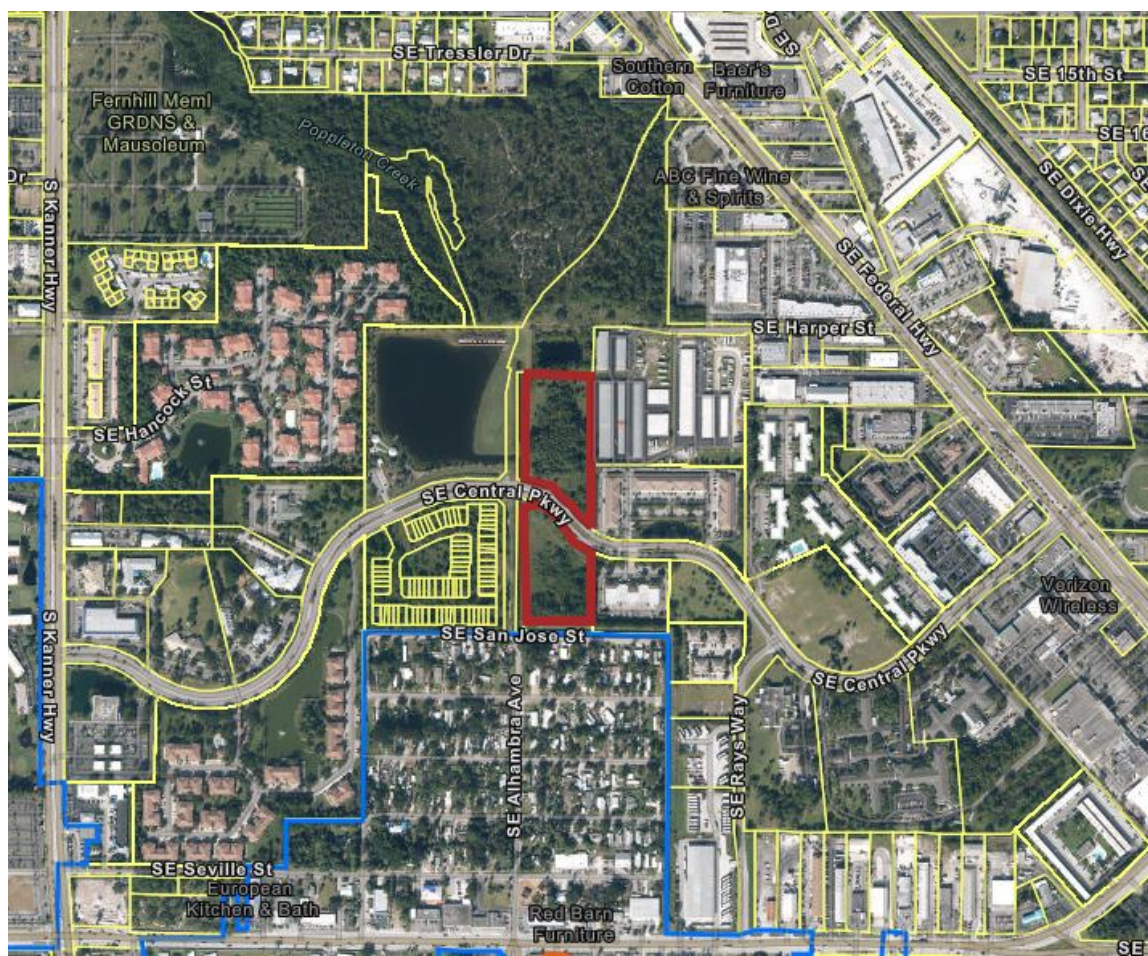


**CITY OF STUART**  
City Commission  
April 12, 2021



<b>Project Name:</b> Central Parkway Lofts RPUD – Major Amendment to the RPUD	<b>Property Owner:</b> Farrell Building Company, LLC
<b>Project No.:</b> Z20100003	<b>Applicant/Petitioner:</b> Farrell Building Company, LLC
<b>Ordinance No:</b> 2461-2021	<b>Agent/Representative:</b> Marcela Cambor & Associates
	<b>Case Planner:</b> Tom Reetz
<b>Location:</b> SE Central Parkway halfway between S Kanner Hwy and SE Federal Highway.	



<b>PROJECT SUMMARY</b>		
<b>Property Size (area)</b>	6.65 Acres	
<b>Present Use</b>	Undeveloped	
<b>Subject Property Land Use</b>	Office Residential	
<i>Adjacent FLU</i>	<i>North</i>	City of Stuart - Office Residential
	<i>South</i>	Martin County-Mobile Home
	<i>East</i>	City of Stuart, Commercial
	<i>West</i>	City of Stuart Commercial & Martin Multi-Family
<b>Subject Property Zoning</b>	RPUD	
<i>Adjacent Zoning</i>	<i>North</i>	City of Stuart -R3-Multi-Family/Office
	<i>South</i>	Martin County - Mobile Home Park District
	<i>East</i>	City of Stuart CPUD
	<i>West</i>	City of Stuart RPUD
<b>Subject Property Zoning District</b>	Residential Planned Unit Development RPUD - Existing	
<b>Proposed Zoning District</b>	Residential Planned Unit Development RPUD	
<b>Proposed Use</b>	172 Multi-family Apartments	
<b>City Approvals</b>	Building Department – No comments at this time. Fire Department – See conditional approval attached Public Works – See conditional approval attached Police Department – No comments at this time.	
<b>Brief Explanation</b>	The intent of this application is to amend the existing RPUD which was originally approved in 2004 as a mixed use of commercial space and four-story condominiums buildings. The subject property is now 6.65 acres less than the original having satisfied the required land donation for the future extension of Willoughby Parkway connecting Monterey Road to the south with US1 to the north. The property is currently undeveloped. The intent of this project is to allow 172 attached multi-family apartment homes within 4 buildings with a two-way central street with parallel parking, continuous greenspace lined with native trees and sidewalk that are all part of a light imprint stormwater strategy. Additionally, the street section is designed as an “at grade section”, where street and sidewalk have no vertical separation. The pervious paver surface at grade with the green strip and sidewalk creates a seamless environment that prioritizes pedestrians while further establishing an urban stormwater strategy.	
<b>Staff Recommendation:</b> Staff recommends approval for the Major Amendment to the RPUD to allow for 172 multifamily apartments housed within 4 – 4 story buildings.		

## **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 Major Amendment 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:** 1.27-2021

**C. Mail Notice Postmark:** 1.27-2021 to property owners within 300 feet

**D. Publication Date:** 10 days prior to Second Reading

### **II. MAJOR AMENDMENT ORDINANCE NO. 2461-2021**

**III. APPLICATION:** Dated September, 2020

### **IV. HISTORY OF THE SITE**

Ordinance No. 2031-05 approved a rezoning from R-3 to RPUD in May, 2005. The approved plans included 84 loft style condo townhomes and 5,000 square feet of office building. In the late 1990's an Adult Living Facility was approved for the parcel, neither were built.

### **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 (directly across and aligning with each other) on SE Central Parkway totaling 6.65 acres in size.

#### **Project Description**

A Master Site Plan has been laid out with 172 multi-family apartments within 4 four-story apartment buildings (a fifth building was removed since first reading and replaced with a community lawn, tot lot splash pad, pickleball court, a pavilion/grill area and an 800 sq. ft. maintenance building) The remainder of the site is carefully designed with retention ponds and on street drainage strategically placed to enhance the stormwater aspect of the project and a two-way central street. The 60-foot wide streetscape consist of two-way aisle paver street, parallel parking, a continuous green space with trees, sidewalk and more greenspace at the building's footprint creating a pedestrian friendly one level (no raised curbing) experience.

#### **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. Major Amendment to the RPUD Land Development Code Consistency Review**

The application has been reviewed for consistency with the City's LDC. Approval of the major amendment to the RPUD would allow for multi-family housing to be constructed at the site.

**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 Local Planning Agency shall make recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed major amendment to the existing RPUD.

**VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)**

Staff has determined that the major amendment 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.

LOCATIONS & ENTITIES V9.0  
DATE: 04/02/2021  
TIME: 14:45:36

Client Name  
Zoning And Development Notes

PAGE NUMBER: 1  
MODULE : libNotes

SELECTION CRITERIA: Permit No = Z20100003 and Review Stop = PW and Revision =

Note Date/Time	Date of Record	Operator	Note Code	Reminder Date
2021-03-30 12:13:55	03/30/2021	mrogolin		

Date: 3-30-2021

To: Tom Reetz

Subject: SE Central Parkway Lofts Site Major RPUD  
#Z20100003rev

In reviewing the above referenced project, based on the project review response letter dated March 24,2021 this Department does approve the conceptual/RPUD application only. Please address the following comments.

- This review is not for construction, further review will be required for construction.
- The proposed brick pavers located within the SE Central Parkway Rights-of-Way is not an approved method of construction by the Public works Dept.
- The City of Stuart Utility Availability fees will be calculated based on the proposed number of 1,2,3-bedroom/square footage apartments and square footage of the clubhouse. Please contact Marc Rogolino @ (772) 221-4700 for fees totals.

All construction pertinent to this Department shall be installed, inspected, and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition and the City of Stuart Specifications and Ordinances where applicable. In case of discrepancies between the construction plans and afore mentioned manuals, the most restrictive shall apply.

All plans to be reviewed by this Department shall be routed through the Permit Technician in the Development Department. Approval by this department shall not be construed to be a license to proceed with work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City Code. Approval shall not prevent this department from thereafter requiring a correction of errors in plans, construction or violation of City Code.  
CODE COMPLIANCE RESTS WITH THE DESIGN ENGINEER.

Please forward comments to applicant. If there are any questions, please contact me at your earliest convenience at (772) 221-4700.

LOCATIONS & ENTITIES V9.0

DATE: 04/02/2021

TIME: 14:45:36

Client Name  
Zoning And Development Notes

PAGE NUMBER: 2

MODULE : libNotes

SELECTION CRITERIA: Permit No = Z20100003 and Review Stop = PW and Revision =

Note Date/Time      Date of Record Operator      Note Code      Reminder Date

LOCATIONS & ENTITIES V9.0  
DATE: 04/02/2021  
TIME: 15:19:21

Client Name  
Zoning And Development Notes

PAGE NUMBER: 1  
MODULE : libNotes

SELECTION CRITERIA: Permit No = Z20100003 and Review Stop = F and Revision =

Note Date/Time	Date of Record	Operator	Note Code	Reminder Date
2021-04-02 15:03:28	04/02/2021	mcawley		

Conceptual review passed with comments.

"Stabilized Fire Truck Exit" does not comply with NFPA 1, 18.2.3.5.2. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. Surface is not an all-weather driving surface.

Site permit must have a preliminary site survey test completed to determine the available Fire Department radio signal strength and if a BDA system shall be required.