City of Stuart

Staff Review

October 24, 2021

A. Application

Silverthorne RPUD
Rezoning and Small-Scale Land Use Amendment
Application Number: Z210140001

Applicant	Mark MacFarland - Meritage
Property Owner	Ted Glasrud Associates FL, LLC
Agent for Applicant	Doug Fitzwater
Project Manager	Tom Reetz, Senior Planner
Date of Report	October 24, 2021

C. Project Description

Address	Southeast Corner of SE Indian Street and Commerce Avenue
Parcel Number(s)	38-38-41-002-065-00010-3
Existing Zoning	Commercial Planned Unit Development
Future Land Use	Commercial (C)
Site Area (acres)	9.5 Acres
Present Use	Vacant -undeveloped
Subject Property Land Use	Vacant Commercial
Proposed Land Use Designation	Multi-Family
Subject Property Zoning	CPUD
Proposed Zoning District	Residential Planned Unit Development RPUD
Proposed Use	Multi-Family – 86 Townhomes

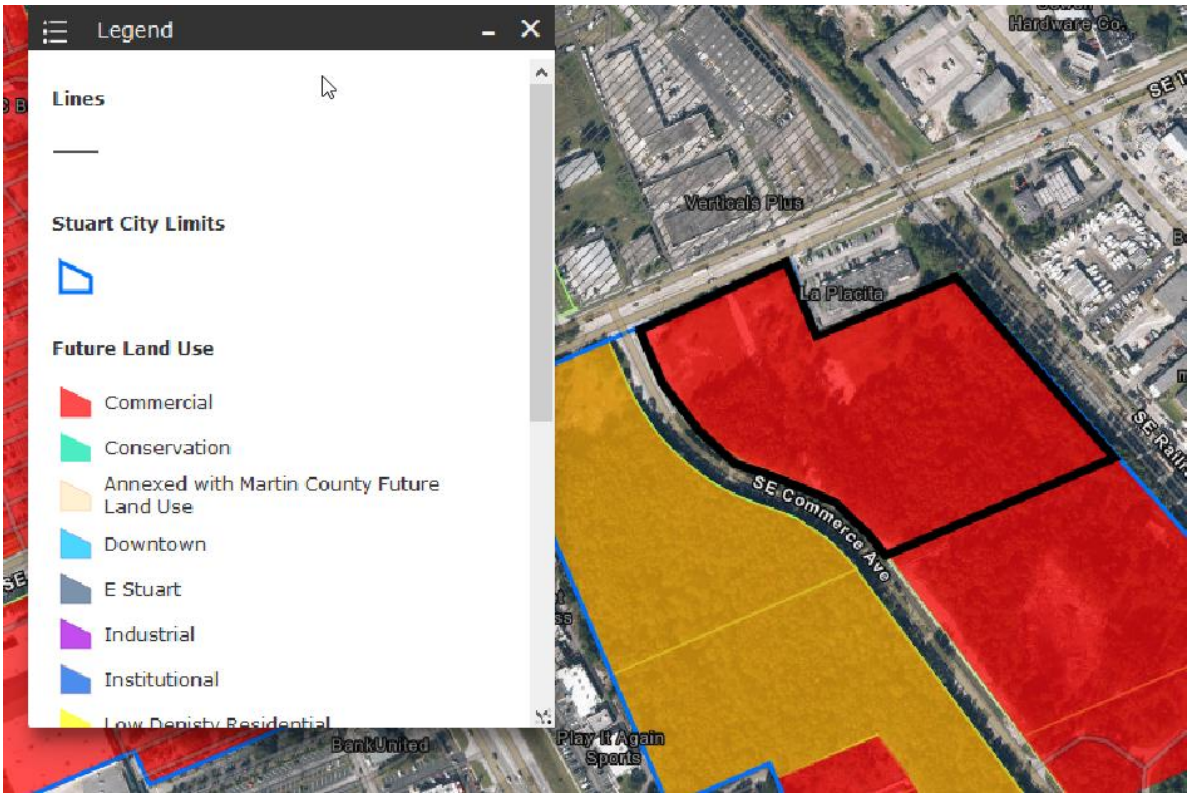
D. Location and site information

City Approvals	Building Department – No comments. Fire Department – See comments and response Public Works – See comments and response Planning and Zoning – See comments and response
Staff Recommendation	Applicant has responded to each of the comments in writing and resubmitted drawings as necessary.

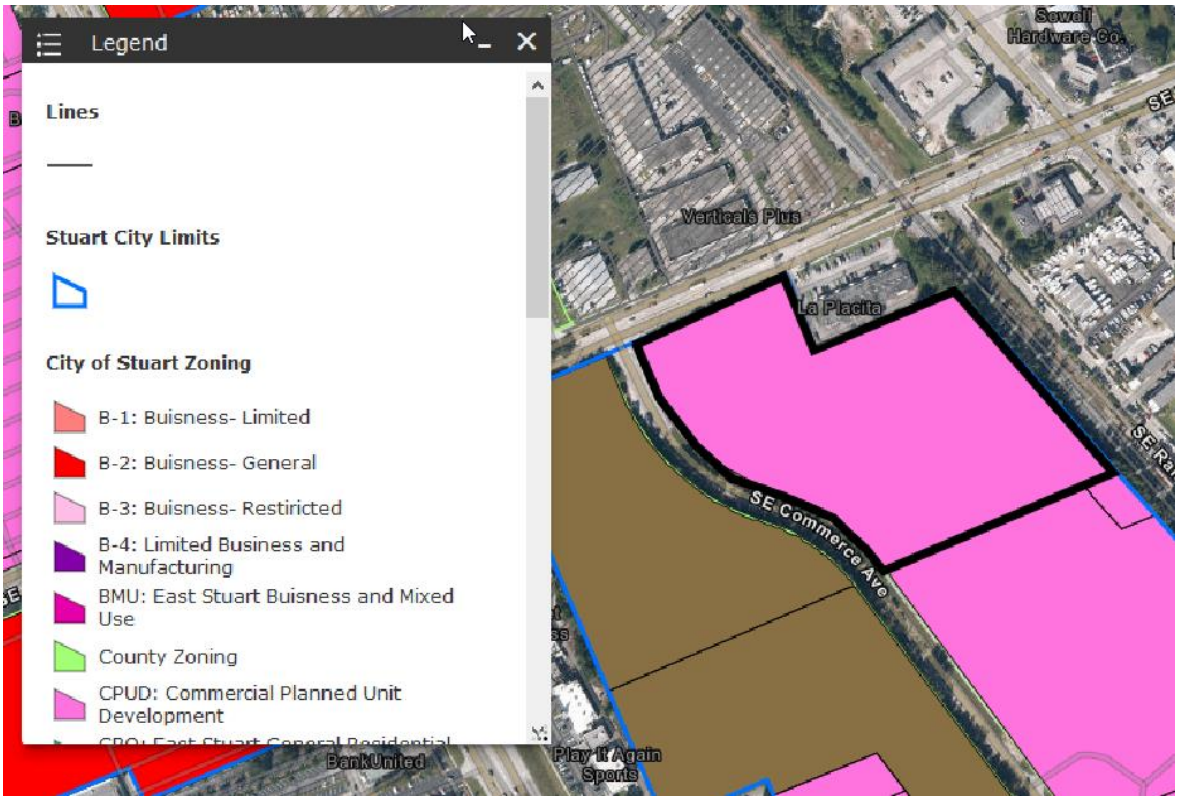
Aerial Map


SE Carnivale CT
SE Indian ST
SE Alamo Ave
SE Birch Ave
SE Federal Hwy
SE Dixie Hwy
SE Commerce Ave
SE Fischer ST

Existing Land Use Map



Existing Zoning Map



E. Determination of compliance with Comprehensive Plan

The Applicant is proposing to modify the existing CPUD zoning to a RPUD zoning district and change the Land use from Commercial to Multi-Family to allow for the construction of eighty-six townhome units.

The proposed redevelopment of the site is compatible with the following Goals, Objectives, and Policies of the Comprehensive Plan:

Policy 1.A3.2. The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services schools exist or are planned in order to protect natural resources.

Policy 1.A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart: …(B) Multi-Family Residential: One to three or more dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, apartments, condominiums, foster homes, group homes of four or fewer unrelated residents, and adult congregate living facilities (ACLF) of five or fewer unrelated residents. A limited amount of Commercial is allowed. Stealth communication towers are allowed. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed. Staff review requests further information as mentioned in the below review comments to determine compliance with the below Goals, Objectives, and Policies of the Comprehensive Plan:

Policy 1.A7.2. Gross densities, gross intensities and proportional use amounts for each land use category are established in the "Table of Land Use Densities and Intensities" that is adopted as part of this element…

Land Use Category	In/Out CRA	% Residential	General	>2.0 FAR	% Non-residential
Multi-Family	Out	70—100%	<3.0 FAR	<0.5 FAR	0—30%

F. Review Comments

Zoning and Site Design

1. Please submit a photometric site lighting plan for review and include the proposed light pole locations on the site and landscape plans.

2. Show in the legend 'Open Space', same as pervious and impervious- just needs to be included in the legend) and 'Parking with total Required and Provided numbers and percentages.

3. Provide required native upland 25% on site with recreated native vegetation plantings.

4. Provide EV Charging stations per Sec.2.06.22 of the Land Development Code below.

- B. *EV Charging Station (EVCS) requirement:* All new commercial development of gross floorspace greater than 5,000 square feet and all new residential development greater than 50 dwelling units are required to provide EVCI to accommodate the future installation of EVCS(s).
- 1. A minimum of two or ten percent, whichever is the greater, of the required non-EV parking spaces (excluding required ADA spaces) shall be EVCI equipped spaces.
- 2. A minimum of two or ten percent, whichever is the greater, of required EVCI equipped spaces shall be provided at a level 2 EVCR.
- 3. At minimum one required EVCI equipped space shall be ADA accessible and shall be installed and marked in compliance with the current version of the City of Stuart Guide for Accessible Electric Vehicle Charging Station (EVCS).

Definitions:

Electric Vehicle (EV) means a vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and which produces zero tailpipe emissions or pollution when stationary or operating.

Electric Vehicle Charging Station (EVCS) means a parking space that is equipped to allow an EV to re-charge.

Electric Vehicle Charging Infrastructure (EVCI) means equipment provided to support future electric vehicle charging. This shall include, but not be limited to; the design of electrical panels and service equipment to support the additional electrical demand, the panel capacity to support additional feeder/branch circuits, the installation of raceways, both underground and surface mounted, to support the electrical vehicle supply equipment.

Electric Vehicle Charging Rate (EVCR) means the rate at which an electric vehicle is charged:

1. Level-1 is considered slow charging. Voltage up to 120v.
2. Level-2 is considered medium charging. Voltage is greater than 120v and includes 240v.
3. Level-3 is considered fast or rapid charging. Voltage is greater than 240v.

Architectural Design

1. Vary Blocks of units (5-8) from another block of units by applying architectural features, window treatments, light fixtures and paint colors to individualize units.

2. Add bike racks per City's Land Development code to the Pool Clubhouse area.

3. Provide electrical vehicle charging capabilities per code above.

4. Provide a phasing plan that indicates the order of blocks of units will be built and the amenities that will be included with each, i.e., clubhouse and pool, common areas entrance landscaping, completion of the preserve planting, etc.

Landscaping

1. Per Sec. 6.04.02A.2, Not less than 50 percent of all trees used to meet landscaping shall be shade or canopy trees with a minimum height of 12 feet and a minimum spread of six feet at planting. (Show min. six feet of spread on plant legend.)

2. Revise the Master Site Plan and Landscape plans to show the landscaping islands at the street frontages directly in front of the townhouse entrances and in between garages as depicted on the Architectural rendering provided with submittal.

3. Provide a photometric plan.

4. Provide location of lighting fixtures on the Landscape plans and a typical lighting pole detail.

5. On the Plant Schedule provide spacing for Shrubs with a minimum of 30" OC spacing.

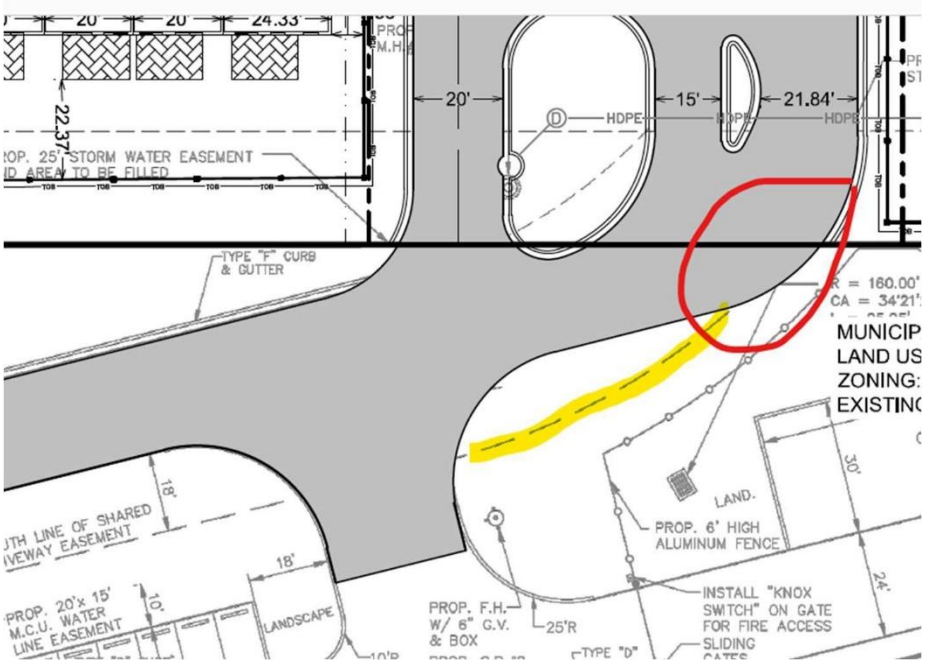
6. Provide a xeriscape chart per code 6.04.05.C showing how you are meeting the required 50 points.

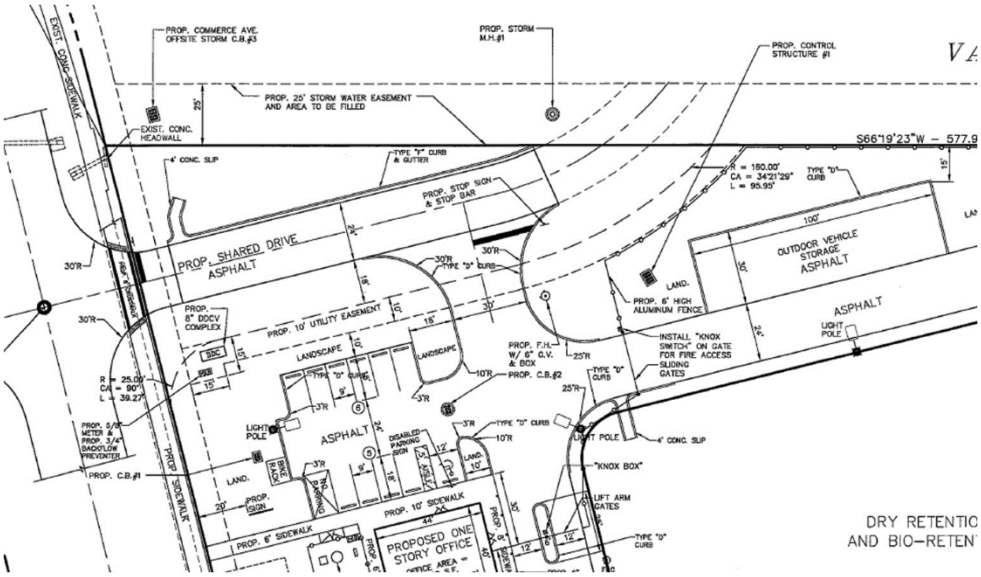
Email to applicant's agent from staff concerning trees and upland.

> Doug, prior to your resubmittal for the Silverthorn project staff request using the tree survey/location plan to locate groupings of protected tree species to be preserved as part of a cohesive upland plan that preserves as many specimen trees as possible. This design should demonstrate diverse habitat/ecotones.
> Tom Reetz

Engineering & Traffic and Environmental

> Master Site Plan
>
> Verify the building area shown in the site data table. 3.42ac is higher than the stormwater report values and appears to be potentially including the second-floor areas.
> Provide information about the material type and height of the proposed perimeter fence.
> The offsite shared drive near the south property line appears to extend outside of the shared access easement – refer to the plan excerpt below. It is also different than the last plan I saw for Plantation Storage which showed a 2 lane access. Please verify this configuration has been coordinated with the owners of plantation storage and provide an updated shared access easement.





Master Drainage and Utility Plans

Sheet 3 – revise silt fence to account for the offsite commercial property that discharges on to the site at the NE corner

Sheet 4 – Provide a cross section along the NE property adjacent to the west side of the commercial property. It appears this area flows on to the site as well but is not clear how the inflow is being routed.

Sheet 4 – In this same area where cross section B/7 is provided, the perimeter berm will extend into the commercial property. What is the elevation of their lift station and does the rim of it need to be adjusted?

1. Describe the interaction between the dry pond and the lake. We typically would see the drypond being used for first flush, but all storm pipes are being routed to the lake on the is site.It appears the dry pond I sonly picking up the pervious areas from the NE corner of the site.
2. Sheet 5 – change the control structure Rim to 17.25
3. Sheet 10 – sanitary sewer services from MH 2 to MH 4 should be flipped to face MH 4
4. Sheet 11 – sanitary sewer services from MH 19 north should be flipped to face north
5. Sheet 12 – the bottom of storm elevations at conflicts 12 and 14 are slightly off from structuretables, but still meet the 12" clearance.

Stormwater Report

1. Please coordinate the building areas with the comment on the site plan above. The buildingareas in each document should be consistent.
2. Please provide backup for the percent impervious, percent DCIA and percent direct fields forthe ICPR model on the site basin.

Environmental

We have reviewed the application materials for the referenced site and compared it to the requirements in Chapter V. Resource Protection Related to Development Standards. The following is a summary ofour findings.

Section 5.01.00 – Complete. Avoidance and Minimization and Other Environmental Impacts – An Environmental Assessment Report (EA) prepared by Aquatic Research Monitoring Equipment, & Deployment, LLC (Aquatic Research) dated October 2020 was provided with the application. The report states that no wetlands or native habitat occur on-site, therefore, no avoidance and minimization efforts regarding wetlands and environmental impacts will be required.

Section 5.02.00 – Complete. Environmental Assessment Report - The EA provided discusses all required topics including site description, on-site land use types, coordination with South Florida WaterManagement District (SFWMD) stating no wetlands wee found on-site, wildlife evaluation and methodology, and coordination with US Fish and Wildlife Service (USFWS).

Section 5.03.00 – Not applicable. Wetlands – No wetlands present.

Section 5.04.00 – Not applicable. Environmentally Sensitive Lands – The EA describes the on-site habitats and includes photographs of site conditions; no native vegetative areas are present within theproject site.

Section 5.05.00 – Trees – Please see landscape plan review.

Section 5.06.00 – Not applicable. Mangrove and Shoreline Protection – The project site does not havemangroves or shorelines.

Section 5.07.00 – Not applicable. Floodplains and Flood Damage Prevention - According to the boundary survey and stormwater report, the site is located in Flood Zone X, outside the 100-year floodplain.

Section 5.09.00 – Not applicable. Historic Preservation – Based on review of the provided aerial photograph, there do not appear to be any structures on the site. Review of the aerial photograph doesnot indicate the presence of any historic structures.

Section 5.10.00 – Not applicable. Clustering of development – No native vegetative areas are presentwithin the project site.

Traffic (Final Review)

Kimley-Horn has reviewed the Traffic Memorandum (dated August 25, 2021) prepared by MilCor Group, Inc. related to the above-mentioned project. The subject project is located generally east side of SE Commerce Avenue, south of SE Indian Street in the City of Stuart, Florida. The proposed development consists of 86 multifamily (low-rise) dwelling units and access to the project will be provided via a full access connection to SE Commerce Avenue.

Based on the analysis provided, the project has the potential to generate 609 net new daily trips, 42 net new AM peak hour trips (10 in / 32 out), and 52 net new PM peak hour trips (33 in / 19 out).

The analysis demonstrates that adjacent impacted roadways and intersections have sufficient capacityavailable to support the proposed project trips. An ingress southbound left-turn lane along SE Commerce Avenue will be constructed at the driveway. An ingress northbound right-turn lane is not warranted at the driveway. It should be noted that the applicant will contribute to improvements at the intersection of SE Indian Street & SE Commerce Avenue. The improvements include eliminating the northbound left-turn lane and converting the northbound approach to right-out only. We have no furthercomments for the applicant at this time.

Public Works

Date: 8-10-21

To: Tom Reetz

Subject: SE Commerce Ave (Silverthorne) Major RPUD#Z21040001rev

In reviewing the above referenced project, this Department does approve the submitted RPUD applicationonly.

Fire

SELECTION CRITERIA: Permit No = Z21040001 and Review Stop = F and Revision =Note Date/Time Date of Record Operator Note Code Reminder Date 2021-08-20 08:09:44 08/20/2021 mcawley

Conceptually this is approved.

Police Department

Passed with no comment.

Martin County

Email from Lisa Wichser MC Engineering.

Do you think there's a way we can ask the applicant to eliminate the northbound left turn lane onto SE Indian Street from SE Commerce Avenue and direct motorists to gain access to SR-5 (US-1 / SE Federal Highway) through the traffic signal at SE Fischer Street?

The improvements include eliminating the northbound left-turn lane and converting the northbound approach to right-out only.