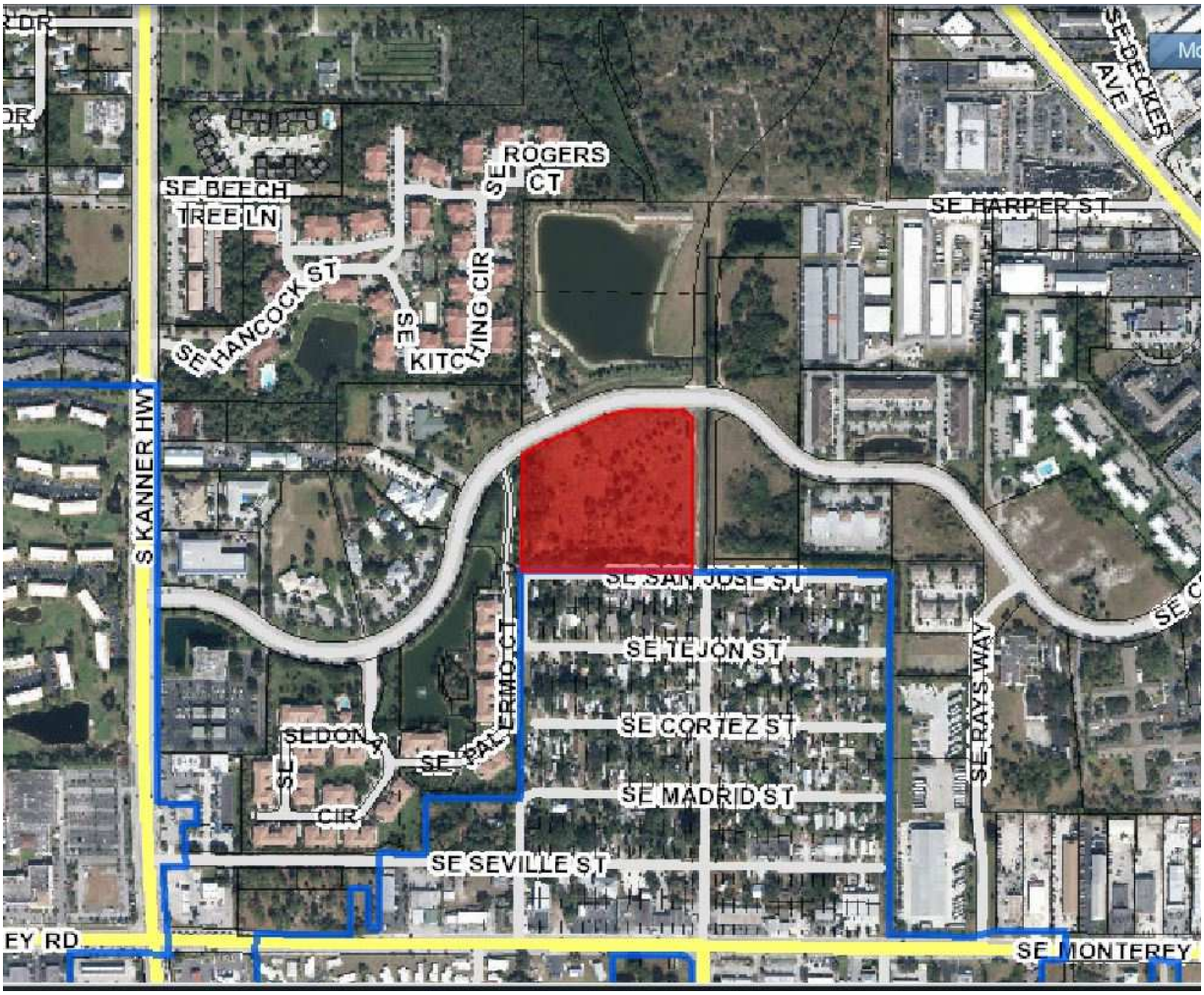
CITY OF STUART
City Commission
July 22th, 2019

Project Name: Seaside Preserve - FLU & Zoning Change	**Property Owner:** Stuart Development LLC
Project No.: Z19020003	**Applicant/Petitioner:** Justin Cook Meritage Homes
Ordinance No: 2410-2019	**Agent/Representative:** Doug Fitzwater – Lucido & Associates
	Case Planner: Tom Reetz
Location: South side of Central Parkway east of Vilabella Central Park Condominiums and west of the future extension of Willoughby Parkway.	



PROJECT SUMMARY		
Property Size (area)		7.46 Acres
Present Use		Undeveloped
Subject Property Land Use		Multi-Family
Adjacent FLU	*North*	City of Stuart Conservation
	South	Martin County Mobile Home
	East	City of Stuart Multifamily/ Office
	West	City of Stuart Multifamily
Subject Property Zoning		RPUD (Residential Planned Unit Development)
Adjacent Zoning	*North*	RPUD (Residential Planned Unit Development)
	South	Martin County (Mobile Home)
	East	RPUD (Residential Planned Unit Development) divided by land dedicated for the expansion of Green River Pkwy.
	West	RPUD (Residential Planned Unit Development)
Status Quo Land Use Designation & Zoning District		Multi-Family Residential
Proposed Use		Attached homes (up to 8) – See Ordinance 2410-2019
City Approvals		Building Department – No comments at this time. Fire Department – See attached comments Public Works – See attached comments
Brief Explanation		The intent of this application is to request an amendment to the existing Kingsport Residential Planned Unit Development, The subject property is 7.46 acres. The property is currently undeveloped. The intent of this project is to allow 75 attached homes to be developed on the site while upgrading the drainage and enhancing the upland areas as buffers and creating a centrally located lake with Littoral plantings.
Staff Recommendation: Staff recommends approval for the major amendment to the Kingsport RPUD to allow for 75 attached residential units on 7.46 acres.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications amendment to the 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: 6-05-2019

C. Mail Notice Postmark: 6-05-2019 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. MAJOR AMENDMENT TO THE RPUD ORDINANCE NO. 2310-2019

III. APPLICATION: Dated February 13, 2019

IV. HISTORY OF THE SITE

The +/-7.46-acre site is located on the south side of Central Parkway, west of Poppleton Creek, north of SE San Jose Street, east of SE Palermo, lying in Section 9, Township 38 South, Range 41 East. The development is proposed for 13 multi-family buildings consisting of 75 individual residences considered Multifamily Housing. Access to the proposed development is a single entrance via Central Parkway. The site is accessed via Central Parkway. Central Parkway is a City of Stuart-maintained roadway with a 80 foot-wide right of way. It is a four-lane, median separated section with no bike lane or paved shoulder, but does provide 5'sidewalks on both sides of the roadway.

V. STAFF ANALYSIS

A. Site and Area Characteristics (Attachment C)
The subject property consists of one parcel totaling 7.46 acres in size, located on the south side of Central Parkway approximately midway between it's intersections with S. Kanner Hwy. to the west and U.S.1 to the east.

B. Project Description

The site is located midtown in the city limits. The parcel to the west has been developed with a multi-family neighborhoods in a similar fashion to the current proposal.

A Master Site Plan has been laid out with 75 attached units strategically placed around a centrally located lake with native plantings. The site includes a gated entry with generous landscaping a decorative fence at the projects entrance. A pool and cabana is nestled at

the project's entrance and surrounded by native landscaping. The developer has submitted attractive two story townhome models for this community. Site elements such as a streetscape scheme including foxtail palms which allows the private road to be lined with decorative trees and sidewalk on both sides. Other amenities include a lake with littoral and buffer plantings 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 SE Central Parkway consists of privately owned property that has been improved as residential neighborhoods that includes Villabella Condominiums to the west and the Willoughby Extension to the West.

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 multi-family 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 the City of Stuart 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 by a major roadway and to the east with ROW dedicated to the expansion of Willoughby Blvd.

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;

There is no change in land use designation from multifamily land use designation.

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. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. 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 include in its recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed amendment to the RPUD.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed major amendment to the 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.