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

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REASON

The LDC does not provide adequate provision for Planned Unit Development that meets the objectives and policies of the Comprehensive Plan within the Community Redevelopment Area and in the East Stuart Code area.

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PROPOSAL

Amend the Land Development Code to provide for:

- Urban Planned Unit Development
- East Stuart Planned Unit Development

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AMENDMENTS

- Table 2 (multiple tables) of Residential, Business, Public Service, Industrial, Hospital and RPUD, CPUD, MXPUD, PSPUD and IPUD District Uses are consolidated into a singular table (Table 2).
- 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.
- Section 2.03.03 removes the phrase ‘density bonus’.
- Table 3a Removes reference to PUD and Urban Code Districts, which are placed in a new table 3b to include UPUD and PSPUD.
- Section 2.06.19 permits rooftop dining in UPUD and ESPUD districts.

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AMENDMENTS

- Section 2.07.00 A. amendments to include ‘resilient’ living and working environment and allows for imaginative stormwater infrastructure solutions.
- Section 2.07.00 B. PUD defined, includes UPUD and ESPUD districts.
- Section 2.07.00 D.3. Density. Sets density in RPUD’s to meet that which is prescribed in the Comprehensive Plan.
- Section 2.07.00 D.4.c Floor Area Ratio to comply with Comprehensive Plan.
- Section 2.07.00 E. Creates the Urban Planned Unit Development zoning district requirements.
- Section 2.07.00 F. Creates the East Stuart Planned Unit Development zoning district requirements.

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RECOMMENDATION

Staff recommend that the City Commission approve Ordinance 2401 – 2019 at first reading.

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