City of Stuart

Staff Review

A. Application

Rezoning R-1 to R-2 - S.E. Flamingo Avenue Property

Applicant	City of Stuart
Property Owners PCN numbers	033841024382002108; 03384102303000712;033841023030000507 033841023030000302; 033841023030000106; 033841023030001506 033841023037000708; 033841023037000913; 033841023037000904 033841023039000400; 033841023039000303; 033841023039000900 033841023039000116; 033841023039000107; 033841023039001100
Project Manager	Tom Reetz
Date of Report	3/29/2021

B. Project Description

The intent of this rezoning is to rezone property from R-1 Residential to R-2 Residential.

This proposal will bring existing Two-Family uses into conformity and provide for a uniform and contiguous zoning district for property located on the east side of S.E. Flamingo Avenue north of S.E. 8th Street in the Broadway Section of St Lucie Estates.
(See map below for the proposed rezoning parcels)

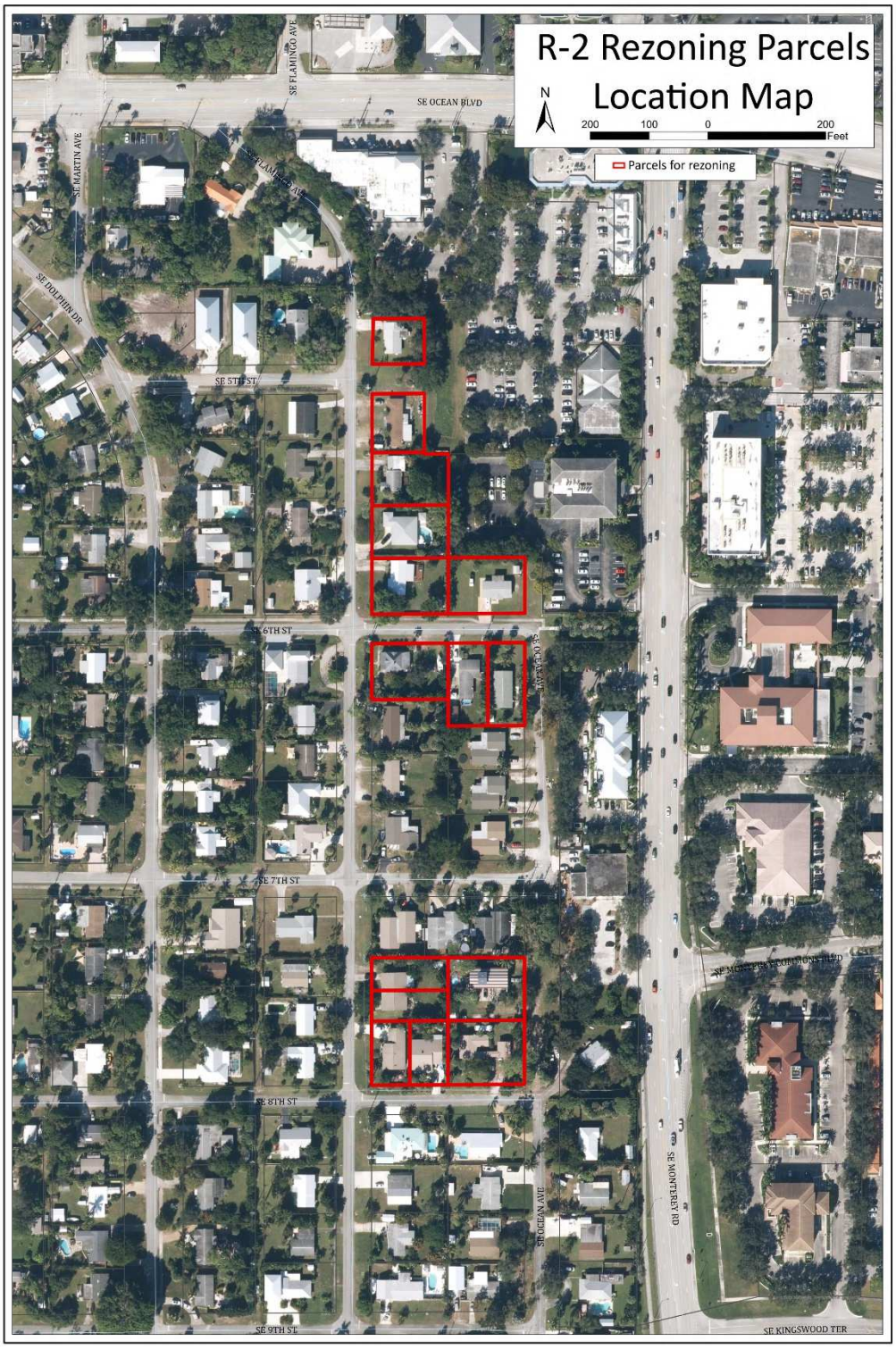
Address	413 SE FLAMINGO AVE, 503 SE FLAMINGO AVE, 505 SE FLAMINGO AVE, 521 SE FLAMINGO AVE, 523 SE FLAMINGO AVE, 1615 SE 6TH ST, 601 SE FLAMINGO AVE, 1616 E 6TH ST, 608 OCEAN AVE, 707 SE FLAMINGO AVE, 709 SE FLAMINGO AVE, 708 SE OCEAN AVE, 717 SE FLAMINGO AVE, 1645 E 8TH ST, 1651 SE 8TH ST, Stuart Fl 34996
Existing Zoning	R-1
Future Land Use	Low Density Residential
Site Area (acres)	varies
Present Use	Single Family and Two Family
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 - One and Two family
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 in order to legalize existing (Two-Family) units and provide uniform zoning for said lands located in the Broadway Section of Saint Lucie Estates; and
Staff Recommendation: Staff recommends approval for the zoning district designation change from R-1 to R-2 for 15 properties in the Broadway Section of St Lucie Estates subdivision.	

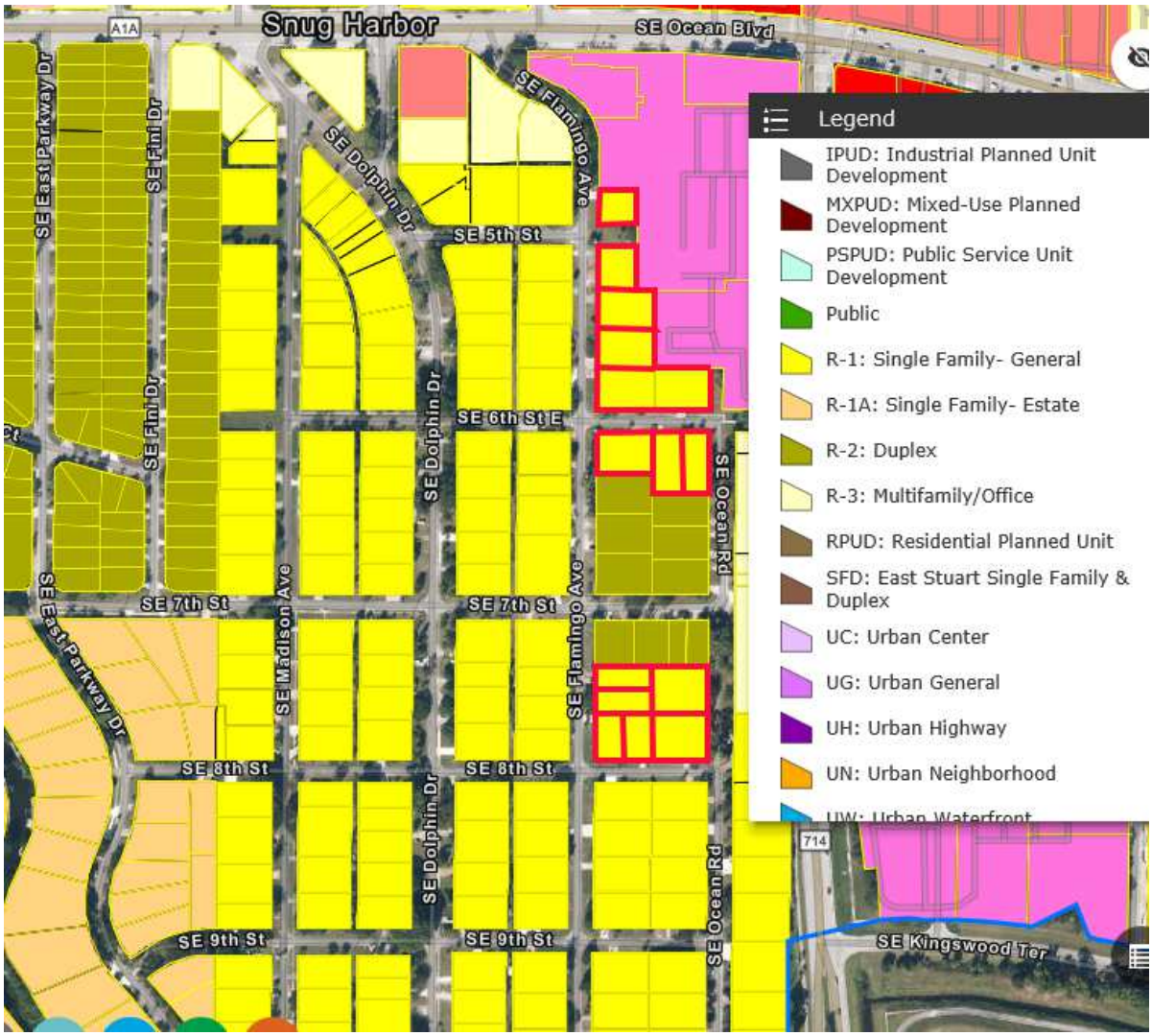
C. Location and site information

Aerial Map



Existing Zoning

R-1 Single Family



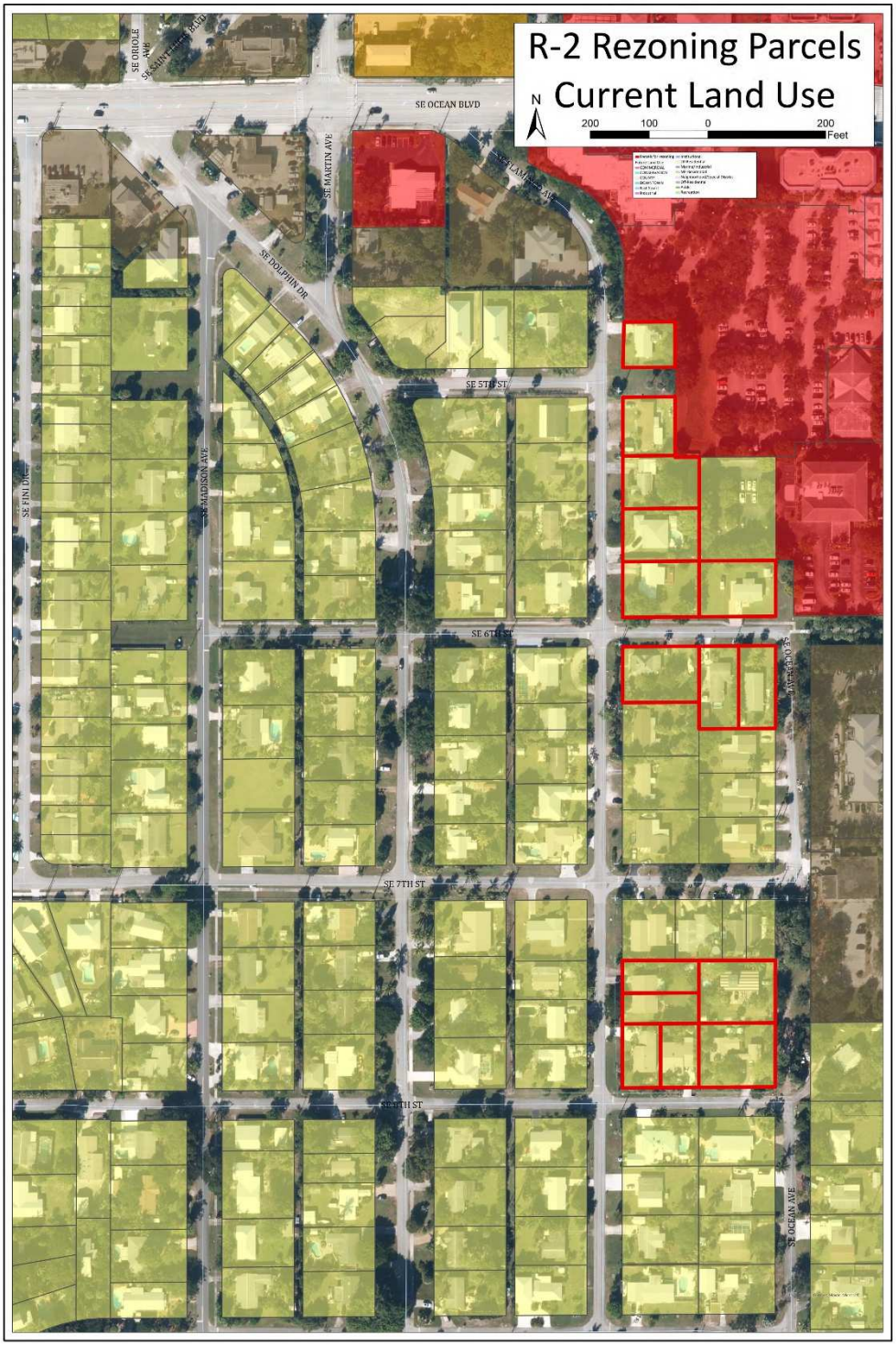
Proposed Zoning

R-2: Single Family/Duplex



Existing Future Land Use

Low Density Residential



Proposed Future Land Use

Low Density Residential (No change)



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.

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 City of Stuart has determined the need to change the zoning district from (R-1) Single-Family General to (R-2) – Duplex as a matter of housekeeping to legalize existing (Two-Family) units and provide uniform zoning.

The existing two-family unit setbacks causing the structure to be non-conforming due to the rezoning will become legalized, however, any proposed structural addition to the two family units shall adhere to section 2.04.00 Residential Area, Impervious Surface, Setback and Height Requirements contained in Table -7 of the City's Land Development Code for R-2 zoning.