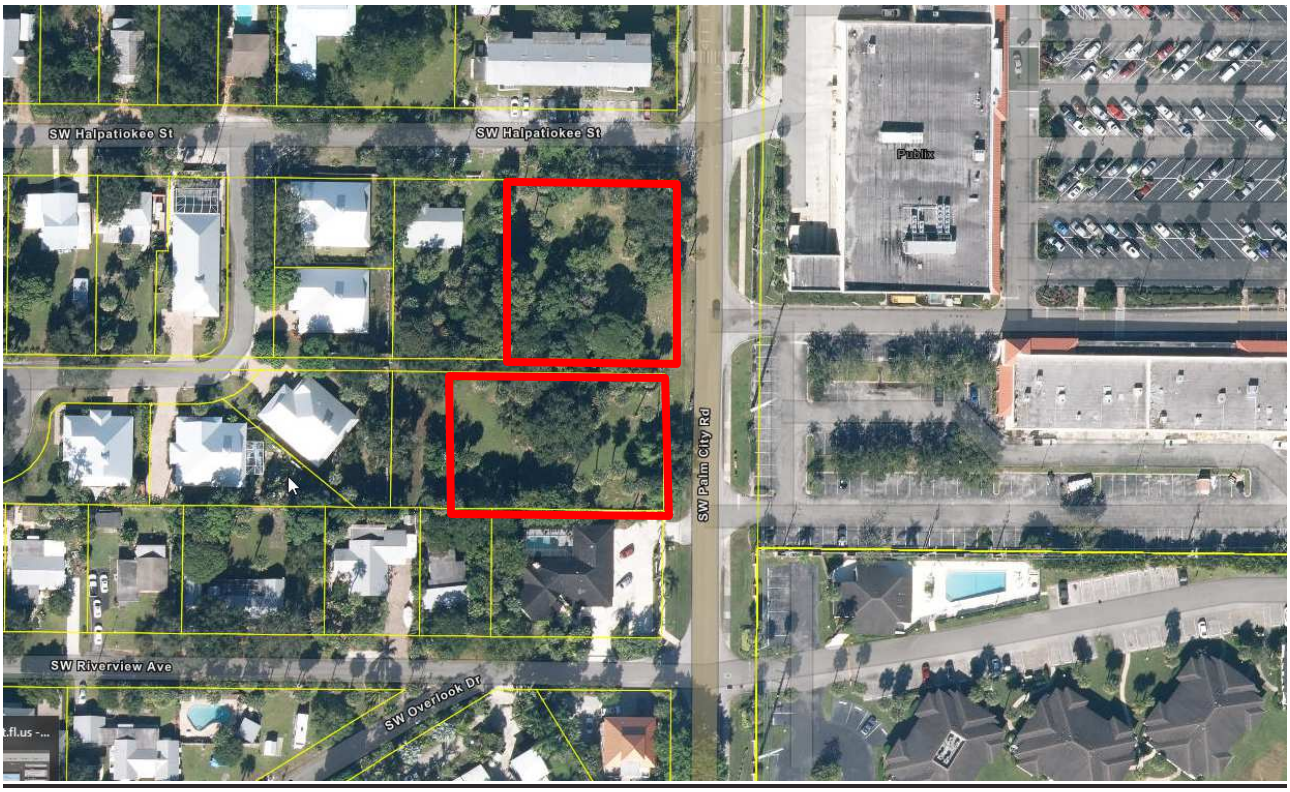
CITY OF STUART
Local Planning Agency
April 8, 2021

Project Name: Palmetto Cove RPUD – Rezoning to the RPUD	**Property Owner:** 924 SW Palm City Road, LLC
Project No.: Z20100003	**Applicant/Petitioner:** Nicolas Calle, President
Ordinance No: 2463-2021	**Agent/Representative:** C. Montgomery and Associates
	Case Planner: Stephen Mayer
Location: Southwest corner of Halpatiokee Street and Palm City Road 05-38-41-009-002-00010-8 and 05-38-41-024-000-00020-0 924 SW Palm City Road	



PROJECT SUMMARY		
Property Size (area)		0.97 Acres
Present Use		Undeveloped
Subject Property Land Use		Office Residential
Adjacent FLU	*North*	City of Stuart - Office Residential
	South	City of Stuart - Office Residential
	East	City of Stuart - Commercial
	West	City of Stuart – Residential Low
Subject Property Zoning		R-3
Adjacent Zoning	*North*	City of Stuart -R3-Multi-Family/Office
	South	City of Stuart -R3-Multi-Family/Office
	East	City of Stuart - B-2 (Publix)
	West	City of Stuart – R1 (Flora Belle subdivision)
Subject Property Zoning District		R-3
Proposed Zoning District		Residential Planned Unit Development RPUD
Proposed Use		13 Multi-family units
City Approvals		Building Department – No comments at this time. Fire Department – Reviewing applicant's response to comments and will be made available at LPA meeting. Public Works – Reviewing applicant's response to comments and will be made available at LPA meeting. Police Department – No comments at this time
Brief Explanation		The intent of this application is to rezone existing R-3 property to establish a RPUD to allow the construction of 13 townhomes in two two-story buildings. The subject property totals .97 acres. The property is currently undeveloped.
Staff Recommendation: Staff recommends approval for the rezoning to the RPUD to allow for 13 multifamily townhomes		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for the Future Land Use amendment to Multi-Family Density Residential, and zoning district designation rezoning to the RPUD have been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.09, and 11.02.00 of the Land Development Regulations.

B. Site Posting Date: 2.24-2021

C. Mail Notice Postmark: 2.24-2021 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. ORDINANCE NO. 2463-2021

III. APPLICATION: Dated 10.16.2020

IV. HISTORY OF THE SITE

The property is currently undeveloped. A single-family house was built on the northern property and was demolished more than 4 years ago.

V. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property consists of two parcels, one on the north side and the other on the south of an existing public right of way (11' alley) totaling 0.97 acres in size.

Project Description

A Site Plan has been planned for 13 multi-family apartments within 2 two-story townhome buildings.

B. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed list of uses that are consistent with the existing Land Use Designation:

C. Rezoning to the RPUD Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the rezoning to the RPUD would allow for multi-family housing to be constructed at the site. The current zoning and land use permit multi-family development up to 10 units per acre. The applicant is requesting an additional 3 units per acre thru the PUD.

D. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The application will be heard by the LPA on April 8, 2021.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the rezoning to the RPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Staff offers no objection to the request.