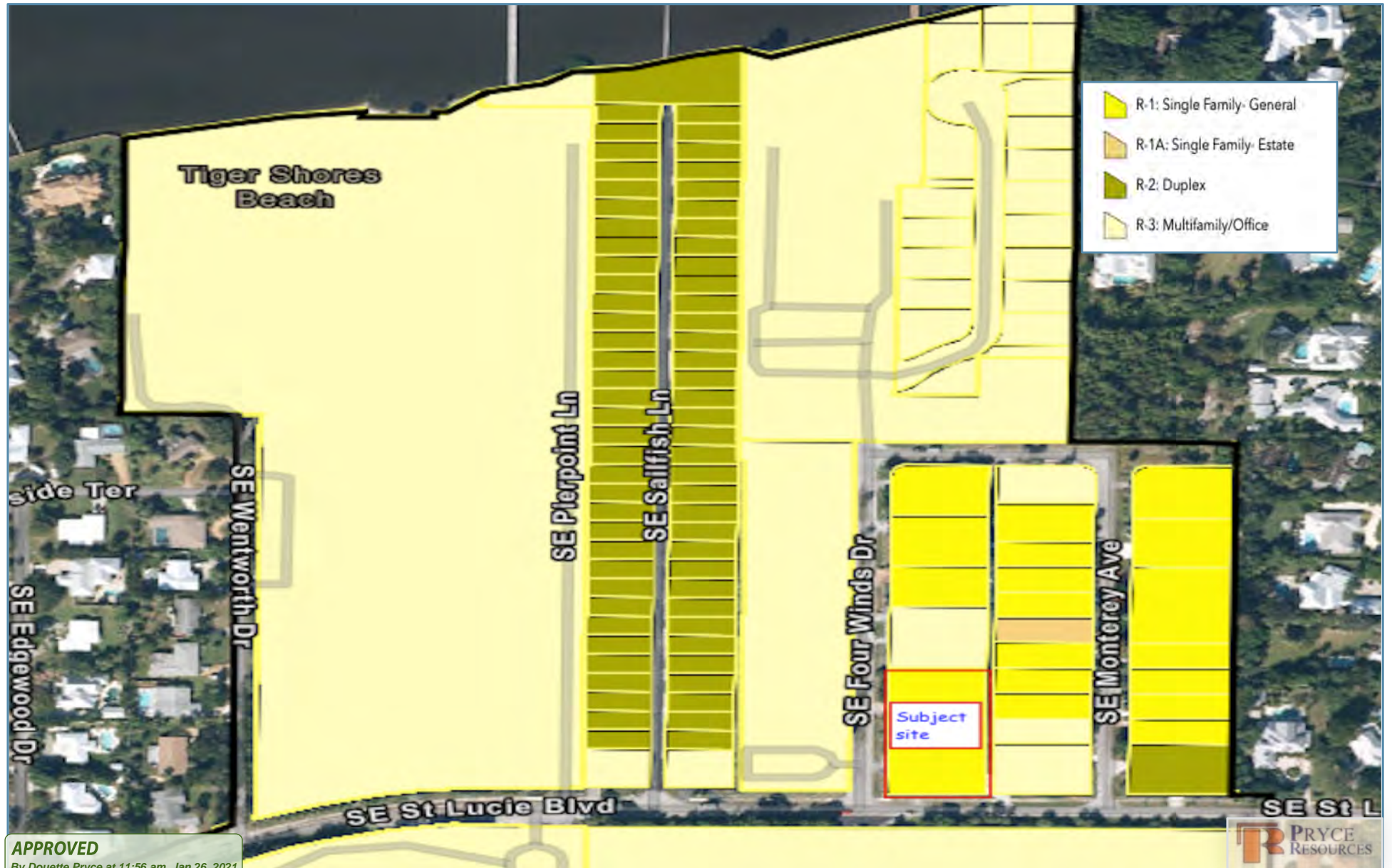
## VICINITY MAP- SURROUNDING ZONED USES





# ZONING/FLU MAPS

# ZONING



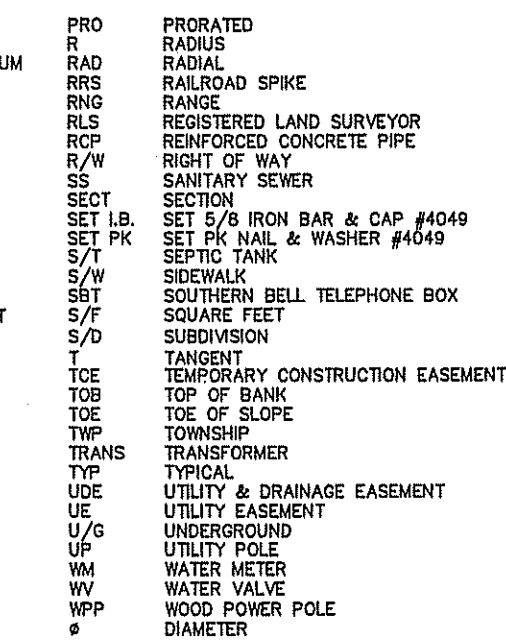
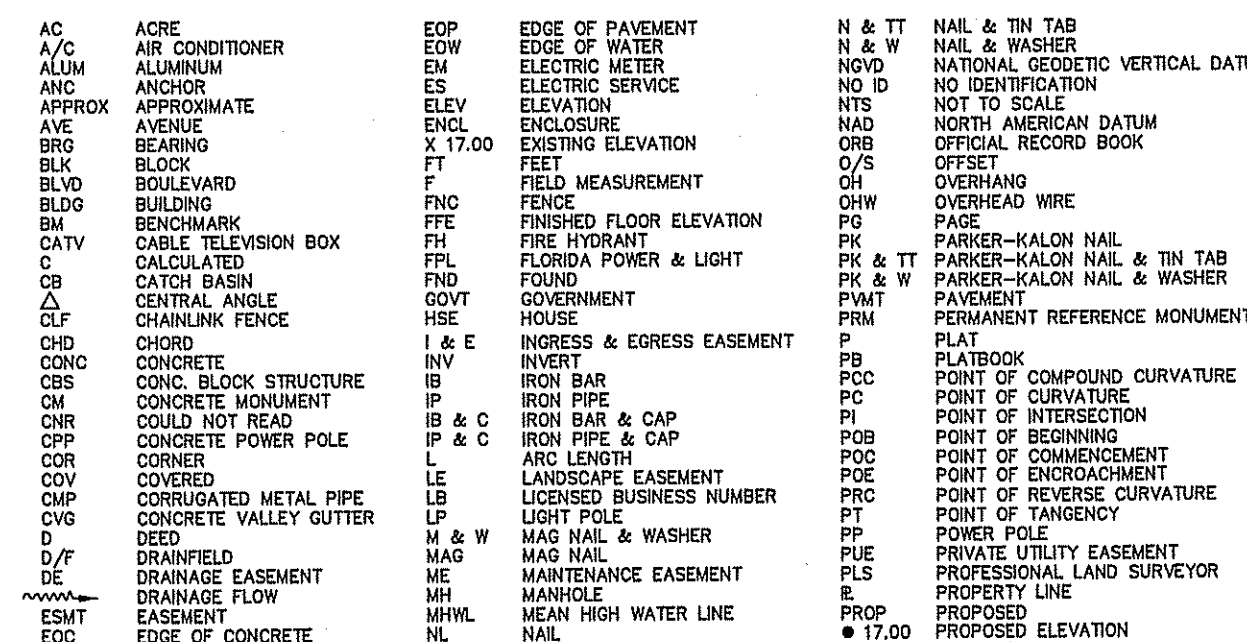


# FUTURE LAND USE



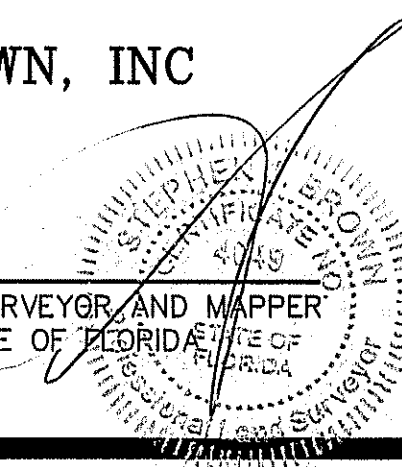
# COMBINED SITE SURVEYS





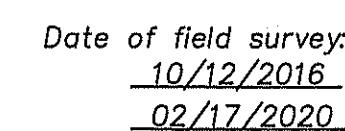
- NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4049, STATE OF FLORIDA



## LEGAL DESCRIPTION

LOTS 14, 15, 16, 17 AND 18, BLOCK 7 OF KRUEGER  
PARK, ACCORDING TO THE PLAT THEREOF FILED  
JANUARY 6, 1926, RECORDED IN PLAT BOOK 1, PAGE  
25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.



NOTES:

- NOTES: 06/17/2020
1. Survey of description as furnished by Client.
  2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
  3. All bearings are referenced to the West line of subject property, calculated as North 00°00'00" East, with all others being relative thereto.
  4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark N/A.
  5. There are no above ground encroachments, unless otherwise shown.
  6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0153L, dated 02/19/2020, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy to the client and the agency, should be verified by a determination agency.
  7. Underground foundations & utilities not located unless shown.
  8. The expected use of the survey and map is for Residential Purposes.
  9. All measurements are in accordance with the United States standard, in feet.
  10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

BOUNDARY SURVEY

**STEPHEN J. BROWN, INC**      LICENSED BUSINESS NUMBER: 6484  
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS  
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: STEVE@SJBSTUART.COM PHONE: (772)-288-7171

PREPARED FOR: PRYCE

|              |
|--------------|
| DRAWN        |
| S.J.B.       |
| CHECKED      |
| S.J.B.       |
| DATE         |
| 10/17/2016   |
| SCALE        |
| 1" = 20'     |
| JOB NO.      |
| 3275-1425-01 |
| SHEET        |
| ONE          |

OF ONE SHEETS

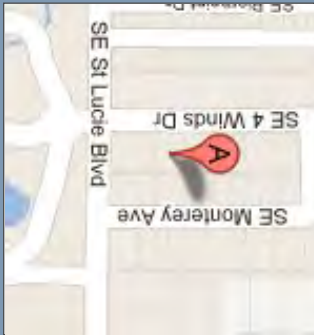
# 257 SE FOUR WINDS SURVEY



Prepared By:

EXACTA  
Land Surveyors, Inc.

www.exactaland.com  
Toll Free 866-735-1916 • F 866-744-2882



PROPERTY ADDRESS: 257 SE FOUR WINDS DRIVE Stuart, Florida 34996

SURVEY NUMBER: 1204.0682

FIELD WORK DATE: 4/19/2012

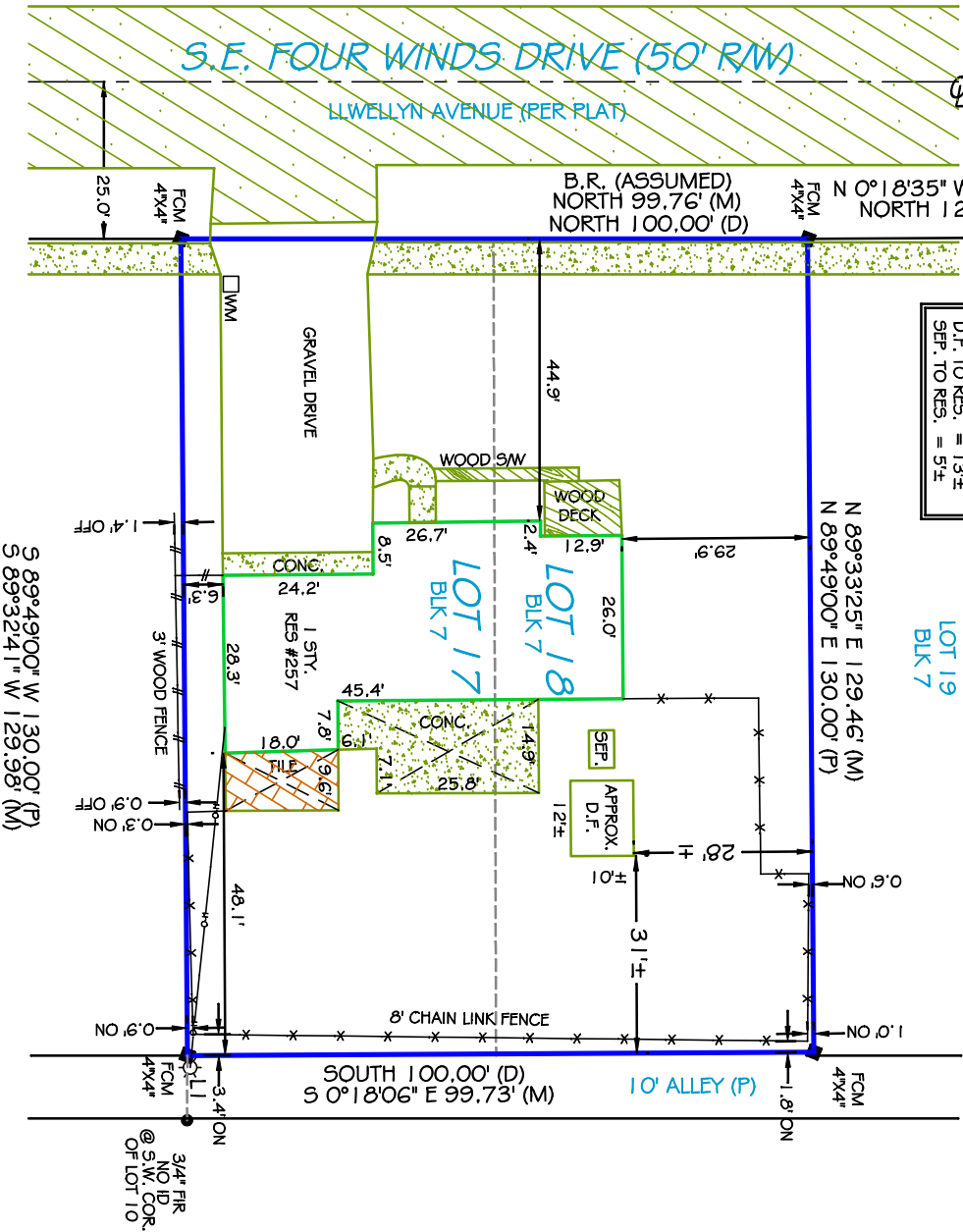
REVISION DATE(S): (rev.2 4/19/2012) (rev.2 4/12/2012) (rev.1 4/10/2012)

FL 1204.0682  
BOUNDARY SURVEY  
MARTIN COUNTY

FCM 4"x4" N.W. COR. OF PARCEL ID #03-38-41-006-007-00130-7

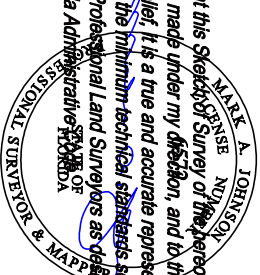
D.F. TO RES. = 13±  
SEP. TO RES. = 5±

TABLE:  
L1 S 89°49'00" W 10.00' (P)  
N 89°46'16" W 10.32' (M)



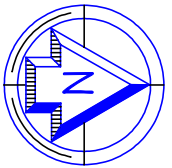
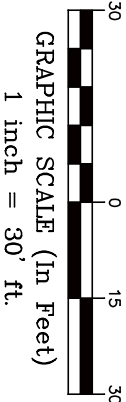
NOTES:  
FENCE OWNERSHIP NOT DETERMINED  
LOT APPEARS TO BE SERVICED BY CITY WATER

I hereby certify that this Sketch of Survey of the person described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board Of Professional Land Surveyors as described in Chapter 54-17 of the Florida Administrative Code.



Mark A. Johnson  
State of Florida Professional Surveyor and Mapper  
License No. 6572

Use of This Survey for Purposes other than Intended Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.  
Nothing hereon shall be Constructed to Give ANY Rights or Benefits to Anyone Other than those Certified.



POINTS OF INTEREST  
NONE VISIBLE

FLOOD INFORMATION:  
By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in THE CITY OF STUART, community number 120165, dated 10/4/02.

CLIENT NUMBER:

DATE: 4/19/2012

BUYER: Douette Pryce

SELLER: Douette Pryce

CERTIFIED TO: DOUETTE PRYCE

This is page 1 of 2 and is not valid without all pages.



AFFILIATE  
MEMBERS

EXACTA  
Land Surveyors, Inc.

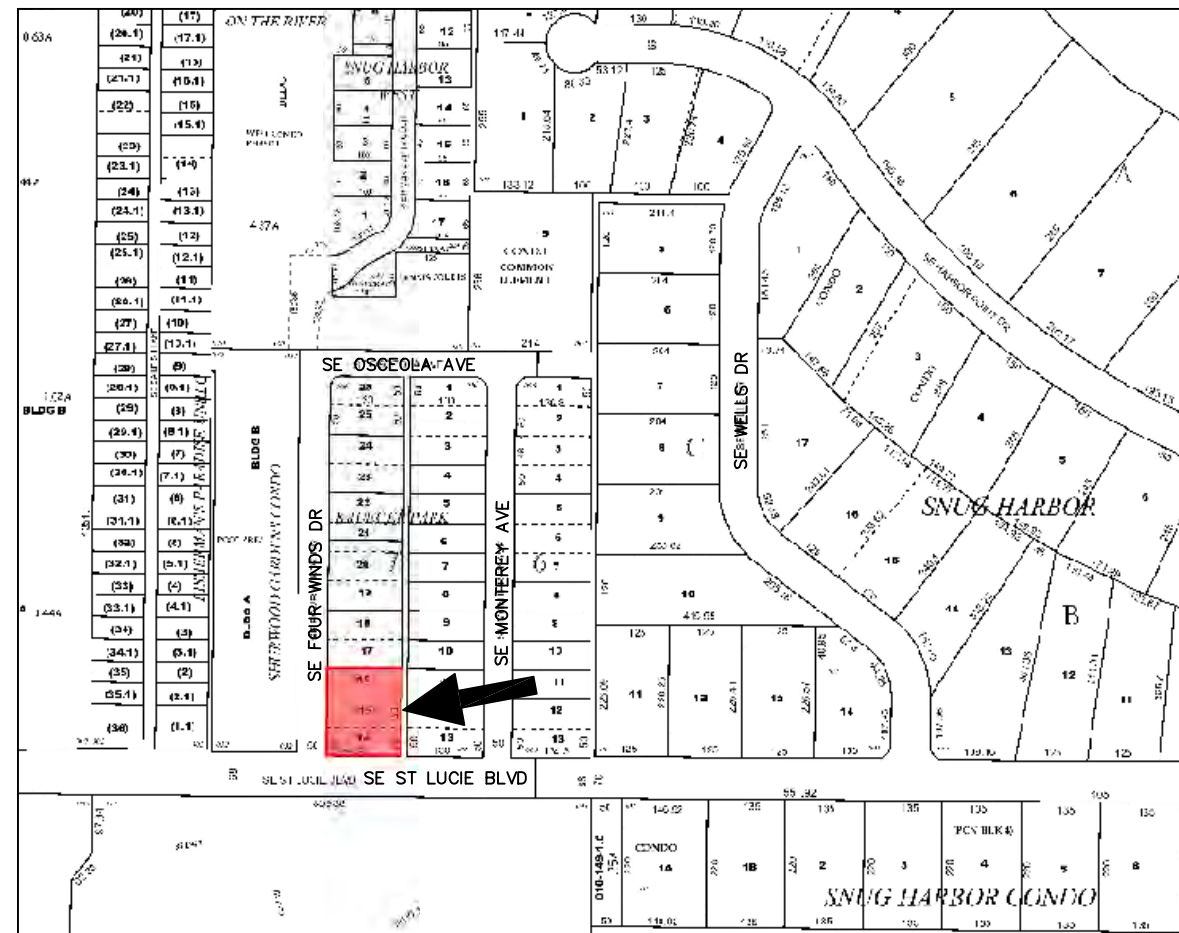
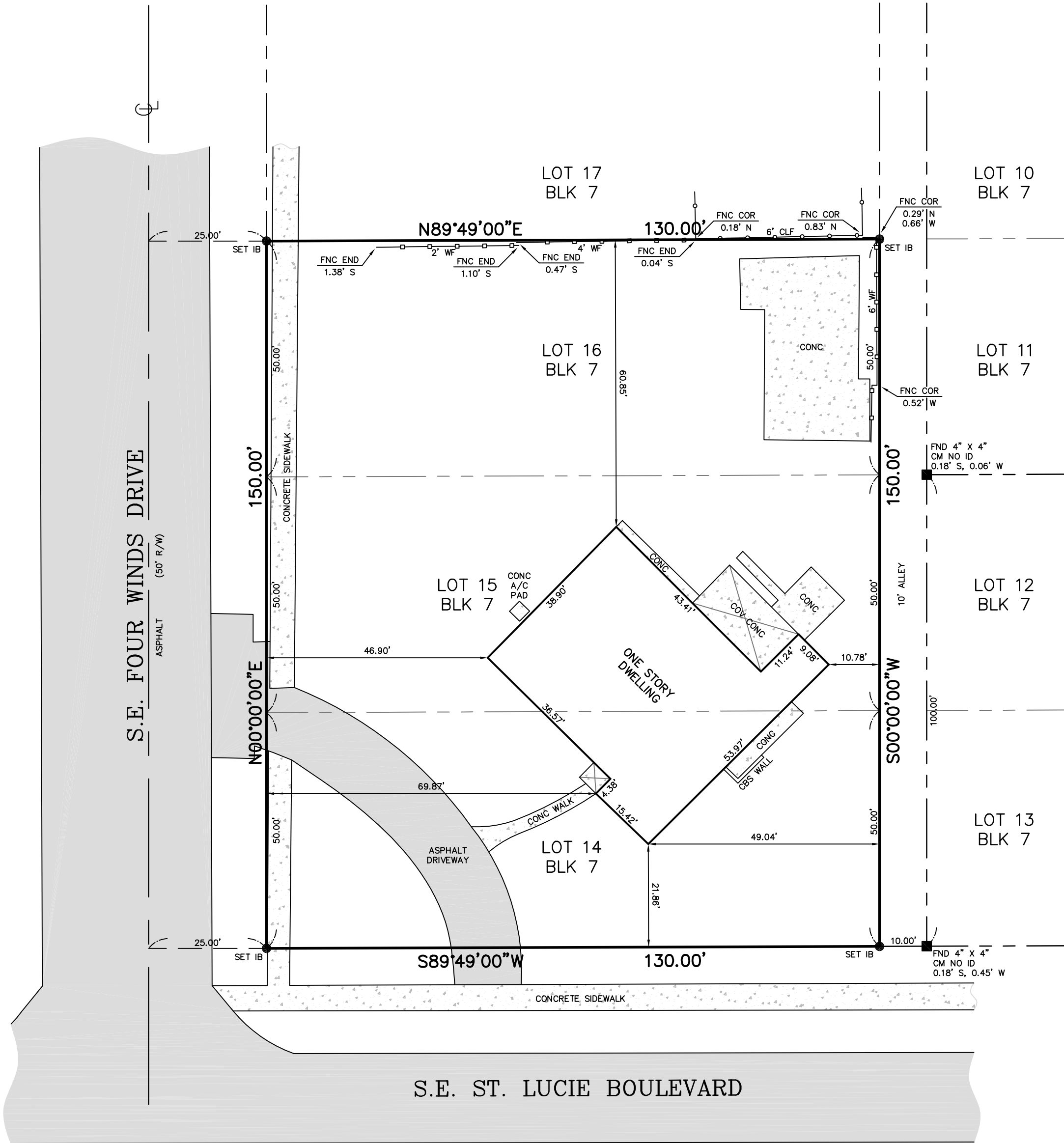
LB# 7337

www.exactaland.com  
P (305)668-6169 • F (305)668.6325  
12220 Towne Lake Drive, Suite 55 • Ft. Myers, FL 33913

# 245 SE ST LUCIE BLVD SURVEY



AC A/C  
A/C ALUM ALUMINUM  
ANC ANCHOR  
APPROX APPROXIMATE  
AVE AVENUE  
BRG BEARING  
BLK BLOCK  
BLVD BOULEVARD  
BLDG BUILDING  
BM BENCHMARK  
CATV CABLE TELEVISION BOX  
C CALCULATED  
CB CATCH BASIN  
A CENTRAL ANGLE  
CLF CHAINLINK FENCE  
CHD CHORD  
CONC CONCRETE  
CBS CONC. BLOCK STRUCTURE  
CM CONCRETE MONUMENT  
CNR COULD NOT READ  
COP CONCRETE POWER POLE  
COR CORNER  
COV COVERED  
CMP CORRUGATED METAL PIPE  
CVG CONCRETE VALLEY GUTTER  
D DEED  
D/F DRAINFIELD  
DE DRAINAGE EASEMENT  
E EASEMENT  
EOP EDGE OF CONCRETE  
EOW EDGE OF PAVEMENT  
EM ELECTRIC METER  
ES ELECTRIC SERVICE  
ELEV ELEVATION  
ENCL ENCLOSURE  
X 17.00 EXISTING ELEVATION  
FT FEET  
F FIELD MEASUREMENT  
FNC FENCE  
FFE FINISHED FLOOR ELEVATION  
FH FIRE HYDRANT  
FPL FLORIDA POWER & LIGHT  
FND FOUND  
GOVT GOVERNMENT  
HSE HOUSE  
I & E INGRESS & EGRESS EASEMENT  
INV INVERT  
IB IRON BAR  
IP IRON PIPE  
IB & C IRON BAR & CAP  
IP & C IRON PIPE & CAP  
L ARC LENGTH  
LE LANDSCAPE EASEMENT  
LB LICENSED BUSINESS NUMBER  
LP LIGHT POLE  
M & W MAG NAIL & WASHER  
MAG MAG NAIL  
ME MAINTENANCE EASEMENT  
MH MANHOLE  
MHW MEAN HIGH WATER LINE  
MF METAL FENCE  
N & TT NAIL & TIN TAB  
N & W NAIL & WASHER  
NAVD NORTH AMERICAN VERTICAL DATUM  
NGVD NATIONAL GEODETIC VERTICAL DATUM  
NO ID NO IDENTIFICATION  
NTS NOT TO SCALE  
NAD NORTH AMERICAN DATUM  
ORB OFFICIAL RECORD BOOK  
O/S OFFSET  
OHW OVERHEAD WIRE  
PO PAGE  
PK PARKER-KALON NAIL  
PK & TT PARKER-KALON NAIL & TIN TAB  
PK & W PARKER-KALON NAIL & WASHER  
PMT PAYMENT  
PRM PERMANENT REFERENCE MONUMENT  
P PLAT  
PB PLATBOOK  
PCC POINT OF COMPOUND CURVATURE  
PC POINT OF CURVATURE  
PI POINT OF INTERSECTION  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
POE POINT OF ENCROACHMENT  
PRC POINT OF REVERSE CURVATURE  
PT POINT OF TANGENCY  
PP POWER POLE  
PUE PRIVATE UTILITY EASEMENT  
PLS PROFESSIONAL LAND SURVEYOR  
IL PROPERTY LINE  
PROPR PROPOSED  
PROPR 17.00 PROPOSED ELEVATION  
PRO PRORATED  
R RADIUS  
RAD RADIAL  
RRS RAILROAD SPIKE  
RNG RANGE  
RLS REGISTERED LAND SURVEYOR  
RCP REINFORCED CONCRETE PIPE  
R/W RIGHT OF WAY  
SS SANITARY SEWER  
SECT SECTION  
SET IB SET 5/8 IRON BAR & CAP #4049  
SET PK SET PK NAIL & WASHER #4049  
S/T SEPTIC TANK  
S/W SIDEWALK  
SBT SOUTHERN BELL TELEPHONE BOX  
S/F SQUARE FEET  
S/D SUBDIVISION  
T TANGENT  
TOE TEMPORARY CONSTRUCTION EASEMENT  
TOB TOP OF BANK  
TOE TOE OF SLOPE  
TWP TOWNSHIP  
TRANS TRANSFORMER  
TYP TYPICAL  
UDE UTILITY & DRAINAGE EASEMENT  
UE UTILITY EASEMENT  
U/G UNDERGROUND  
WF WOOD FENCE  
WM WATER METER  
WV WATER VALVE  
WPP WOOD POWER POLE  
Ø DIAMETER

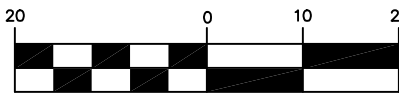


LOCATION MAP

LEGAL DESCRIPTION

LOTS 14, 15, AND 16, BLOCK 7 OF KRUEGER PARK, ACCORDING TO THE PLAT THEREOF FILED JANUARY 6, 1926, RECORDED IN PLAT BOOK 1, PAGE 25, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

1. PROPERTY ADDRESS: 245 S.E. ST. LUCIE BLVD
2. CERTIFIED TO:
  - DOUETTE & LILY PRYCE
  - CHRISTOPHER J. TWOHEY, P.A.
  - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 1049, STATE OF FLORIDA

NOTES:

1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the West line of subject property, calculated as N00°00'00"E, all others relative thereto.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark N/A.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0153G, dated 03/16/2015, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.

Date of field survey:  
10/12/2016

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

BOUNDARY SURVEY PREPARED FOR: PRYCE

STEPHEN J. BROWN, INC LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: [sjbinc@bellsouth.net](mailto:sjbinc@bellsouth.net) PHONE: (772)-288-7176

DRAWN  
R.F.C.

CHECKED  
S.J.B.

DATE  
10/17/2016

SCALE  
1" = 20'

JOB NO.  
3275-1425-01

SHEET  
ONE

OF ONE SHEETS

# PLAT MAP



# KRUEGER PARK STUART, FLORIDA MARTIN COUNTY

STATE OF FLORIDA  
COUNTY OF MARTIN } 32  
This instrument was filed for Record at 2:17 P.M. this 6th day of Jan. 1926, and duly recorded on the 6th day of January 1926 in Book 1 of Deeds on Page 26, Record 1926-1-62.

*W. H. Root*  
CLERK, CIRCUIT COURT  
BY: *W. H. Root*  
DEPUTY CLERK

EXAMINED AND CHECKED AND RECOMMENDED FOR APPROVAL  
STUART FLA. Dec 30 1925 *R. F. Ensey* CITY ENGINEER  
APPROVED AS RECOMMENDED  
CHAIRMAN *J. B. Taylor* STUART CITY COMMISSION  
ATTEST  
*Florida S. Davis* CITY CLERK  
APPROVED *Wm. H. Root*  
STUART FLA. January 6th 1926 COUNTY SURVEYOR MARTIN CO.

RECOMMENDED TO CITY COMMISSION FOR APPROVAL  
STUART FLA. Jan 4th 1926 CITY PLAN. BOARD  
*W. Haspenwall* CHAIRMAN  
*W. Haspenwall* SECRETARY

## LOCATION

Being the Subdivision of the E 1/4 of the NW 1/4 of Government Lot #1, Section 3, Township 38 South, Range 41 East.

## KNOW ALL MEN BY THESE PRESENTS:-

That Albert P. Krueger and Karl Krueger, both single the fee simple owners of the above described land have, signed said land to be surveyed and subject to shown hereon according to the Engineers Certificate attached and does hereby dedicate to the perpetual use of the Public the Roads and Streets shown hereon reserving unto themselves the easements of appurtenances and other rights reserved by law to persons owning the said land. Albert P. Krueger and Karl Krueger have signed these presents and affixed their seal this 13th day of June, A.D. 1925.

Witness:  
*K. E. Michalsky* *Albert P. Krueger* s.  
*J. L. Ward* *Karl Krueger* s.

## DEDICATION

## STATE OF FLORIDA COUNTY OF MARTIN

Before me a Notary Public for the State of Florida personally appeared Albert P. Krueger and Karl Krueger to me well known and known to be the persons who signed the foregoing dedication in witness whereof I have set my hand and affixed my official seal this 13th day of June, A.D. 1925.

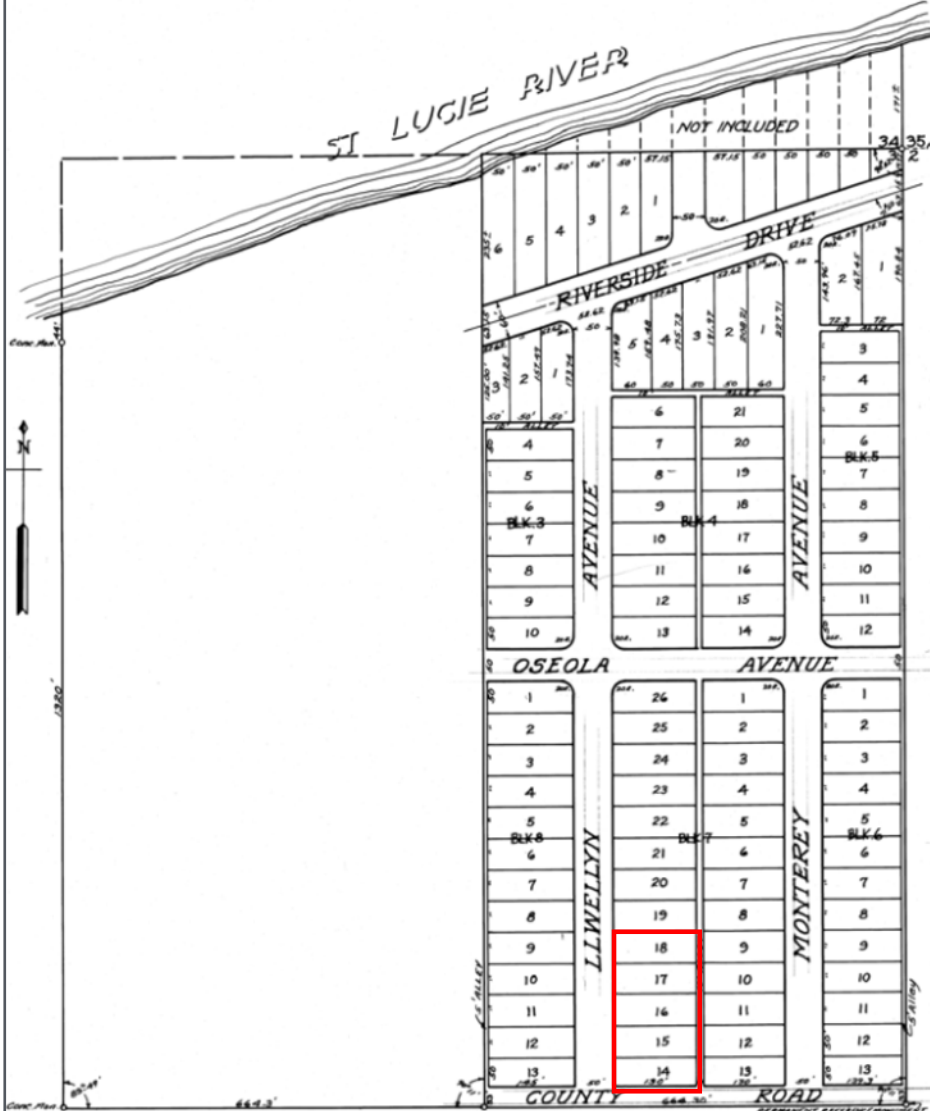
## ACKNOWLEDGEMENT

*A. J. Williams*  
Notary Public  
My Commission Expires April 30 1929

## ENGINEERS CERTIFICATE

We certify that the location measurements and angles at the boundary lines of the lot shown hereon are taken from actual data found on the ground by survey under our direction that the Subdivision into lots of the lot shown, and as certified by this plan, were made under our direction and that the information shown hereon is true and accurate to the best of our knowledge and belief.

*C. B. Barnett*  
Florida State Certificate #14  
Subscribed and Sworn to before me this 13th day of June, A.D. 1925  
*A. J. Williams*  
Notary Public  
My Commission Expires April 30 1929



# REZONE REQUEST



# PROPOSED ZONING – R2(DUPLEX/SINGLE-FAMILY)

| <b>Proposed Standards (Single Family Residential)</b> |             |  |             |
|---|-------------|--|-------------|
| <b>R-2 Zoning Requirements (per OR# 2454-2020)</b>    |             | <b>Subject Site Standards (R-2)</b>        |             |
| Minimum Zoning Lot                                    | 5,000 Sq Ft | Proposed Zoning Lot                        | 6,499 Sq Ft |
| Minimum Lot Width                                     | 50'         | Proposed Lot Width **                      | 50'         |
| Maximum Impervious Surface Coverage                   | 50%         | Maximum Impervious Surface Coverage        | 50%         |
| Front Setback (No Front Porch)                        | 25'         | Front Setback (No Front Porch)             | 25'         |
| Front Setback (w/ Porch over 50% frontage)            | 15'         | Front Setback (w/ Porch over 50% frontage) | 15'         |
| Side Setbacks (1-2 Story)                             | 5'          | Side Setbacks (1-2 Story)                  | 5'          |
| Rear Setbacks   | 15'         | Rear Setback                               | 15'         |
| Height  | 35'         | Height                                     | 35'         |
| Maximum Number of Stories                             | 3           | Maximum Number of Stories                  | 3           |

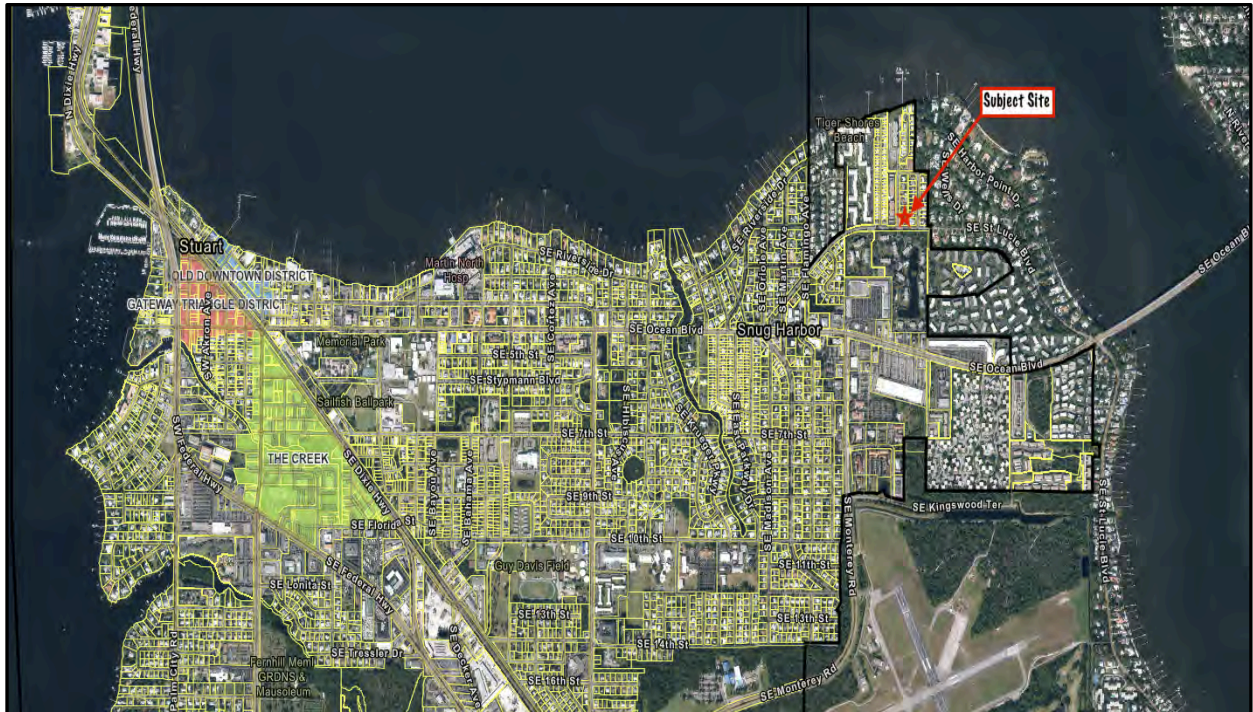
# JUSTIFICATION STATEMENT





## PROJECT LOCATION

245 St Lucie Blvd and 257 SE Fourwinds Drive, Stuart Florida



## REQUEST

Rezone the subject properties from Residential Single-Family (R-1) to Residential Single Family (RS-2). The request is to allow for single family residential development with replacement of the 2 existing residences to 5 residences which is line with a density of 8.72(SF)/11.62(DUP)dwelling units per acre (Sec2.03.09).



## THE SITE

The property is located on the corner of St Lucie Boulevard and Fourwinds Drive. It is a combination of a 1 platted corner lot and 4 interior platted lots, 50'x130' each, with a total of ±.75 Acres combined. It could be considered as being located in a "Middle Neighborhood" which is defined as an area with working class and or retiree households with a housing stock that is older and maintained which is neither healthy and thriving, nor overtly distressed. Also known as the "Missing Middle" which refers to a range of housing types that can at times provide more than one housing unit per lot in a way that is compatible in scale with single-family homes.



| SUBJECT SITE  |                          |                          |
|---------------|--------------------------|--------------------------|
|               | #1                       | #2                       |
| ADDRESS       | 257 Fourwinds Drive      | 245 SE St Lucie Blvd     |
| PCN           | 03-38-41-006-007-00170-1 | 03-38-41-006-007-00150-5 |
| OWNER         | 257 4 Winds LLC          | 245 ST LUCIE LLC         |
| ZONING        | R1                       | R1                       |
| ACRE          | 0.298                    | 0.448                    |
| SQ FT PER LOT | 12,981                   | 19,515                   |

### Martin County Property Information Lookup

| General Information   | Property Location Map   |
|---|---|
| Parcel #: 033841006007001701  |  |
| Owner Name: 257 4 WINDS LLC   |   |
| Owner Address: 22 FIELDWAY DR STUART, FL 34996  |   |
| Site Address: 257 SE FOUR WINDS DR STUART, FL 34996-1303  |   |
| Storm Surge: E  |   |
| Evacuation Zone: K - N/A NAVD   |   |
| Flood Zone - BFE: 1208500153H   |   |
| FIRM Panel: Primary   |   |
| Urban Service District: City of Stuart  |   |
| Municipality: Municipality  |   |
| Taxing District: Contact City of Stuart Fire Rescue   |  |
| ISO-PPC Rating: Yes   |   |
| Subdivision info applicability: Residential Fire Sprinklers Not Required  |   |
| Development: Required   |   |
| Building Design Wind Speed: 150, 160, 170   |   |
| Occupancy Category: I, II, III, IV  |   |
| Land Use Information: Land use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495 |   |
| Zoning: STUART  |   |
| Zoning Details: N/A   |   |
| Future Landuse: N/A   |   |
| Landuse Details: N/A  |  |
| Community Redevelopment: N/A  |   |
| CRA: N/A  |   |
| Zoning Overlay: N/A   |   |
| Mixed Use Areas: N/A  |   |
| Schools: School information obtained from the Martin County School District system, 772-219-1200  |   |
| Elementary School: J D Parker Elementary  |   |
| Middle School: Stuart Middle School   |   |
| High School: Jensen Beach High School   |   |
| Utilities & Solid Waste: Service: Utility: Availability: Phone: City of Stuart Call 772-288-5317  |   |
| Water: City of Stuart Call 772-288-5317   |   |
| Sewer: City of Stuart Call 772-288-5317   |   |
| Recycle Collection: Monday  |   |
| Trash Collection: Monday and Thursday   |   |

### Martin County Property Information Lookup

| General Information   | Property Location Map   |
|---|---|
| Parcel #: 033841006007001505  |  |
| Owner Name: 245 ST LUCIE LLC  |   |
| Owner Address: 22 NE FIELDWAY DR STUART, FL 34996   |   |
| Site Address: 245 SE ST LUCIE BLVD STUART, FL 34996-1358  |   |
| Storm Surge: E  |   |
| Evacuation Zone: K - N/A NAVD   |   |
| FIRM Panel: 1208500153H   |   |
| Urban Service District: Primary   |   |
| Municipality: City of Stuart  |   |
| Taxing District: Municipality   |   |
| ISO-PPC Rating: Contact City of Stuart Fire Rescue  |  |
| Subdivision info applicability: Yes   |   |
| Development: Residential Fire Sprinklers Not Required   |   |
| Building Design Wind Speed: 150, 160, 170   |   |
| Occupancy Category: I, II, III, IV  |   |
| Land Use Information: Land use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495 |   |
| Zoning: STUART  |   |
| Zoning Details: N/A   |   |
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| Landuse Details: N/A  |   |
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| CRA: N/A  |   |
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| Sewer: City of Stuart Call 772-288-5317   |   |
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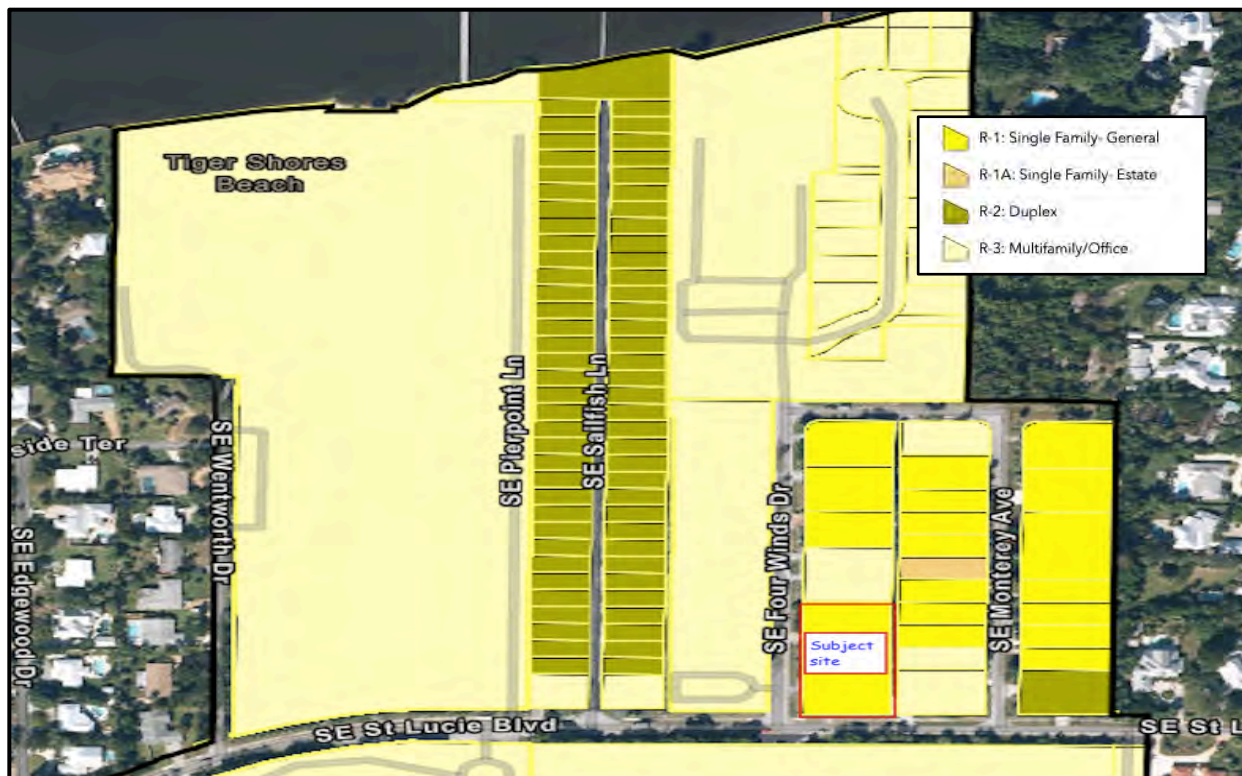


## FLOOD\_ZONE



## ZONING

The subject site is zoned R-1 (Residential Single-Family) however it is surrounded with Multifamily zoned properties to its immediate North, South, East and West. This zoning of the existing property, as it is, in essence created an isolated zoned district as it is not compatible with its proximity grouping to non-complementary zoning use activities.



## STREETS

**SE Four Winds Drive** (City of Stuart): Borders the western boundary of the property and is a two-way neighborhood street running North/South from SE St Lucie Blvd to SE Osceola St that includes a majority of Multifamily residential units with minimal Single-family residential units.

**SE St Lucie Blvd** (Martin County): Is also a two-way street that runs East/West to Ocean Blvd and classified as a Minor Collector. It traverses through Snug Harbor neighborhood to the East and North East Stuart to the West.

## UTILITIES

Water, Sewer and Garbage is provided by City of Stuart. Electric by Florida Power Light. Cable by ATT and or Xfinity.

## SURROUNDING PROPERTIES

The existing site is in a legally platted condition of five 50'x130' lots of record. This request is a natural evolution to R-2. As noted in Exhibits A&B below you will see that in the immediate neighborhood the request to R-2 which allows for 50'x130' lots are in keeping with some existing conditions of the community.



EXHIBIT A

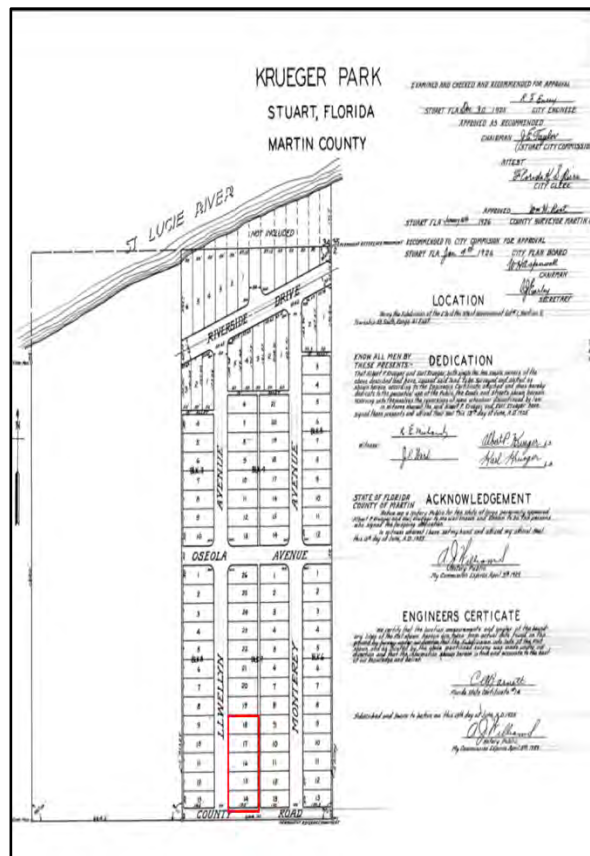


EXHIBIT B (RECORDED PLAT MAP)



### WEST (MULTI-FAMILY)

**Shurwood Gardens:** This condo complex was built in 1982 and consists of two, two story buildings with 8 units per floor for a total of 32 condos.



### SOUTH (MULTI-FAMILY)

**Ocean Pointe Apartments:** An apartment complex built in 1995 consists of two-three story buildings for a total of 200 units. The community is participant in a subsidized rental housing program.



### NORTH (MULTIFAMILY/SINGLE FAMILY)

**241 Se Fourwinds:** An Apartment complex built in 1979 consisting of two one story buildings with 5 rental units.





### 147, 177 & 207 Se Fourwinds (Single Family Homes) 50'x130' lots



**Snug Harbor West:** A blended gated community with single family homes of varying elevations in an Anglo Caribbean/Key West blend.



**Four Winds on the River:** A gated condo community built in 1981 consists of a four-story building with a total of 39 units and 2 guest suites.



Source: Google Maps

### EAST (MULTIFAMILY/SINGLE FAMILY)

To the immediate East boundary of the subject site there is a 10' alley that is now utilized as a Utility Easement.

### 262 & 272 SE Monterey (Single Family) 50'x130' lots



**282 SE Monterey (Multifamily) 50'x130' lot**

This property is zoned multi-family but has a single-family home on the lot.



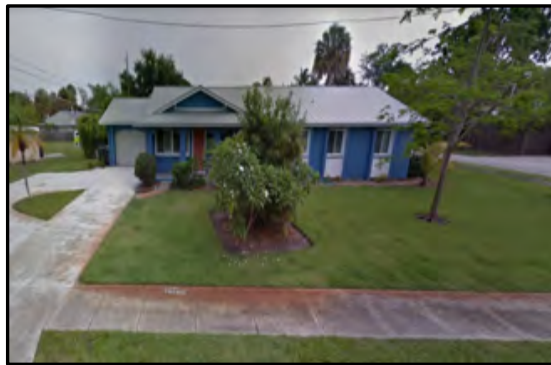
Source: Google Maps



**292 SE Monterey (Multifamily) 50'x130 lots** -property is zoned multi-family but has a Duplex on the lot.



Source: Google Maps



**RESIDENTIAL DENSITY CALCULATION**

The proposed zoning if kept in existing legal platted lots configuration will consists of 5 single family lots on a combined acreage of .75 acres. The property is an existing platted five lot property with 50' width lots as shown on Survey.

The proposed density is in accordance with policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities. Sec 2.03.08-Table 3A. has been used for the purpose of calculating residential density within the proposed R-2.

| Comprehensive Plan<br>Land Use<br>Classification | Zoning Districts |      |                       |                     |
|--|------------------|------|-----------------------|---------------------|
|  | R 1-A            | R-1  | R-2                   | R-3                 |
| Low density<br>residential                       | 8.72             | 8.72 | 8.72 to<br>11.62<br>2 |                     |
| Multi-family<br>residential <sup>1</sup>         |                  |      |                       | 10 to<br>11.62<br>3 |

## COMPREHENSIVE PLAN COMPONENTS

### OBJECTIVE A5. – RESIDENTIAL DEVELOPMENT

The proposed rezone ensures land use compatibility by grouping complementary land use activities, building location, and architectural design into a cohesive development pattern along an established neighborhood street. Low Residential.

The subject site is set in a mixture of zonings which does not group complementary zoning in a cohesive manner. The subject property is Single Family (R-1) however it is surrounded on its immediate North, South, East and West by Multi-Family (R-3) zoning uses, some more dense than others.

*Policy A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern.*

The site is presently legally platted as five 50' lots which is inline with the allowed density and is the perfect example of a compact development pattern which allows for a proper transition between the 2 story Multifamily product to the West, Northwest and South of the subject property. The proposed rezoning request of R-2 is of a lower density to the neighboring R-3 zoning surrounding the sites and which is allowed in Low Density Land Use.

*Policy A5.3. Wherever possible, medium density residential and recreation/open space areas should serve as buffers between higher and lower intensity residential uses to achieve an orderly land use transition.*

The site is presently legally platted as five 50' lots which is inline with the allowed density and is the perfect example of a compact development pattern which allows for a proper transition between the 2 story Multifamily product to the West, Northwest and South of the subject property. The proposed rezoning request of R-2 is of a lower density to the neighboring R-3 zoning surrounding the sites and which is allowed in Low Density Land Use.

*Policy A5.5. The City shall market itself as a community for families.*

The proposed zoning forms part of an existing community and allows for the opportunity to widen housing options for existing and new residents of the City.

## SITE CONCURRENCY

- I. The existing land use pattern - **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.*

The proposed project is in keeping to the existing future land use pattern though it is a variation in relation to the existing irregular zoning pattern within the subject site area as is reflected in the City of Stuart R-3 Zoning Chart.





2. *The possible creation of an isolated district unrelated to adjacent and nearby districts;*

The proposed rezoning to R-2 (Duplex/Residential Single Family) would not create an isolated zoning classification in regard to nearby classifications of zoning. The request is to provide an alternative to allow for development to accommodate its density as allowed by the R-2 zoning. And create a resolution to the existing isolated zoning district created over time.

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;*

A possible density of 6 single family dwelling units and or 4 duplex units would be allowed per the R-2 zoning criteria which 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. This in essence would not increase and or overtax the load of the public facilities such as schools, utilities and streets.

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

The type and intensity of development is not anticipated to overload the City's utility services.

5. *The possible overloading of the City's drainage system;*

The type and intensity of development that is feasible is not anticipated to overload the City's utility services. The development of the subject property will require approval of the conceptual reports prepared by the applicant's engineer after rezoning, 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 storm-water quality on the property.

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

The subject property is an underutilized lot surrounded by a multitude of uses and development patterns within the City of Stuart's. Approving the subject property with a rezone to R-2(Residential Single Family) provides an opportunity to remove the existing blight and inconsequential isolated zoning. The provision of additional residential units is appropriate in meeting the City of Stuart's existing and project population growth to support the use of existing commercial, restaurant, office and public amenity use and expanding the tax base.

7. *The impact of the proposed rezoning upon living conditions in the adjacent neighborhood;*

The type and intensity of development that is feasible and would not create an adverse impact to nearby neighborhoods and is consistent with the goals of development, future land use category and the design principles of the area that will continue to surround the site.

8. *The impact of the rezoning 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. It will not significantly reduce light or air to adjacent properties and areas.

9. *The impact of the proposed rezoning upon property values in the adjacent area;*

The rezoning to R2(Residential Single Family) would likely result in an increase in property values in the adjacent area by allowing for future development of new housing stock nearby, rather than an underutilized lot with older homes past there life cycle.

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

The rezoning to R-2 (Residential Single Family) would not impact adjacent properties to improve or develop in accordance with existing regulations. The proposed project would be a boon in creating a guidance of redevelopment of existing MF zoned sites to the immediate North and West boundary to proposed FLUM.

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

The subject location is ideal for single family/duplex residences due to the proximity to surrounding residential and family. 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 rezoning to R-2 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<br>City/County | 2010           | 2016           | 2020           | 2025           | 2030           | 2035           | 2040           | 2045           |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>Total County</b>           | <b>146,318</b> | <b>150,870</b> | <b>157,481</b> | <b>164,293</b> | <b>169,749</b> | <b>174,300</b> | <b>178,077</b> | <b>181,312</b> |
| Jupiter Island                | 817            | 810            | 810            | 810            | 810            | 810            | 810            | 810            |
| Ocean Breeze<br>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.

## OBJECTIVE B3. - DESIRABLE PATTERN OF LAND USES.

The proposed rezone promotes and enhances a pattern of land use that is compatible; convenient to City residents; avoids the inappropriate or wasteful use of land; and encourages efficient use of land, resources and facilities.

The proposed zoning of R-2 (Residential Single Family) has been designated to support the existing community character. Reduces the blighted area which is a key entry point to key neighborhoods (Four Winds, Snug Harbor West, Snug Harbor) through redevelopment. The proposed zoning of R-2 ensures consistency with the City's Comprehensive Plan.

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

The proposed rezoning of subject site is compatible with and compliments the existing uses and does not affect existing approved activities.

## SEC. 6.00.04. - SITE DESIGN QUALITATIVE DEVELOPMENT STANDARDS.

### B. Standards.

- Harmonious and efficient organization. All elements of a development plan shall be organized harmoniously and efficiently in relation to topography, the size and type of the subject property, the character and development of nearby property, and the type and size of buildings. Site improvements shall be arranged to have minimal effects on nearby property and in a manner that will not impede the development of nearby property for uses permitted by the Stuart Comprehensive Plan and this Code.*

The proposed rezoning of the site as existing historic platted lots organized harmoniously and efficient in relation to existing topography and neighboring properties. The implementation of single

family/duplex uses allows for open space and less impact to neighboring existing multi-family, duplex and single-family home sites.

2. *Preservation of natural conditions. The landscape shall be preserved in its natural state to the maximum degree practical by minimizing tree and soil removal and by other appropriate site planning techniques. Terrain and vegetation shall not be disturbed in a manner likely to increase soil erosion in or near the site or to harm endangered or threatened plant or animal populations.*

Efforts will be made to preserve as much of the natural condition and landscape as possible.

3. *Screening and buffering. Fences, walls, or vegetative screening shall be provided where needed to protect the occupants of the site from undesirable views, lighting, noise or other adverse effects of nearby property, and to protect the occupants of nearby property from like adverse effects produced by the development of the site.*

Noted.

4. *Drainage. Storm-water drainage shall be accommodated on the site or shall be removed from the site in a manner which does not adversely affect nearby property or the public storm drainage system. The necessary facilities, including grading, gutters, piping and the treatment of soil, shall be provided to accommodate storm-water retention, percolation and drainage, and to prevent erosion and the formation of silt.*

The lot sites will be designed to allow for Storm-water drainage to be accommodated on the site or shall be removed from the site in a manner which does not adversely affect nearby property or the public storm drainage system. Each lot redevelopment will require approval of the conceptual reports prepared by the applicant's engineer after rezoning, 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 storm-water quality on the property.

Any proposed lot development intends to review options that will allow for sufficient drainage and storm-water retention on the proposed lot sites as required.

#### PROCEDURAL REQUIREMENTS

A pre-application meeting was held November 23, 2020 with City staff ahead of the submittal of the request to rezone to R-2. Site plan, architectural elevations/conceptual options and renderings dependent on option selected were discussed.

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



# TRAFFIC STATEMENT



December 29, 2020

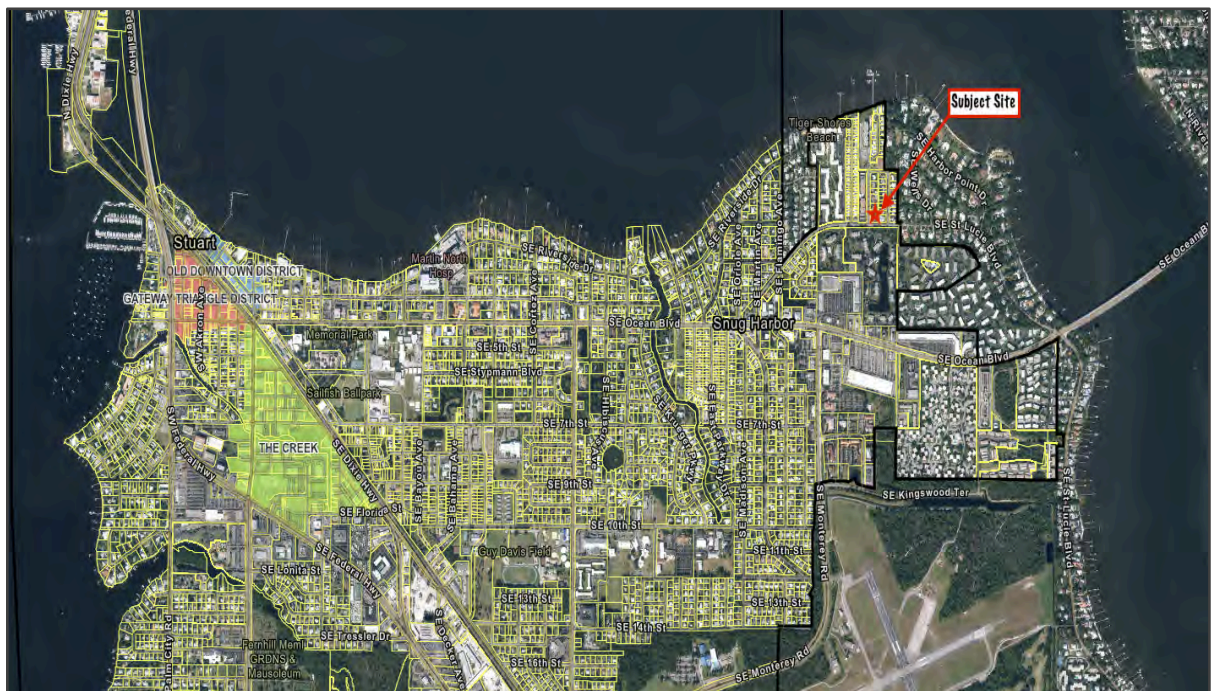
Mr. Kevin Freeman  
Development Director, City of Stuart  
121 SW Flagler Ave.  
Stuart, FL 34994

**Re: Fourwinds at St. Lucie Single Family Residential Project  
Parcel ID's 03-38-41-006-007-00170-1, and 03-38-41-006-007-00150-5**

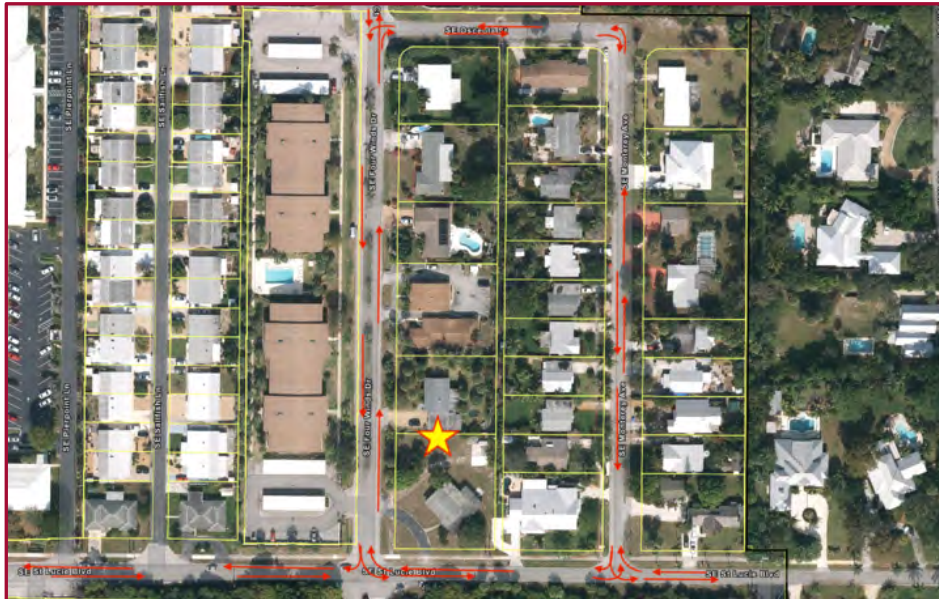
**Dear Mr. Freeman,**

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") has been retained to prepare a traffic impact statement that evaluates and determines compliance with the City of Stuart Land Development Code. The traffic statement is associated with the rezoning application for the referenced site from R-1A to R-2.

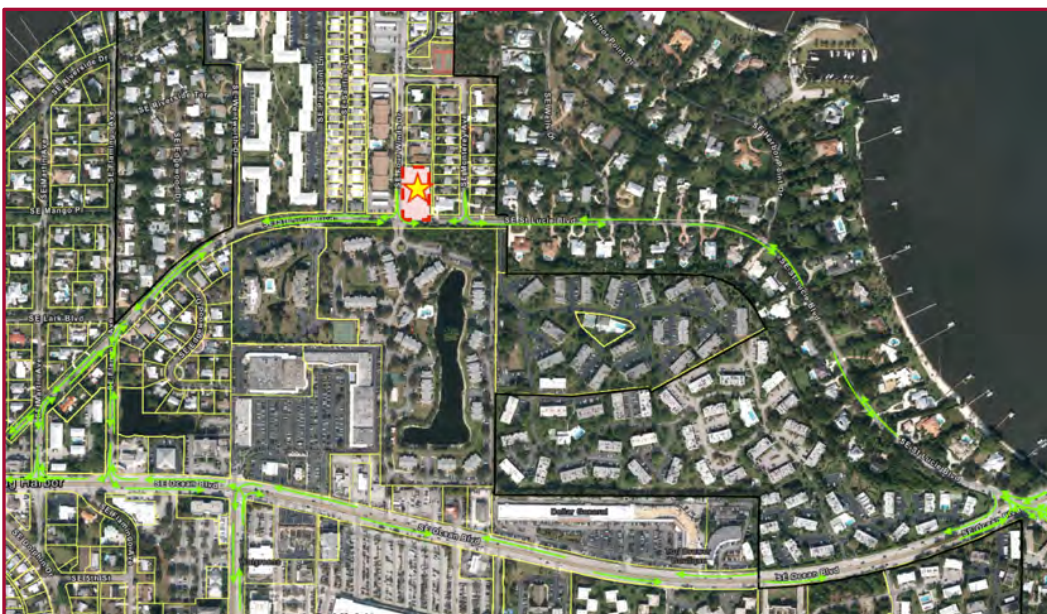
The Four Winds at St. Lucie project is located on SE Fourwinds Drive and St Lucie Blvd, located North of Ocean Boulevard (SR-A1A), about 0.60 miles East of Monterey Road (SR-714) in the City of Stuart.



**SE Four Winds Drive** (City of Stuart): Borders the western boundary of the property and is a two-way neighborhood street running North/South from SE St Lucie Blvd to SE Osceola St that includes a majority of Multifamily residential units along with Single-family residential units.



**SE St Lucie Blvd** (Martin County): Is also a two-way street that runs East/West to Ocean Blvd and classified as a Minor Collector. It traverses through Snug Harbor neighborhood to the East and North East Stuart to the West.

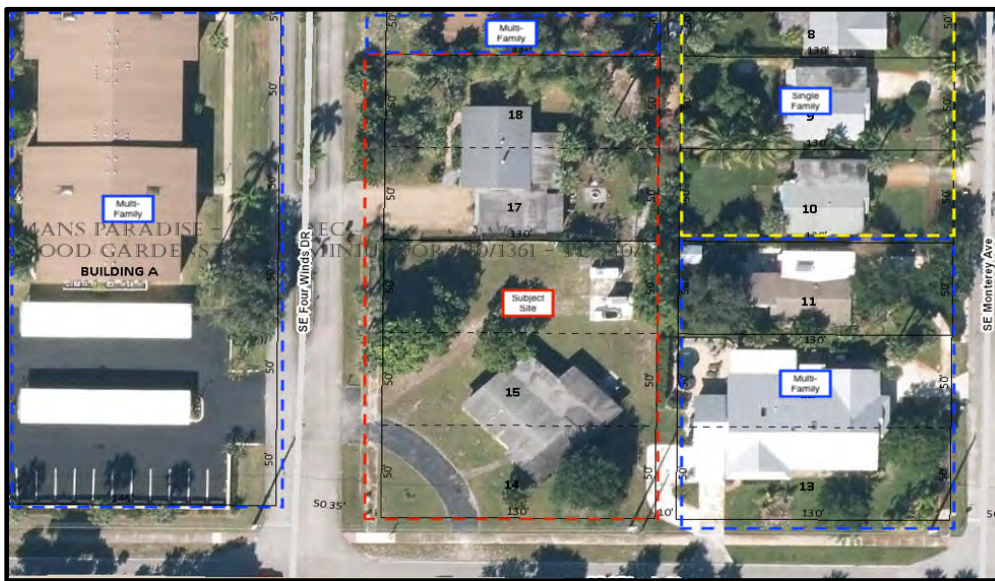




## SITE DATA

The request is to rezone to R-2, Residential Single Family, with a density of five(5), 50'x130', single family residential homesites. The existing site has two single family residential homes situated on the existing 5 platted lots.

| SUBJECT SITE |                          |                          |
|--------------|--------------------------|--------------------------|
|              | #1                       | #2                       |
| ADDRESS      | 257 Fourwinds Drive      | 245 Se St Lucie Blvd     |
| PCN          | 03-38-41-006-007-00170-1 | 03-38-41-006-007-00150-5 |
| OWNER        | 257 4Winds LLC           | 245 ST LUCIE LLC         |
| ZONING       | R-1A                     | R-1A                     |



## TRIP GENERATION

- Single Family Detached Housing Land Use #210 Daily Weekday

*\*The daily, AM peak-hour and PM peak hour trips for this site were derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition*

| Table 1: Trip Generation Rates |          |                |              |     |       |              |     |       |
|--------------------------------|----------|----------------|--------------|-----|-------|--------------|-----|-------|
| Land Use                       | ITE Code | Daily Trip Gen | AM Peak Hour |     |       | PM Peak Hour |     |       |
|                                |          |                | In           | Out | Total | In           | Out | Total |
| Single Family                  | 210      | 9.44           | 25%          | 75% | 0.74  | 63%          | 37% | 0.99  |

| Table 2: Trip Generation  |               |           |               |              |     |       |              |     |       |
|---------------------------|---------------|-----------|---------------|--------------|-----|-------|--------------|-----|-------|
|                           |               |           | Daily Traffic | AM Peak Hour |     |       | PM Peak Hour |     |       |
|                           | Land Use      | Intensity |               | In           | Out | Total | In           | Out | Total |
| Existing Platted Property | Single Family | 5         | 47            | 1            | 3   | 4     | 3            | 2   | 5     |
| Proposed Property         | Single Family | 5         | 47            | 1            | 3   | 4     | 3            | 2   | 5     |
| Differential              |               | 0         | 0             | 0            | 0   | 0     | 0            | 0   | 0     |

## RESULTS

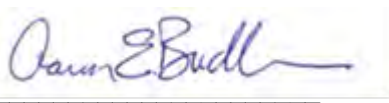
In keeping the existing platted option of 5 single family lot sites with ability to develop 5 single family home sites will result in 0 change.

## CONCLUSION

Based upon the above calculations the traffic impact of Fourwinds at St Lucie to be de-minimis and concurrency is requested with this traffic statement per the City of Stuart Land Development Code (Section 4.00.00).

Sincerely:

Kimley-Horn and Associates, Inc.

By: 

Name: Aaron E. Buchler, P.E. Lic. # 54606

Title: Senior Vice President

# PUBLIC SCHOOL CONCURRENCY



**From:** Everman, Kimberly [evermak@martinschools.org](mailto:evermak@martinschools.org)  
**Subject:** RE: Stuart RPUD Application School Capacity analysis  
**Date:** November 19, 2020 at 2:31 PM  
**To:** Douette Pryce [dpryce@pryceresources.com](mailto:dpryce@pryceresources.com)

KE

Hi Douette, and thanks for sending this over:

In review, seeing this project already has 2 existing units and adding 4, the calculation would be on the 4 new units only. This would be considered a de minimis impact to the School District as it generates only 1 student on our current student generation (SGR) yield per unit.

I submit this to you as a notice of 'No Objection' from the district for this small development as planned. If the number of units should increase, we may need to look at it again.

**Thank you,**  
**Kimberly Everman**  
Capital Projects/Planning Specialist  
Martin County Schools - Facilities Dept.  
1939 SE Federal Hwy., Stuart FL 34994  
[evermak@martin.k12.fl.us](mailto:evermak@martin.k12.fl.us)  
phone: 772-219-1200 x30220

**From:** Douette Pryce [<mailto:dpryce@pryceresources.com>]  
**Sent:** Thursday, November 19, 2020 9:48 AM  
**To:** Everman, Kimberly <[evermak@martinschools.org](mailto:evermak@martinschools.org)>  
**Subject:** Re: Stuart RPUD Application School Capacity analysis

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good day Miss Everman,  
Thank you for your call yesterday as promised find attached the Site location from Property Appraiser showing the 5 platted lots that at this time has 2 single family homes on the lots.

As I pointed out previously the proposed development plan is to attain approval to build 6 homes in its stead basically bringing the total homes in that location up 4 additional homes from 2 to 6.

Please feel free to contact me with any other questions you may need to review the school impact.



Regards  
Douette Pryce

"Business Focused Real Estate Minded" ©  
(O) 772-324-9220  
(C) 954-258-2727  
[www.pryceresources.com](http://www.pryceresources.com)

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On Nov 18, 2020, at 6:57 AM, Everman, Kimberly <[evermak@martinschools.org](mailto:evermak@martinschools.org)> wrote:

Good Morning:

**APPROVED**  
By Douette Pryce at 2:51 pm, Dec 29, 2020

# CONCEPTUAL LOT PLAN OPTIONS (R-2 – ZONING)

\*\*Plans are strictly conceptual in nature. All lots will be designed and developed per City of Stuart Land development code standards at time of permit submittal per lot.

ASPHALT

(50' R/W)

\*\*Final lot plans will meet minimum code requirements as defined in Stuart Land use Code at time of permit submittal

SE ST. LUCIE BOULEVARD  
(R/M VARIES)

concrete, sidewalk,

130.00'

File 5/072 18  
W/ PSM 4049

FINO 4" X 4" CM  
NO ID  
0.16" S, 0.45" W

N00°00'00"E

FND 5/B IB &  
W/ PSM 4049

250.00'

S89°49'00"W 130.00'

File 5/072 18  
W/ PSM 4049

FINO 4" X 4" CM  
NO ID  
0.16" S, 0.45" W

R-2 SETBACK TYPICAL  
w porch corner

R-2 SETBACK TYPICAL  
w porch

Typical 2 story w porch

Typical 1 story w/o porch

Typical 1 story w porch

LOT 14

LOT 15  
(BLOCK 7)

LOT 16

LOT 17  
(BLOCK 7)

LOT 18

R-3(MF)

LOT 19  
(BLOCK 7)

N89°49'00"E 130.00'

130.00'

R-1

LOT 8

LANDSCAPE

|                 |                     |
|-----------------|---------------------|
| LOT AREA        | 6,500 SF (TYPICAL)  |
| TOTAL SITE AREA | 32,502 (0.75 ACRES) |

DENSITY: 8.72 UNITS/ACRE

FLOOD ZONE

FFE

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|--|--|--|--|

EXISTING ZONING R-1

PROPOSED ZONING R-2

## SETBACKS

REAR 15'

Sabal Palmetto

Shode tree

Shrub

Colusia hedges

**APPROVED**

By Douette Pryce at 11:56 am, Jan 26, 2021



**PRYCE**  
RESOURCES



# CONCEPTUAL VISION

- Single family homes
- 1 or 2 story elevations
- Modern Florida Vernacular/Anglo Caribbean
  - A front porch,
  - Two different roof bearing heights on primary buildings or porches.
  - Two different wall planes on the front elevation.
  - Trim color accenting the main wall color.
  - Contrasting materials on front elevation for architectural effect.
  - Façade differentials. No elevation same next to each other.
  - No color the same next to each other



\*\*Plans and pictures are strictly conceptual ideas. All lots will be designed and developed per City of Stuart Land development code standards at time of permit submittal per lot.

# CONCEPTUAL ELEVATION *(NE STREET VIEW)*



**\*\*CONCEPTUAL ELEVATION NOT TO SCALE. SHOWN ONLY AS OPTION POSSIBILITY FOR LOCATION. LOT DEVELOPMENT TO MEET ALL MINIMUM CODE REQUIREMENTS IN CITY OF STUART LAND DEVELOPMENT CODE AT TIME OF PERMIT SUBMITTAL**

**APPROVED**  
By Douette Pryce at 2:51 pm, Dec 29, 2020

