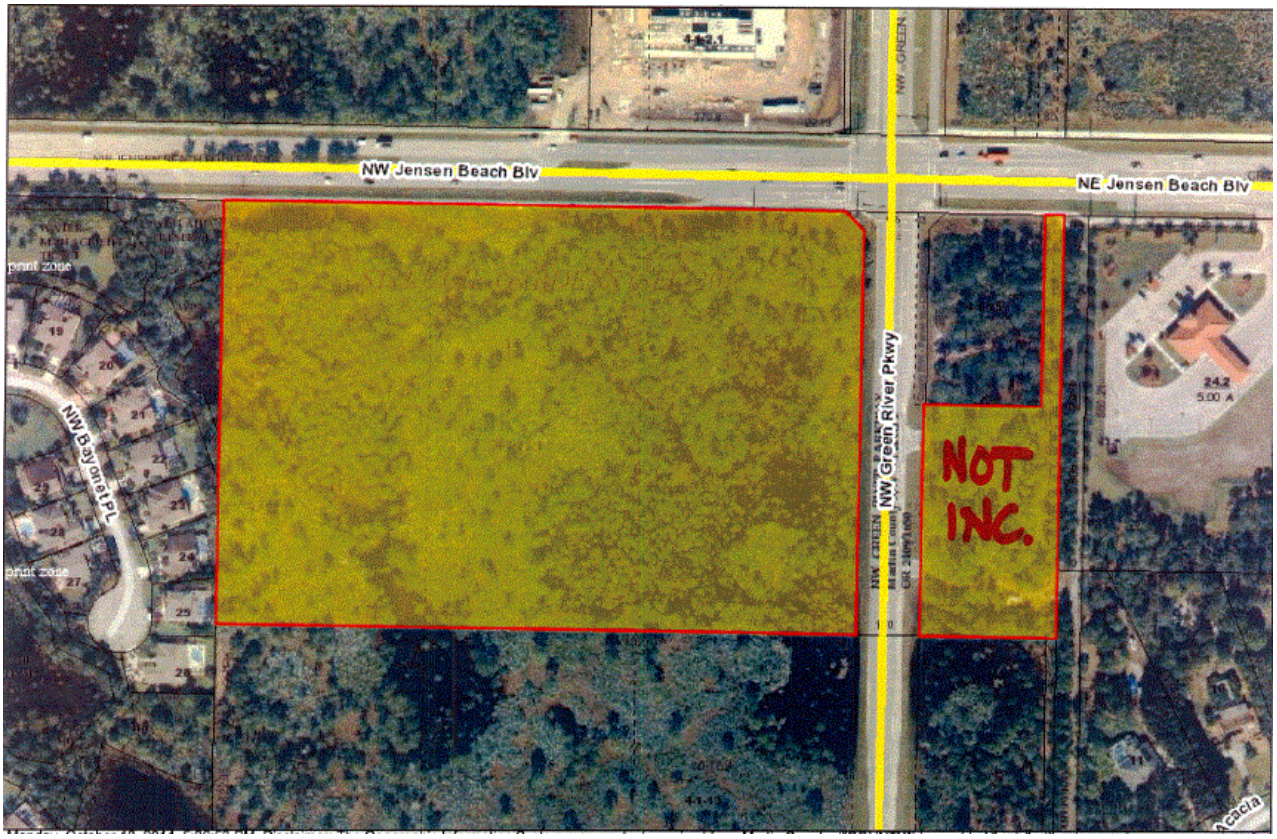
CITY OF STUART
CITY COMMISSION
October 22, 2018
(Second Reading)

Project Name: Osprey Preserve - FLUM & Zoning Change	**Property Owner:** E. Clark Gibson
Project No.: Z18020007	**Applicant/Petitioner:** E. Clark Gibson
Ordinance No: 2371-2018	**Agent/Representative:** Doug Fitzwater – Lucido & Associates
	Case Planner: Tom Reetz
Location: South west corner of Jensen Beach Blvd and Green River Pkwy, PCN 20-37-41-004-001-00131-0	



PROJECT SUMMARY		
Property Size (area)		15.2 Acres
Present Use		Undeveloped
Subject Property Land Use		Commercial
Adjacent FLU	*North*	Martin County Commercial Limited divided by JB Blvd.
	South	Multi-family Residential
	East	Commercial divided by GR Pkwy.
	West	Low Density Residential/Conservation
Subject Property Zoning		CPUD (Commercial Planned Unit Development)
Adjacent Zoning	*North*	Martin County Limited Commercial divided by JB Blvd.
	South	RPUD (Residential Planned Unit Development)
	East	RPUD (Residential Planned Unit Development) divided by GR Pkwy.
	West	RPUD (Residential Planned Unit Development)
Proposed Land Use Designation & Zoning District		Low Density Residential
Proposed Use		Detached homes (Duplexes) – See Ordinance 2271-2018
City Approvals		Building Department – No comments at this time. Fire Department – See attached comments Public Works – See attached comments Police Department – See attached comments
Brief Explanation		The intent of this application is to request a Large scale future land use map (FLUM) amendment to the City's Comprehensive Plan Residential Planned Unit Development assigning a "Low Density Residential" land use, and a Zoning designation of (RPUD) on the City of Stuart Zoning Map. The subject property is 15.2 acres. The property is currently undeveloped. The intent of this project is to allow 86 attached homes (duplexes) and one single family residences to be developed on the site while upgrading the drainage and enhancing the upland and wetland preserve.
Staff Recommendation: Staff recommends approval for the Future Land Use designation to Low Density Residential and zoning district designation to RPUD (Residential Planned Unit Development).		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for the Future Land Use amendment to Low Density Residential, and zoning district designation to 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: 10-04-2018

C. Mail Notice Postmark: 10-04-2018 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT ORDINANCE NO. 2371-2018

III. APPLICATION: Dated February 19, 2018

IV. HISTORY OF THE SITE

The 15.2 acre parcel is located on the at the corner of Green River Parkway and Jensen Beach Boulevard. The site was annexed into the city in 1997 with a Commercial land use and CPUD Commercial Planned Unit Development zoning designation. In 2007 a proposal called the Gables at Stuart was proposed to develop the parcel as a mixed use project with commercial development in the front (currently where Osprey Preserve is being proposed) with multi-family and Single Family units on the parcel to the south. The Gables at Stuart proposal was not approved. Since then, Martin County has purchased the parcels to the South and no development has occurred. Recent demand for housing has motivated the owner to apply for land use and zoning changes to allow for residential development thus fully maximizing the property's potential and meeting the current need for residential units in the city's limits.

V. STAFF ANALYSIS

A. Site and Area Characteristics (Attachment C)

The subject property consists of one parcel totaling 15.2 acres in size, located on the south west corner of Jensen Beach Boulevard and Green River Parkway.

Direction	Current Use	Zoning	Future Land Use
North	Grand Oaks of Jensen Beach- Visiting Nurses	Martin County Limited Commercial	Martin County Commercial Limited
South	Undeveloped	RPUD	Multi-family Residential
East	The Pines	RPUD	Low Density Residential/Conservation
West	Undeveloped	CPUD	Commercial

B. Project Description

The site is located at the City's northern boundary. The parcels to the east and west have been developed with residential neighborhoods in a similar fashion to the current proposal.

A Master Site Plan has been laid out with 86 attached units and one single family residence strategically placed to avoid wetland taking while enhancing the existing upland preserve. The site includes a gated entry with generous landscaping including sabal palms and shrubs includingWax Myrtle, Green Button Wood and Cocoplum, a decorative fence surrounding the rear of the properties against the preserve. A pool and cabana overlooking a lake with littoral plantings. The developer has submitted attractive one and two story design models for this community. Site elements such as a streetscape scheme including a 10 foot wide easement which allows the private road to be lined with shade trees and sidewalk. Other amenities include wetland and upland preserve creating a natural buffer between existing communities and roadways.

C. 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 proposed Low Density Future Land Designation:

> *This land-use category is allows for one or two dwelling units per building. Includes single family detached, duplex/townhomes, patio homes, garden homes, and adult living facilities, foster homes and zero-lot-line residences. Also public facilities, churches day care centers, schools and electric distribution substations are allowed.*

Section 11.01.05G.1 (large-Scale Comprehensive Plan Amendments) of the Land Development Code requires the Local Planning Agency to consider the following criteria prior to making an advisory recommendation to the City Commission:

1. *The existing land use pattern;*

   The existing land use pattern on Jensen Beach Blvd and Green River Pkwy consists of City, County and privately owned property that has been improved as residential neighborhoods that include The Pines, originally developed in the County and annexed into the city, Pinecrest Lakes to the east of the site off from Jensen Beach Blvd. and the The Visiting Nurses Assisted Living facility on the north side of Jensen Beach Blvd

2. *The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications;*

   The demand for residential uses for the this area has been verified by the applicant. See uses in 1. Above.

3. *The population density pattern of the area and possible increase or overtaxing of the load on public facilities such as schools, utilities and streets;*

   The intended use of the subject property or other uses permitted in the low density land use classification and the RPUD zoning district would not encourage the type and intensity of development that would result in overtaxing of schools, utilities, or streets.

4. *The possible overloading of the City's sewage collection, treatment and disposal facilities;*

   The type and intensity of development that is feasible is not anticipated to overload the City's system when the site was hooked up to Martin County Utilities.

5. *The possible overloading of the City's drainage system;*

   All development to the site would be required to comply with applicable stormwater management requirements of Martin County with input from the South Florida Water Management District and the Army Core of Engineers.

6. *The existing classification boundaries in relation to existing conditions on the subject property;*

   There are no issues in this regard.

7. *The existence of changed or changing conditions which make the passage of the proposed amendment necessary or appropriate;*

   The county/city has shown a trend toward development of residential uses and the need for single family housing.

8. *The impact of the proposed amendment upon living conditions in the adjacent neighborhood;*

   The type and intensity of development that would be feasible on the subject property would not create an adverse impact to nearby neighborhoods. The site is buffered from abutting neighborhoods to the west with preserve and to the north and east by major roadway corridors.

9. *The impact of the amendment upon the flow of light and air to adjacent areas;*

   The type and intensity of development that would be feasible on the subject property would not create an adverse impact upon the flow of light and air to adjacent areas.

10. *The impact of the proposed amendment upon property values in the adjacent area;*

    The change in land use designation from commercial to residential would likely result

in an increase in property values in the adjacent area by allowing for properties to be developed with similar use and newer product.

The impact of the proposed amendment upon improvement or development of adjacent property in accordance with existing regulations;

The change in land use designation from multifamily to lower density residential would not impact adjacent properties to improve or develop in accordance with existing regulations.

11. *The existence of other adequate sites in the City for the proposed land use classifications already permitting such use.*

The goal of the proposed amendment is to allow for uses that are in demand. The subject location is ideal for attached housing.

D. Rezoning and Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the rezoning to RPUD would allow for attached housing to be constructed at the site.

E. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. See attachment B to this staff report. 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.

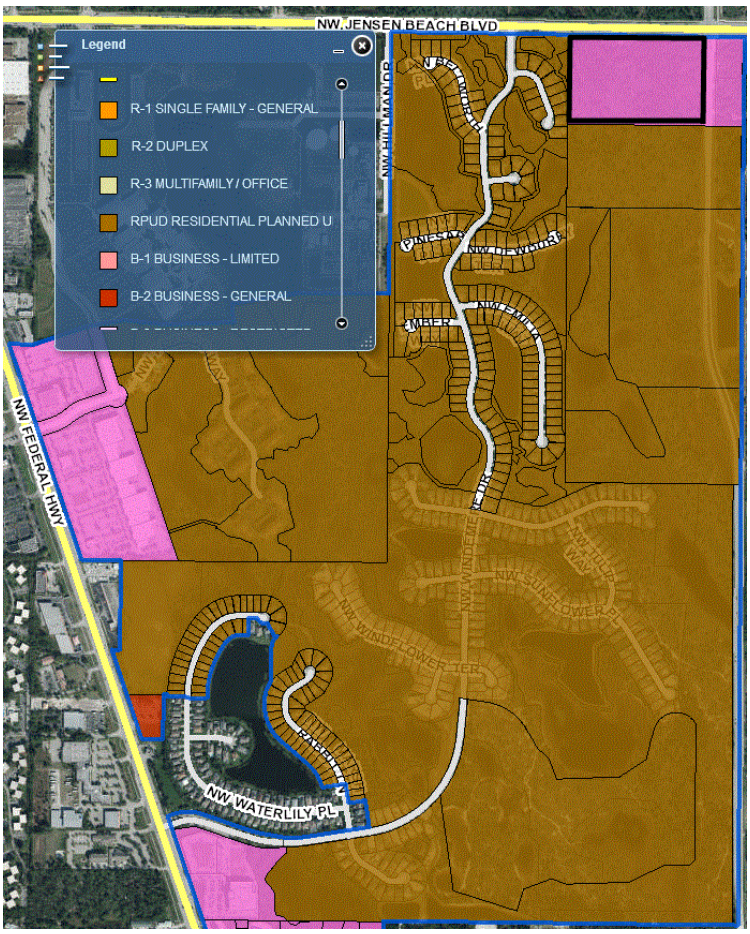
VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency shall make an advisory recommendation to the City Commission as to the need and justification for the change and as to the relationship of the proposed change to the goals, objectives and policies of the Comprehensive Plan and of the Land Development Code. The Local Planning Agency shall include in its recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed amendment.

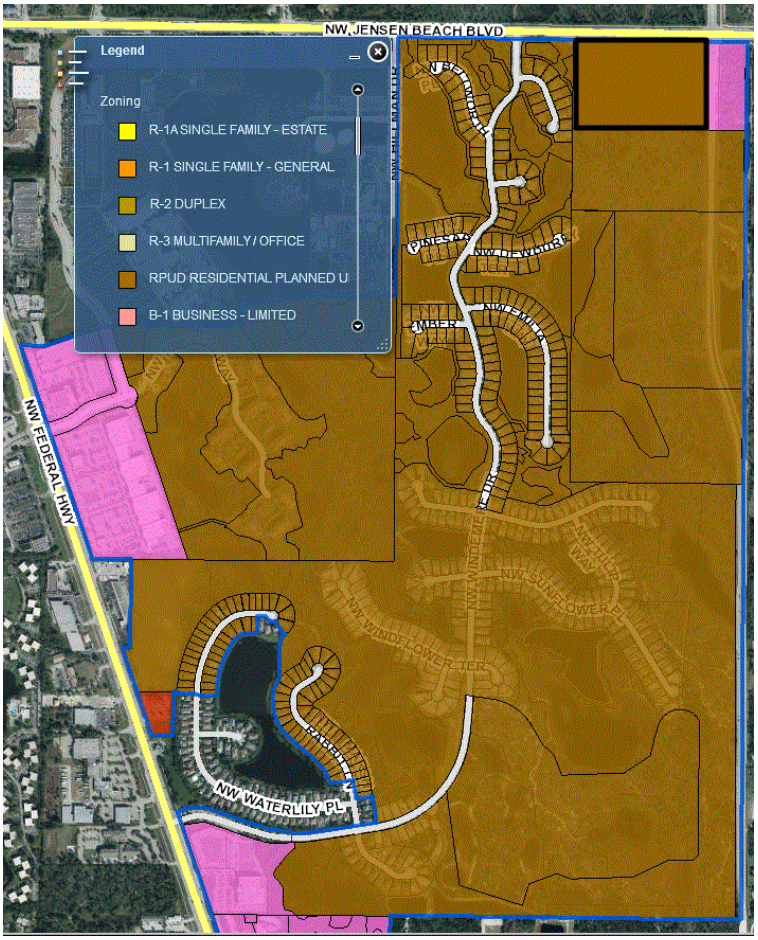
VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed future land use amendment to Low Density Residential and rezoning to 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 requests.

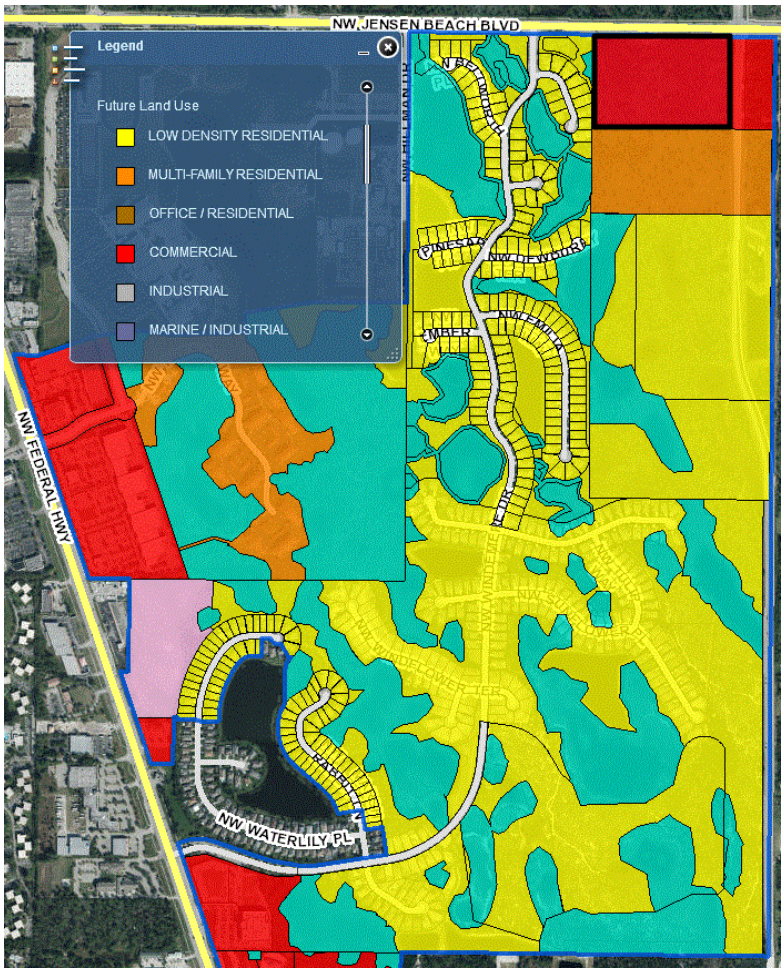
Existing Zoning - CPUD



Proposed Zoning- RPUD



Existing Land Use - Commercial



Proposed Land Use - Low Density Residential

