



Staff Report

A. Application

Project

Applicant	Ted Weitzel, Weitzel OZ LLC
Property Owner	LBS Power Holdings LLC
Agent for Applicant	McCarty & Associates Land Planning & Design LLC
Project Manager	Mike McCarty
Date of Report	March 30, 2021

B. Project Description

The intent of this application is a rezoning to an Urban Planned Unit Development from the existing zoning of Urban Waterfront. The property is located within the Community Redevelopment Area.

The proposed use of the site is for a three-story boutique hotel above two parking decks (partially below FFE). The Hotel proposes 25 single-bed rooms and 12 bedroom two-bed rooms, for a total of 17 rooms.

The property extends to the waterfront of the St. Lucie and adjacent to the Harborage residential condominiums to the north and a commercial building to the south. The shoreline has an existing and established mangrove growth that will be preserved and protected during construction activities.

The height of the building is proposed to comply with the maximum allowed to the eaves of 45 ft above lowest permissible finished floor level.

The request for departure from Land Development Code relates solely to allow parking within the building envelope.

C. Location and site information

Address	304 Flagler Ave
Parcel Number(s)	32-37-41-004-019-00010-3
Existing Zoning	Urban Waterfront
Future Land Use	Marine Industrial
Site Area (acres)	0.73 Acres
Present Use	Commercial Office
Subject Property Land Use	Marine Industrial
Proposed Land Use Designation	Marine Industrial
Proposed Zoning District	UPUD
Proposed Use	Hotel
City Approvals	<p>BUILDING– No comments.</p> <p>FIRE - All work shall conform with the 7th edition of the Florida Fire Prevention Code. NFPA 1, 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.</p> <p>SANITATION- As discussed with the site Architect. The proposed dumpster enclosure must have the ability to accommodate the following: 2-4CY Garbage receptacles, 2-4CY Cardboard receptacles, multiple co-mingled recycling carts. This will allow for the desired roll-out receptacles for servicing.</p> <p>POLICE – No comments.</p>
Staff Recommendation	The proposal has been reviewed against the City's Comprehensive Plan and Land Development Code and is determined to be in compliance.

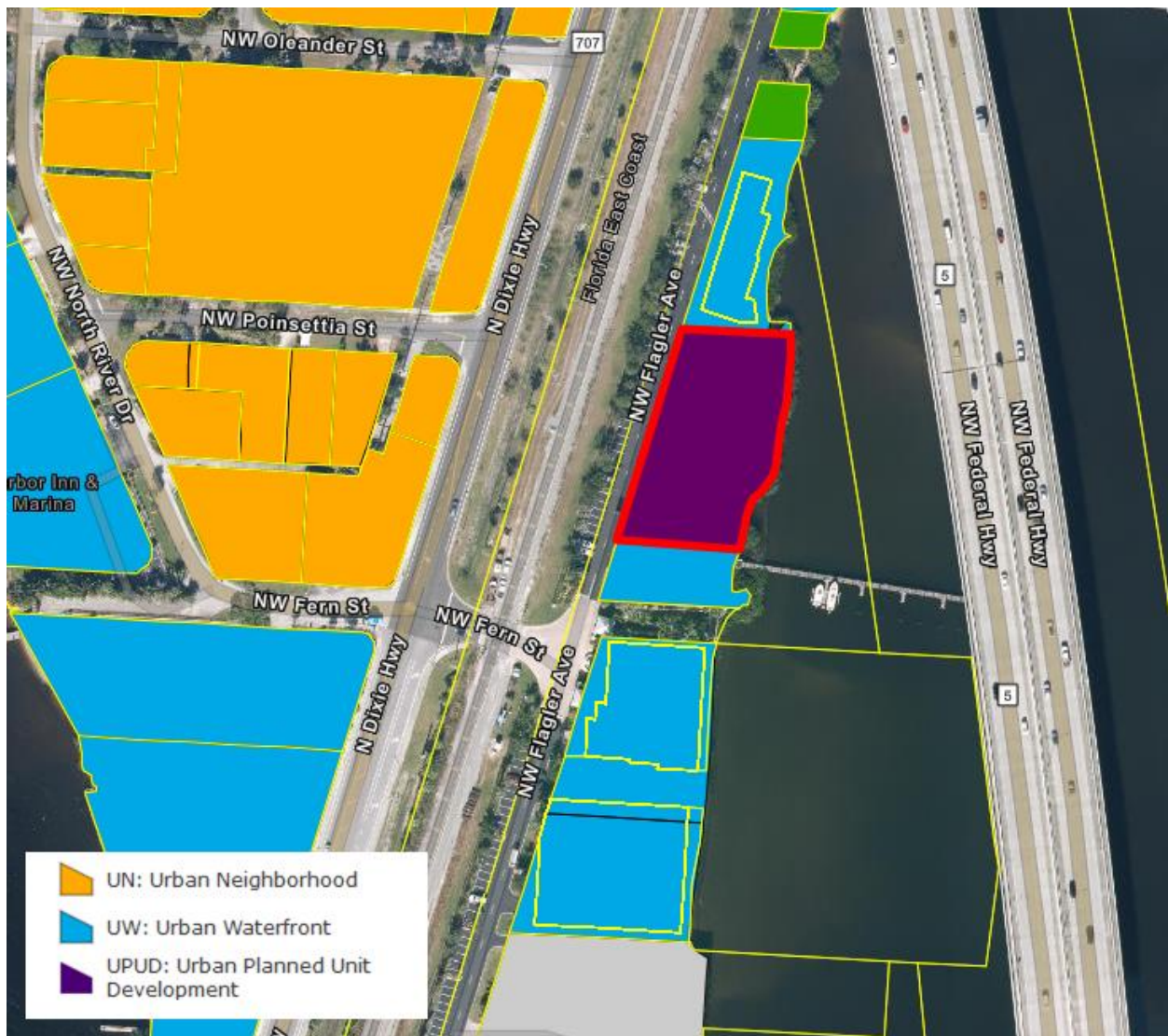
Aerial Map



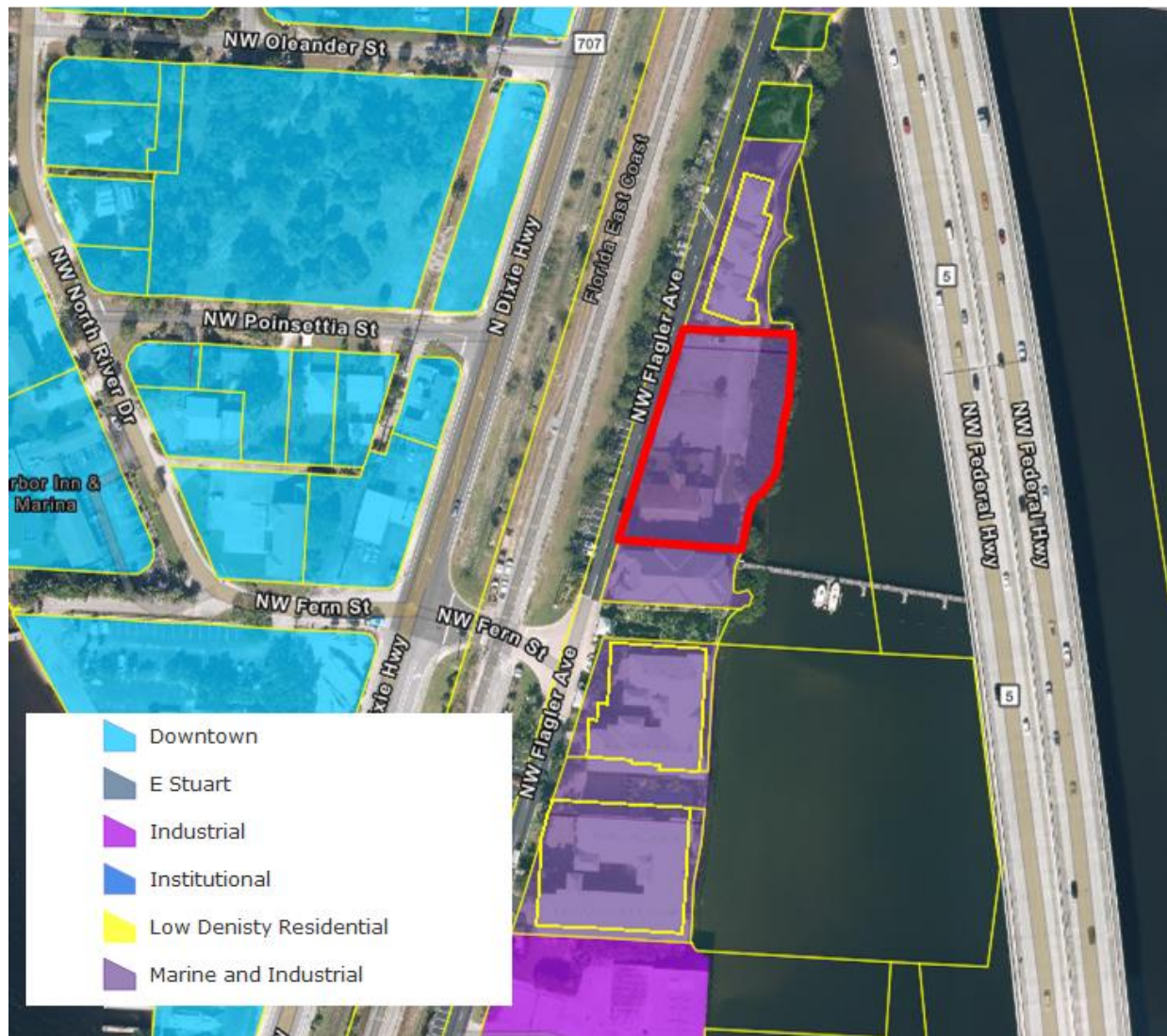
Existing Zoning



Proposed Zoning



Existing Future Land Use



D. Determination of compliance with Comp Plan

The proposal complies with the following Policies of the City of Stuart Comprehensive Plan:

Future Land Use

Marine/Industrial: Waterfront district which permits continuation of industrial/marine uses while encouraging mixed use development including multi-family residential; commercial; office; lodging; marinas; and civic uses. Also, public facilities and electric distribution substations are allowed

E. Review Comments

1. Documents and Plans Reviewed

- a. Site Plan Set: Brent A. Wood Architecture LLC 12-08-2020
- b. Landscape Plan Set: McCarty & Associates 12-07-2020
- c. Drainage Statement: Captec Engineering Inc: 12-10-2020
- d. Traffic Statement: Captec Engineering 12-09-2020
- e. Boundary and Topographic Survey: Northstar Geomatics 11-12-2020

2. Zoning and Site Design

The proposal is located within the Community Redevelopment Area.

The designation of an Urban planned unit development is permitted within the Community Redevelopment Area.

2.07.00 I. Urban planned unit development (UPUD) districts.

a. Location. A UPUD may be located only within the defined community redevelopment area of the city.

The proposed building consists of three habitable floors, being used as a Boutique Hotel, standing above two decks of parking. The height of the building to the eaves is maintained below the allowable 45ft above the lowest permissible finished first floor elevation. Which is compatible to the existing buildings adjacent to the site.

Parking within a building envelope is permitted subject to recommendation of the Community Redevelopment Board and City Commission.

Please refer to the attached zoning review checklist.

The Urban District code provides in 3.01.08 that public art (or contribution) will be required to be approved by the Community Redevelopment Board prior to issuance of building permit:

1. Provide work of art on the development site provided the work is an original and must be created individually by a professional artist or team of artists. Bronze sculptures in limited editions of not more than 50 in all sizes and materials by a single artist are allowed. The value of the work of art shall not be less than one percent of the vertical construction cost of the development. The nature of the work of art shall be proposed by the developer and shall be submitted to the city's community redevelopment board which shall review the proposal for conformity with the public art standards set forth below. An approved work of art shall be incorporated into the site plan, public lobby floor plan or the landscape plan for the development as part thereof.

2. Contribute an amount equal to or greater than one percent of the vertical construction cost in lieu of providing a work of art, a developer may pay the sum of one percent of the vertical construction cost into the public art trust fund described below. Such payment shall be made prior to issuance of a building permit for any portion of the development.

3. Architectural Design

The Proposal meets the requirements of the City architectural/facade design standards as set out in LDC 6.05.02 (Commercial development Standards) and LDC 3.01.06 (Urban Code Conditional Use Requirements).

4. Engineering – Drainage/Stormwater

The development will incorporate measures to reduce/eliminate sheet flow from the property into the St. Lucie Estuary. Full compliance with LDC 6.03.00 (Stormwater Management) will be required at building permit.

5. Environmental and Landscaping

The proposal meets the City's landscaping requirements and will ensure that existing mangroves are retained and protected during construction activities. Any trimming of mangroves will be subject to permit approval from Florida DEP. Full compliance with LDC 5.06.00 (Mangrove & Shoreline) and LDC 5.07.00 (Floodplain Management) will be required at building permit.

6. Traffic and Transportation

The proposal indicates in a traffic statement that peak hour traffic movements will be 12 total a.m. and 15 total p.m. Which meets City Level of Service for volumes, impacts and circulation.

7. School District

No residential units are proposed.

Attached:

Zoning Review Checklist