City of Stuart

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	April 16, 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 37 rooms. The Marina proposes 49 slips and will require a submerged land lease from the DEP.

Parking requirement (3.01.03):
Hotel:37 rooms (1 per room) = 37 spaces
Hotel: Employees (2 per 3 employees) = 2 spaces
Marina: 49 slips (1 per 4 slips) = 12 spaces
Total: 51 spaces

The proposed development will provide 55 parking stalls within its parking decks, exceeding code requirement.

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.

A publicly accessible 8ft paver pathway will extend along the length of the property on its waterside and allow connection to the north and south.

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.

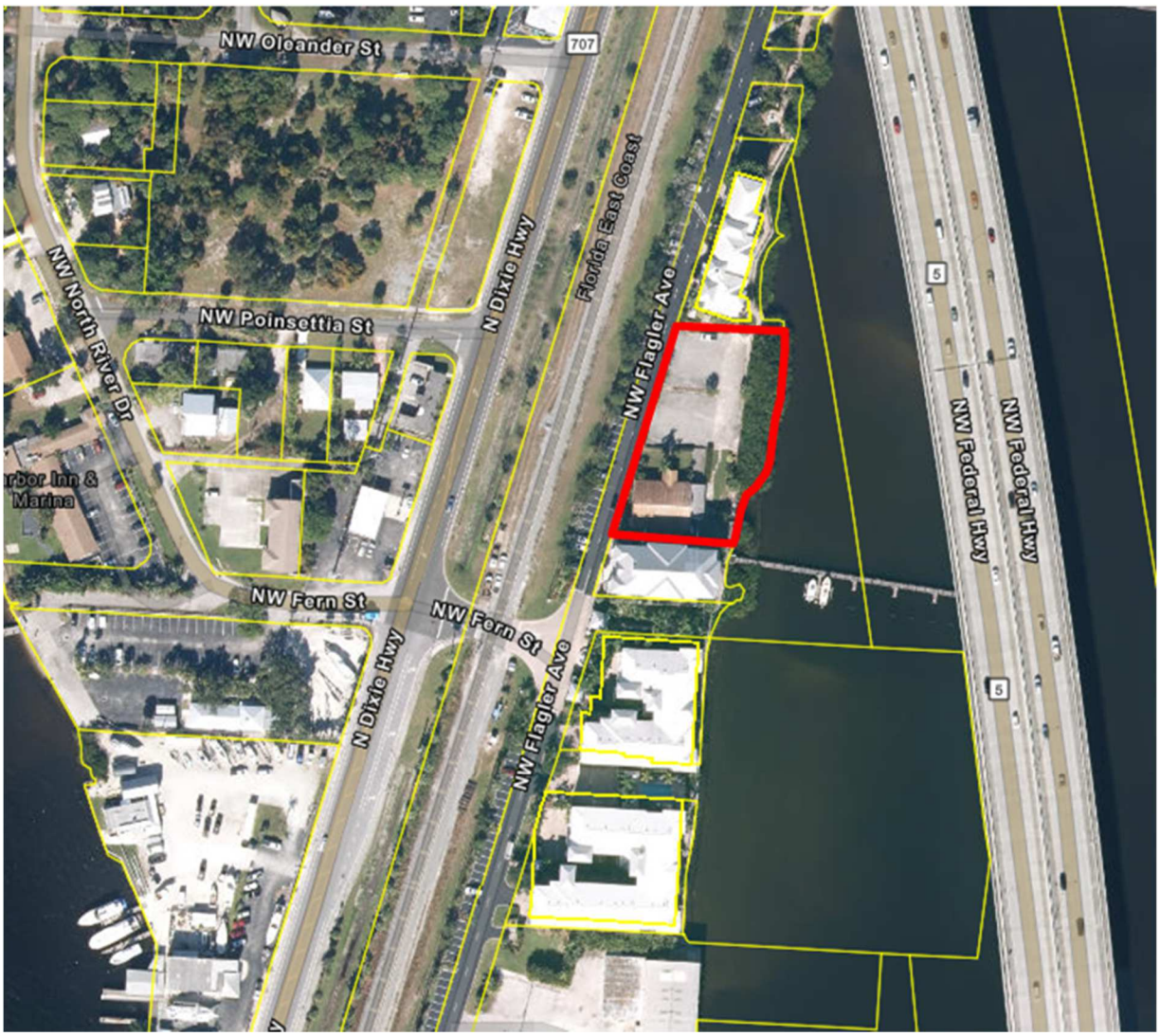
The request for departure from Land Development Code relates solely to allow parking within the building envelope.

3.01.04. - Architectural standards and regulations. K. Elevated buildings. Permitted in all urban subdistricts. Parking is prohibited beneath an elevated building.

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
Proposed Land Use Designation	Marine Industrial – No Change
Proposed Zoning District	UPUD
Proposed Use	Hotel
City Approvals	**BUILDING**– No comments. **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. **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. **POLICE** – No comments.
Staff Recommendation	The proposal has been reviewed against the City's Comprehensive Plan and Land Development Code and is determined to be in compliance excepting the requested departure to allow parking within the building envelope.

Aerial Map


NW Oleander St
707
NW North River Dr
NW Poinsettia St
N Dixie Hwy
Florida East Coast
NW Flagler Ave
5
NW Federal Hwy
NW Federal Hwy
Marina
NW Fern St
NW Fern St
N Dixie Hwy
NW Flagler Ave
5

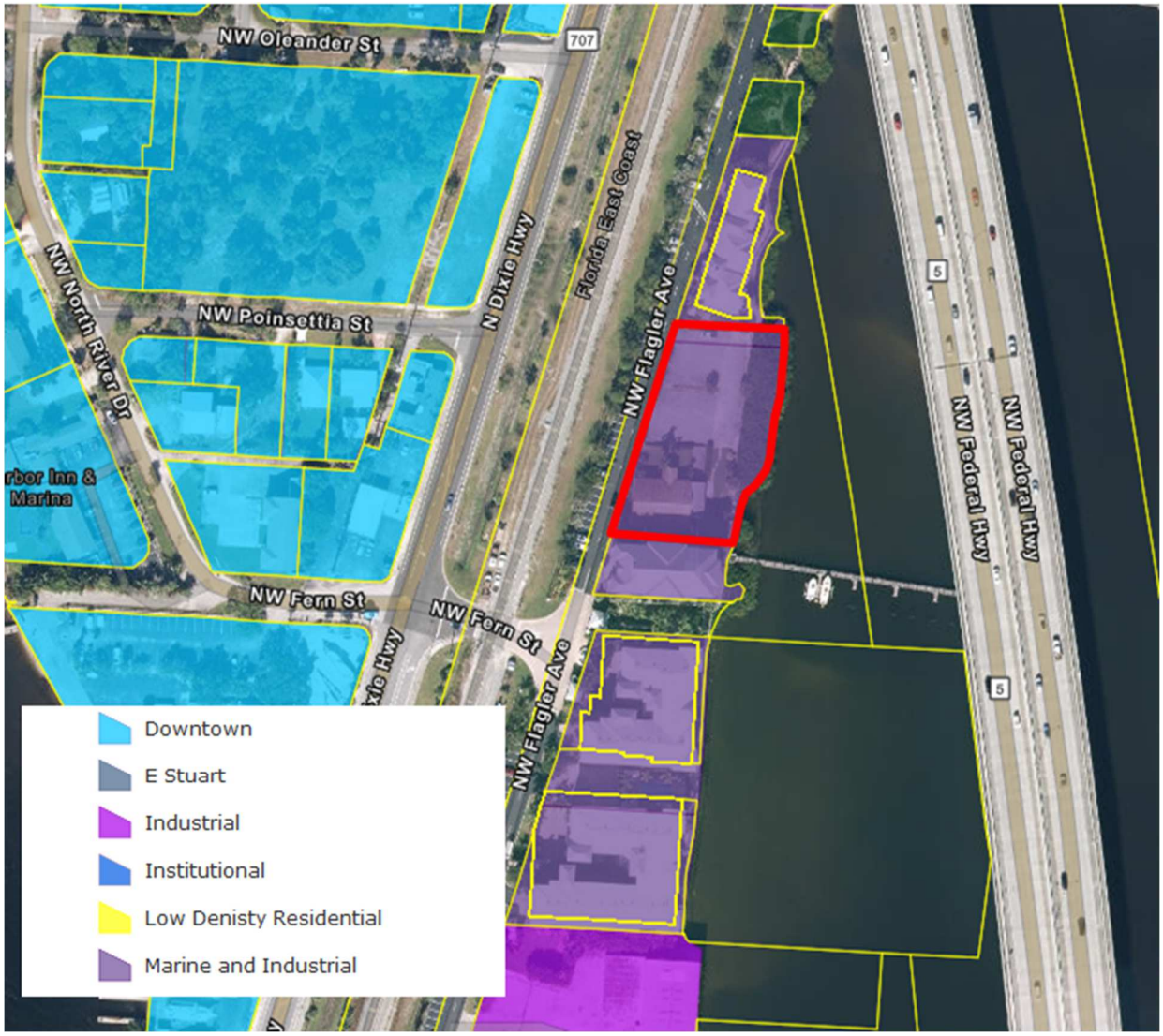
Existing Zoning



Proposed Zoning



Existing Future Land Use



D. Determination of compliance with Comp Plan

The proposal complies with the following Objectives and 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

Objective 1.B1. - Compact urban form.

Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

Policy 1.B1.1. The City shall continue to market itself as a hub for commercial, social, and institutional governmental activities in Martin County. Provide for commercial opportunities within Stuart beyond the historical conditions in order to provide alternatives to urban sprawl.

Policy 1.B3.9. The City shall implement architectural and site design requirements for commercial development that utilize "Crime Prevention Through Environmental Design" principles including natural surveillance and defensible space. This shall include site designs that provide for unobstructed supervision of public activity areas and access points by occupants and law enforcement while conducting routine activities and thereby discouraging criminal activity.

Policy 1.B3.10. All commercial buildings shall be designed to maintain and enhance the attractiveness of the streetscape and promote the architectural heritage of the City. Buildings shall include architectural features and patterns that provide visual interest from the perspective of the pedestrian, reduce building massing and recognize local character. Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale. The building's mass shall be varied in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian. Corner lots at an intersection of two or more arterial or collector roads shall be designed with additional architectural embellishments, such as corner towers or other design features, to emphasize their location as gateways and transition points within the community.

GOAL STATEMENT 1.C. The future land use goal for the Community Redevelopment Area (CRA) is to maintain and strengthen the beauty, economic viability, cultural resources and social

importance of the area. This shall be accomplished through mixed-use zoning, preservation of historic buildings, innovative zoning and land use regulations, demolition, reconstruction or substantial renovation of existing buildings and infrastructure, enhancement of marine resources, and other measures to promote urban redevelopment.

Objective 1.C3. - Urban redevelopment.

Revitalize the designated Urban Redevelopment Area (URA), including the CRA, by:

A. Maintaining or increasing the amount of development and redevelopment.

B. Maintaining or increasing the percentage of County-wide employment located in the URA and CRA and the City of Stuart as a whole.

C. Reducing blight conditions as defined by F.S. § 163.340(8)(a) and (b).

D. Achieving and maintaining a 90 percent occupancy rate of commercial and office spaces.

E. Enhancing the City's marine resources.

F. Promote multi-modal pedestrian mobility throughout the CRA.

Objective 9.A7. - Public access. The City shall continue to provide public access to the river through prioritization of water-dependent and water-related uses along the river, through criteria for marina siting and through provision of incentives to developers to provide public access, including river-walks.

Policy 9.A7.3. Increase public access to waterfront views and fishing opportunities by developing riverwalks and piers as land and funding become available and encourage private provision of riverwalks.

Policy 9.A8.3: Preferred locations for new boat facilities in Martin County are sites that are located in the Manatee Pocket and downtown area of the City of Stuart on the north and south sides of the Roosevelt Bridge and encompassing sites east and west of US, and identified and depicted in the BFSP. The BFSP supports the expansion and redevelopment of marine industries in these defined areas.

Policy 9.A8.4: The City of Stuart will encourage land uses and site plans at preferred locations that enhance access to the coastal waterway and maximize the number of wet slips and dry storage racks at a given facility.

E. Review Comments

1. Documents and Plans Reviewed (Exhibit D)

a. Site Plan Set: McCarty & Associates 12-07-2020
b. Architectural Plan Set: Brent A. Wood Architecture LLC 3-11-2021
c. Landscape Plan Set: McCarty & Associates 3-11-2021
d. Drainage Statement: Captec Engineering Inc: 12-10-2020
e. Traffic Statement: Captec Engineering 12-09-2020
f. Utility Statement: Captec Engineering 12-09-2020
g. Boundary and Topographic Survey: Northstar Geomatics 11-12-2020
h. Fire Hydrant Exhibit - 2021

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