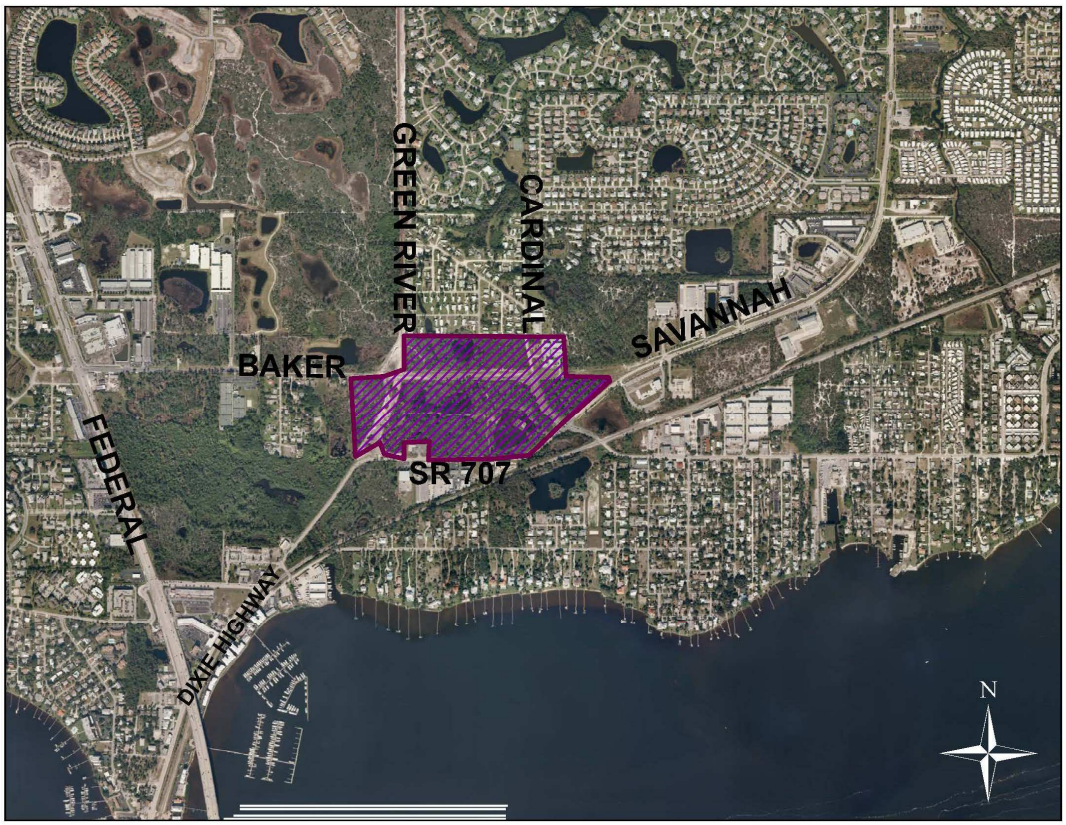
CITY OF STUART
LOCAL PLANNING AGENCY
October 17, 2019

Project Name: Major PUD amendment to approve the residential site plans, landscape plans and elevations for Avonlea Crossings A (Parcel 1), adoption of a master infrastructure plan, amendment to the conditions of development, amendment to the Master Parcel Plan and the adoption of timetables of development.	**Property Owner:**
	Applicant/Petitioner:
	Agent/Representative: Kuoppala & Associates
Project No.: Z17070001	**Case Planner:** Stephen Mayer
Ordinance No: 2420-2019	
Location: Parcel 1:	

LOCATION MAP



PROJECT SUMMARY	
Property Size (area)	49.04 acres overall PUD

		__ acres – Parcel 1
Present Use		Parcel 1 is vacant/undeveloped
Subject Property Land Use (Parcel 2)		Neighborhood/Special District
Adjacent FLU	*North*	Martin County – Mobile home density up to 8 u/p/a
	South	City – Downtown Redevelopment
	East	City – Downtown Redevelopment
	West	City – Downtown Redevelopment
Subject Property Land Use (Parcel 12)		Neighborhood/Special District
Adjacent FLU	*North*	City – Downtown Redevelopment
	South	City – Downtown Redevelopment
	East	City – Downtown Redevelopment
	West	City – Downtown Redevelopment
Subject Property Zoning (Parcel 2)		RPUD (Residential Planned Unit Development)
Adjacent Zoning	*North*	Martin County – RT (Mobile Home Subdivision District)
	South	City – RPUD (New Avonlea PUD)
	East	City – RPUD (New Avonlea PUD)
	West	City – RPUD (New Avonlea PUD)
Subject Property Zoning (Parcel 12)		RPUD (Residential Planned Unit Development)
Adjacent Zoning	*North*	City – RPUD (New Avonlea PUD)
	South	City – RPUD (New Avonlea PUD)
	East	City – RPUD (New Avonlea PUD)
	West	City – RPUD (New Avonlea PUD)
Existing Land Use Designation & Zoning District for Parcel 1		Residential & CPUD
Proposed Use		Parcel 1 Phase 1 (Southern building): 4,389 SF Phase 2 (Northern building): 4,992 Total: 9,381 SF
City Approvals		Building Department – No comments at this time. Fire Department – No comments at this time. Public Works – See attached comments. Police Department – No comments at this time.
Brief Explanation		The intent of this application is to approve the residential site plans, landscape plans and elevations for Avonlea Crossings A (Parcel 1) located on the northeast corner of Baker Road and Green River Parkway, adoption of a master infrastructure plan, amendment to the conditions of development, amendment to the Master Parcel Plan and the adoption of timetables of development.
Staff Recommendation: Staff offers no objection to the second major amendment to the New Avonlea PUD, pursuant to Ordinance 2420-2019, and the conditions of approval therein.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The application for the major amendment to the CPUD has 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: 10-3-2019

C. Mail Notice Postmark: 10-3-2019 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. APPLICATION See Exhibit B to this report.

III. HISTORY OF THE SITE

The New Avonlea PUD was approved by the City Commission on June 8, 2015, via Ordinance 2307-2015, and consists of multiple parcels that are zoned CPUD and RPUD as shown on a Master Parcel Plan. The Master Parcel Plan also consisted of development maximum approvals. On July 23, 2018, the City Commission approved site plans for Parcels 2 and 12, which are zoned RPUD and represents the first major amendment to Ordinance 2307-2015. In accordance with said Ordinance, site plan approvals shall be approved by major amendment, and the first major amendment to the New Avonlea PUD shall include a fully developed Off-Site Infrastructure plan. This request represents the second amendment and is specific to Parcel 1 of the Master PUD.

The proposed development consists of two phases of medical/professional office. Phase 1 consists of 4,389 square feet of medical office (dental office). Phase 2 consists of 4,992 square feet of medical or professional office. The requested development is less intense than what was originally approved in the Master Parcel Plan, which allowed a maximum of 20,000 square feet of commercial development.

STAFF ANALYSIS

A. Site and Area Characteristics for the Development of Avonlea Crossings A (Parcel 1)

The subject property is 2.07 acres in size, located on the northeast corner of Baker Road and Green River Parkway. The property is currently vacant. The site is proposed with 54% open space and landscaping, which is well above the 25% required. The total building area is 9,381 square feet, which is below the Master PUD approval for commercial development (20,000 square feet). The site contains 49 parking spaces, of which 47 are required for medical office (at a ratio of 1 space per 200 square feet). The proposed setbacks are 22’ in the front (Baker), 26’ in the rear (north), 121’ in the interior side (toward the preserve area) and 23’ to the side street (Green River Parkway). Staff supports the site plan as conforming to the PUD and notes that waiver to general code are not being requested.

A. **Project Description**

The proposed Avonlea Crossings A development will consist of 9,381 square feet of office, developed in two phases. The phases are located on the same property, have been master planned and will have a similar style and appearance. The phases are connected by a 6-foot pedestrian sidewalk, which connects to existing 8-foot sidewalks along the right of way and share a common parking plan.

Pursuant to the Master Avonlea PUD, Parcel 1 designated .66 acres of wetlands, which is part of wetlands #3 located between parcels 1 and 2, north of Baker Road. A 30' wetland buffer was approved, consisting of .22 acres, plus a preserve area of .16 acres. The site is designed to minimize impacts to the wetland, providing a minimum of approximately 60' between the parking area and the wetland.

The applicant is providing a 6-foot wall along the northern boundary and providing a 26' buffer between the commercial development and the existing Martin County residential development to the north. An existing 50' right of way also separates the proposed commercial development and the nearest residential property. Also, the applicant is providing ample landscaping on the outside of the wall.

Connectivity

Due to requirement set forth in the City of Stuart's Comprehensive Plan, Objective F1 of the Future Land Use Element, the Neighborhood/Special District shall promote pedestrian friendly and neighborhood scale development and shall integrate distinct uses together in order to create a functioning, multifaceted type of development, which can be either horizontal or vertical mixed use integration. The Off-Site Infrastructure Plan and the individual site plans outline the applicant's attempt to create pedestrian connectivity in horizontal mixed-use integration. Pedestrian connectivity is also encouraged to directly connect and to provide connectivity to the remainder of the PUD. Vehicular access was established by the Master Parcel Plan, which encouraged access into Avonlea Crossing A from Baker Road and Green River Parkway.

Architecture

Conceptual renderings were made part of the Ordinance by exhibit. Buildings will be one-story with a height of maximum 21'4" to the top of a tower element, 21'0" to the median slope of the eave and ridge. Finishes will be stucco with clapboard decoration and metal roofs. The applicant will present colored renderings that will be submitted as part of this application. The second phase will be approved via building permit and must match the architecture style and colors established in phase 1.

Landscaping

The applicant is providing for 550,034 square feet of landscaped area and open space, or 55.5% of the site. This includes 118 trees and the preservation of 10 existing trees. The landscaping pallet consists of 23 live oaks, 29 crape myrtles, various palms, existing slash

pine and Japanese Blueberry. The primary sod will be muhly grass. The percentage of native tress and palms is 62.6%, which is above the 50% required by code.

Off Site Infrastructure Plan

An off-site infrastructure plan anticipating the build-out of the entire PUD was a requirement of the New Avonlea PUD, in order to ensure an interconnected, consistent and well planned out (phased) infrastructure system, which includes utilities, street, and landscaping features.

Staff contracted the service of Michael Houston as a consultant to demonstrate an infrastructure plan that the City would accept, and the results of his work were provided to the applicant, Nik Schroth. This work (attached by reference to the agenda) included robust street improvements, on-street parking, creation of a new roundabout, sidewalk inter-connectivity, examples of street landscaping, lighting, and furniture, and mid-block crosswalks.

The applicant has provided a complete off-site infrastructure plan that addresses each of the components of the Michael Houston plan, although it does not replicate the plan. The applicant's plan includes a utility plan, a master plan and a streetscape detail page and was made a part by reference in Ordinance 2266-2018. The applicant is not proposing any changes to the adopted plans.

A. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed amendment to the CPUD is consistent with the Neighborhood/Special District Future Land Designation:

> *This land-use category is Neighborhood/Special District, which requires vertical or horizontal integration of residential and commercial uses. The applicant has demonstrated via the Master PUD plan, and by the preparation of the off-site infrastructure plan that the New Avonlea PUD will be a horizontally integrated community that has adequate pedestrian connectivity between residential neighborhoods and commercial centers.*

B. Technical Review by Other Agencies

The Public Works, Fire, and Police Departments and Zoning have reviewed the applications and have offered their comments.

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.

C. Environmental

The development of the parcels will comply with the approved permits, made a part as Exhibits to the PUD Ordinance. The applicant has provided a detailed Preserve Area Maintenance Plan (or PAMP) which shall apply to the entire PUD.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the proposed major amendment to the New Avonlea PUD 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.