CITY OF STUART, FLORIDA
COMMUNITY REDEVELOPMENT BOARD
STAFF REPORT

MEETING DATE: November 6th, 2019

PREPARED BY: Kev Freeman
Development Director

PROJECT NAME: 603 Place – IONANNA LAS LCC

TITLE OF ITEM:

Request to consider a Major Urban Code Conditional Use approval to allow a change of use from the existing 19 room hotel/motel use to 19 residential apartments. The conversion to residential will not increase the footprint of the building but will require an increase in density. Therefore, the applicant has requested a density of 24 units per acre. The maximum density allowed without City Commission approval is 15 dwelling units per acre.



LOCATION OF APPLICATION SITE

I. APPLICATION SUMMARY

The applicant, IOANNA LAS, LLC, is requesting a major urban code conditional use approval as per Section 3.01.06 of the City of Stuart Land Development Code. The applicant is the contract purchaser of the property, located at 603 SW Federal Highway, and if granted, the conditional use would allow for the conversion of the existing hotel/motel use to residential apartments.

The applicant is required to request a Major Urban Code Conditional use due to the resultant residential density of 24 units per acre.

II. HISTORY

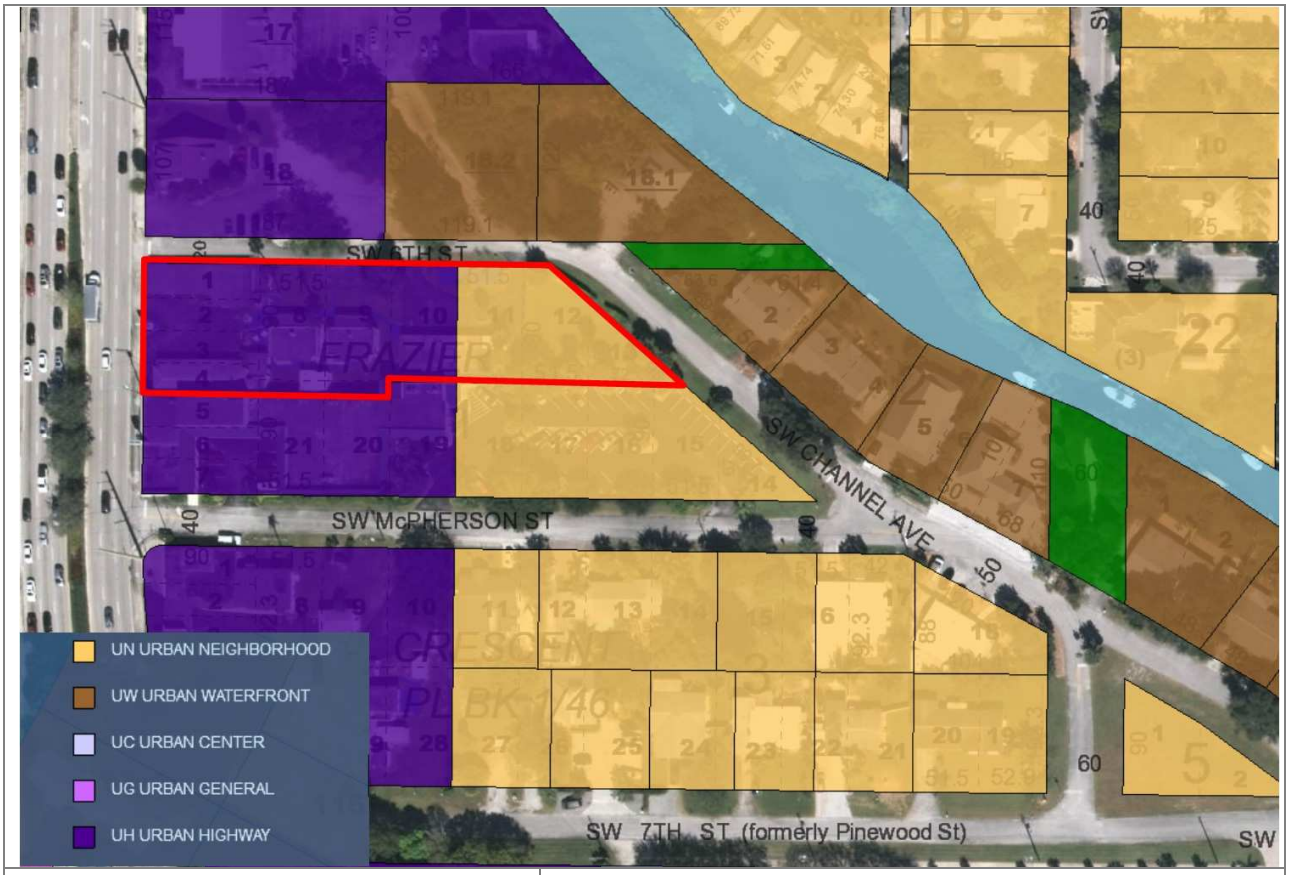
The property is currently known as the 'Southwind Motel'.

III. ZONING AND LAND USE

Site Location	603 SW Federal Hwy	
Parcel Size (area)	0.82 Acres	



Subject Property Land Use	Downtown Redevelopment	
Adjacent FLU (Future Land Use)	*North*	Downtown Redevelopment
	South	Downtown Redevelopment
	East	Downtown Redevelopment
	West	Commercial



Subject Property Overlay Zoning	Urban Highway/Urban Neighborhood	
	North	Urban Neighborhood/Urban Waterfront
	South	Urban Highway/Urban Neighborhood
	East	Urban Waterfront/Public
	West	B-2 Business
Proposed Use	19 Residential apartments within the existing building footprint	
Present Use	Hotel/Motel	
Land Use Plan	Downtown Redevelopment	
ROADWAY AND UTILITIES		
Street Functional Classifications	US-1	
Utilities	The provision of water and sewer service to the new apartment use will be discussed at site plan review.	

IV. EXISITING CONDITIONS:



VIEW FROM US-1



VIEW FROM SW 6th STREET

V. PUBLIC NOTIFICATION:

The legal notification requirements have been met for this request of a **Major Urban Code Conditional Use** approval. In accordance with the requirements set forth in Section 11 of the City of Stuart's Land Development Code. Documentation of the public notice is part of the record as well as on file within the City Development Department.





II. STANDARDS FOR URBAN CODE CONDITIONAL USE REVIEW: LAND DEVELOPMENT CODE – SECTION 3.01.06

1. **The proposed use is not contrary to the established land uses in the immediate area.**

   The property is situated within the City of Stuart Community Redevelopment Area (CRA). The list of permitted uses included in the Urban Code are applicable to all property situated within the CRA and includes residential uses. The proposed conversion to residential use will be in compliance with the uses list in the Urban Code and is consistent with the established land uses.

2. **The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.**

   Approval of the urban code conditional use would allow for the increase of density to 24 units per acre (19 units) which is currently not consistent with the surrounding area. However, due to the small nature of the site (0.82 acres) and previous use, would not increase or overtax the load on public utilities and facilities. The applicant is requesting a density that is allowed by an urban code conditional use in Chapter 2 (Densities and Intensities) of the Land Development Code.

3. **The proposed use will not be contrary to the proposed land use plan and will not have an adverse effect on the goals, policies and objectives of the comprehensive plan.**

   Approval of the urban code conditional use would not be contrary to the adopted land use plan or other relevant goals, objectives, and policies concerning residential use. The Downtown Future Land Use references individual projects and sites consisting of single uses.

4. **The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

   There are no proposed changes to the existing district boundary.

5. **The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.**

   The proposed project will rely on existing infrastructure and is located within the Transportation Concurrency Exception Area (TCEA).

6. **The proposed use will not create drainage or a storm water quality problem.**

   The conversion of the use of the site will be performed in accordance with approved building permits, which will meet applicable code to ensure that the required drainage and stormwater quality is obtained.

7. **The proposed use will not significantly reduce light or air to adjacent areas.**

   The proposal will be a conversion of an existing single-story building that will utilize existing building footprint and structure.

8. **The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district.**

   The uses are permitted throughout the CRA district.

9. **The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood.**

   The use of the building will be in accordance with uses permitted within the Community Redevelopment Area.

10. **There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the city.**

    The proposal is to convert an existing building.

IX. <u>CONDITIONAL USE REVIEW FACTORS TO BE CONSIDERED BY THE DECISION MAKER: SEC. 11.01.10(G)(6)</u>

In applying the above standards, the decision-maker will consider each of the following factors:

1. **Ingress and egress to the property and the proposed structures to be located thereon, if any, including considerations of automotive and pedestrian safety and convenience, of traffic flow and control, and of access in case of fire or catastrophe.**

   The resultant site plan will be reviewed by Fire Department and Public Works reviewers and will be required to meet applicable access requirements.

VIII. STAFF RECOMMENDATION

Based upon compliance with the City of Stuart's Comprehensive Plan and the pertinent standards found within Section 3.01.06 of the City of Stuart's Urban Code, staff recommends ***APPROVAL*** of the applicant's request to consider a ***MAJOR URBAN CODE CONDITIONAL USE*** to allow an increase in density to 24 dwelling units per acre in accordance with the conditions attached the draft Resolution 103-2019.

Staff is requesting the Community Redevelopment Board consider the merits of the proposal and recommend the application be forwarded to the City Commission for final action.