CITY OF STUART, FLORIDA
COMMUNITY REDEVELOPMENT BOARD
STAFF REPORT

MEETING DATE: 5th February, 2019 **PREPARED BY:** Kev Freeman
Development Director

PROJECT NAME: Land Development Code Amendment to create the Urban Planned Unit (UPUD) and East Stuart Planned Unit Development zoning designations

TITLE OF ITEM: Discussion of the proposed designation of the UPUD and ESPUD zoning designations

I. SUMMARY

The intent of the Community Redevelopment Area (CRA) is to promote a compact urban form and development pattern. This code amendment addresses three issues related to promoting that intent:

1. The existing land development code does not account for the form and design of proposed development within the 2016 expanded area of the CRA.

2. The option for a planned unit development within the CRA does not provide an approach to redevelopment that is consistent with the aims of the CRA.

3. The option for a planned unit development within the East Stuart Code District does not provide an approach to development that is consistent with the aims of the East Stuart Code.

Therefore, this proposed land development code text amendment allows for the designation of Planned Unit Development (PUD) that conforms to either the Urban District Code or to the East Stuart Code. Included in the amendments are code changes that ensure compliance with the City's comprehensive plan and clarify the land development code and its application.

The amendments do not amend the allowed density, which is determined by the Comprehensive Plan.

The proposed amendments do not amend the underlying future land uses or zoning designations but allow for a Planned Unit Development zoning designation as part of a formal rezoning process.

Comments from the Community Redevelopment Board (CRB) will be passed to the Local Planning Agency.

II. HISTORY

The Community Redevelopment Area was expanded in February 2016. At that time the underlying future land use and zoning designations where left in place and remain so to date.

III. OUTLINE OF PROPOSED LAND DEVELOPMENT CODE AMANDMENTS TO CHAPTER II, ZONING DISTRICT USES ALLOWED, DENSITY, INTENSITY

a. Table 2 (multiple tables) of Residential, Business, Public Service, Industrial, Hospital and RPUD, CPUD, MXPUD, PSPUD and IPUD District Uses are consolidated into a singluar table (Table 2).
b. Uses allowed within the proposed Urban PUD and East Stuart PUD are controlled by section 3.01.00 Urban Code and section 3.02.00 East Stuart Code respectively.
c. Section 2.03.03 removes the phrase ‘density bonus’.
d. Table 3a Removes reference to PUD and Urban Code Districts, which are placed in a new table 3b to include UPUD and PSPUD.
e. Section 2.06.19 permits rooftop dining in UPUD and ESPUD districts.
f. Section 2.07.00 A. amendments to include ‘resilient’ living and working environment and allows for imaginative stormwater infrastructure solutions.
g. Section 2.07.00 B. PUD defined, includes UPUD and ESPUD districts.
h. Section 2.07.00 D.3. Density. Sets density in RPUD’s to meet that which is prescribed in the Comprehensive Plan.
i. Section 2.07.00 D.4.c Floor Area Ratio to comply with Comprehensive Plan.
j. Section 2.07.00 E. Creates the Urban Planned Unit Development zoning district requirements.
k. Section 2.07.00 F. Creates the East Stuart Planned Unit Development zoning district requirements.

IV. STAFF RECOMMENDATION

Discussion and Deliberation by the CRB.