CITY OF STUART
City Commission
November 25th, 2019

Project Name: Trillium RPUD - FLU & Zoning Change	**Property Owner:** Stuart Development LLC
Project No.: Z19070004	**Applicant/Petitioner**: Ted Glasrud Associates FL, LLC, Dante Fraegari
Ordinance No: 2419-2019	**Agent/Representative:** Doug Fitzwater – Lucido & Associates
	Case Planner: Tom Reetz
Location: South side of SE Miami Street, west of SE Commerce Blvd. and east of SE Federal Highway.	



PROJECT SUMMARY	
Property Size (area)	9.45 Acres
Present Use	Undeveloped

Subject Property Land Use		Multi-Family
Adjacent FLU	*North*	Commercial
	South	Commercial
	East	Commercial
	West	Commercial (comp plan change is necessary)
Subject Property Zoning		CPUD (Commercial Planned Unit Development)
Adjacent Zoning	*North*	B-2 Business General
	South	CPUD (Commercial Planned Unit Development)
	East	CPUD (Commercial Planned Unit Development)
	West	CPUD (Commercial Planned Unit Development)
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 CPUD by changing the land use from commercial to multi-family and the zoning from CPUD to RPUD. The subject property is 9.45 acres. The property is currently undeveloped. The intent of this project is to allow 76 attached homes to be developed on the site while upgrading the drainage and enhancing the buffers and creating a centrally located lake with Littoral plantings.
Staff Recommendation: Staff recommends approval for the land use and zoning change for 76 town-home units and master site plan approval.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications to change the land use and to rezone to 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: 10-02-2019

C. Mail Notice Postmark: 10-02-2019 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. MAJOR AMENDMENT TO THE RPUD ORDINANCE NO. 2319-2019

III. APPLICATION: Dated July 11, 2019

IV. HISTORY OF THE SITE

The +/-9.45-acre site is located on the south side of SE Miami Street, west of SE Commerce Blvd. and east of SE Federal Highway. The development is proposed for 13 multi-family buildings consisting of 76 individual residences considered Multifamily Housing. Access to the proposed development is a single entrance via the connector road between Miami Street and Walmart. The developer will build an 8-foot sidewalk on the east side of the connector road from Miami Street to Walmart.

V. STAFF ANALYSIS

Site and Area Characteristics

The subject property consists of one parcel totaling 9.45 acres in size, located on the South side of SE Miami Street, west of SE Commerce Blvd. and east of SE Federal Highway.

Project Description

The site is located at the southern portion of the City of Stuart limits.
The parcel to the west has been developed commercially with Aldi grocery as the anchor with supporting uses.

A Master Site Plan has been laid out with 76 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 nestled at the project's entrance and surrounded by native landscaping.
The developer has submitted attractive two-story townhome models with a Contemporary design

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 of the streets. Other amenities include a lake with littoral planting (requested by staff). Buffer plantings and upland preserve creating a natural buffer between existing communities and roadways.

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 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 surrounding the project area consists of commercial properties along SE Federal Highway. And, to the east the existing businesses, as well as the business park to the south will provide job opportunities for the residents.

2. ***The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications;***

   No, the proposed residential community would not create an isolated land use classification. Although, the residential community would be a separate land use to the surrounding commercial properties, the nearby businesses will provide grocery, dining and job opportunities for the residential project.

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;***

   No. The multifamily land use and the proposed project will rely on Martin County Utilities for services which have sufficient capacity to service the proposed project. The school capacity will be coordinated with the Martin County school board and concurrency will be reserved at the time of construction plan permitting for the Trillium RPUD. The streets have adequate capacity.

4. *The possible overloading of the City's sewage collection, treatment and disposal facilities;*

   The property will not connect to the City's sewage collection, treatment and disposal facilities. The property is within the Martin County Utilities service district.

5. *The possible overloading of the City's drainage system;*

   All development on the site would be required to comply with applicable City of Stuart stormwater management requirements with review and permitting from the South Florida Water Management District.

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 housing to support the local workforce and young professionals.

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.

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 a local customer base for the surrounding commercial properties.

11. *The existence of other adequate sites in the City for the proposed land use classifications already permitting such use.*

    There are few vacant properties in this area of Stuart with a land use of multifamily to provide town home units to existing and future residents.

A. 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.