CITY OF STUART, FLORIDA
CITY COMMISSION
STAFF REPORT

MEETING DATE: 11th March, 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: ORDINANCE No. 2401-2019: AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION OF CHAPTER II ENTITLED "ZONING DISTRCTS USES ALLOWED, DENSITY, INTENSITY" AND CREATING ADDITIONAL ZONING DISTRICT DESIGNATIONS OF URBAN PLANNED UNIT DEVELOPMENT AND EAST STUART PLANNED UNIT DEVELOPMENT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. (QJ)(RC)

I. SUMMARY

Comprehensive Plan Objectives and Policies;

Objective 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.

Objective B3. - Desirable pattern of land uses.
Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.

Objective C1. - Urban Code Overlay Zone.
The City shall implement the Stuart Urban Code Overlay Zone in the CRA which provides for adequate parking; encourages the ability of people to live, work, and shop without need of a car; defines urban spaces with buildings; creates interesting and pleasant itineraries along sidewalks; conceals parking lots; promotes alternative modes of transportation; and provides for harmony of architectural style.

Policy 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 C3.5.The City shall promote compact urban form and discourage urban sprawl consistent with FLUE Objective B1 and Policy B1.1.

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 provide adequate direction in terms of 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 or the comprehensive plan.

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 or the comprehensive plan.

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, depending upon location. 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. Moreover, the area of the expanded CRA boundary retains the existing underlying future land use.

The item has been presented to the Community Redevelopment Board and to the Local Planning Agency. Both boards unanimously recommended approval.

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

Move to approve Ordinance 2401-2019