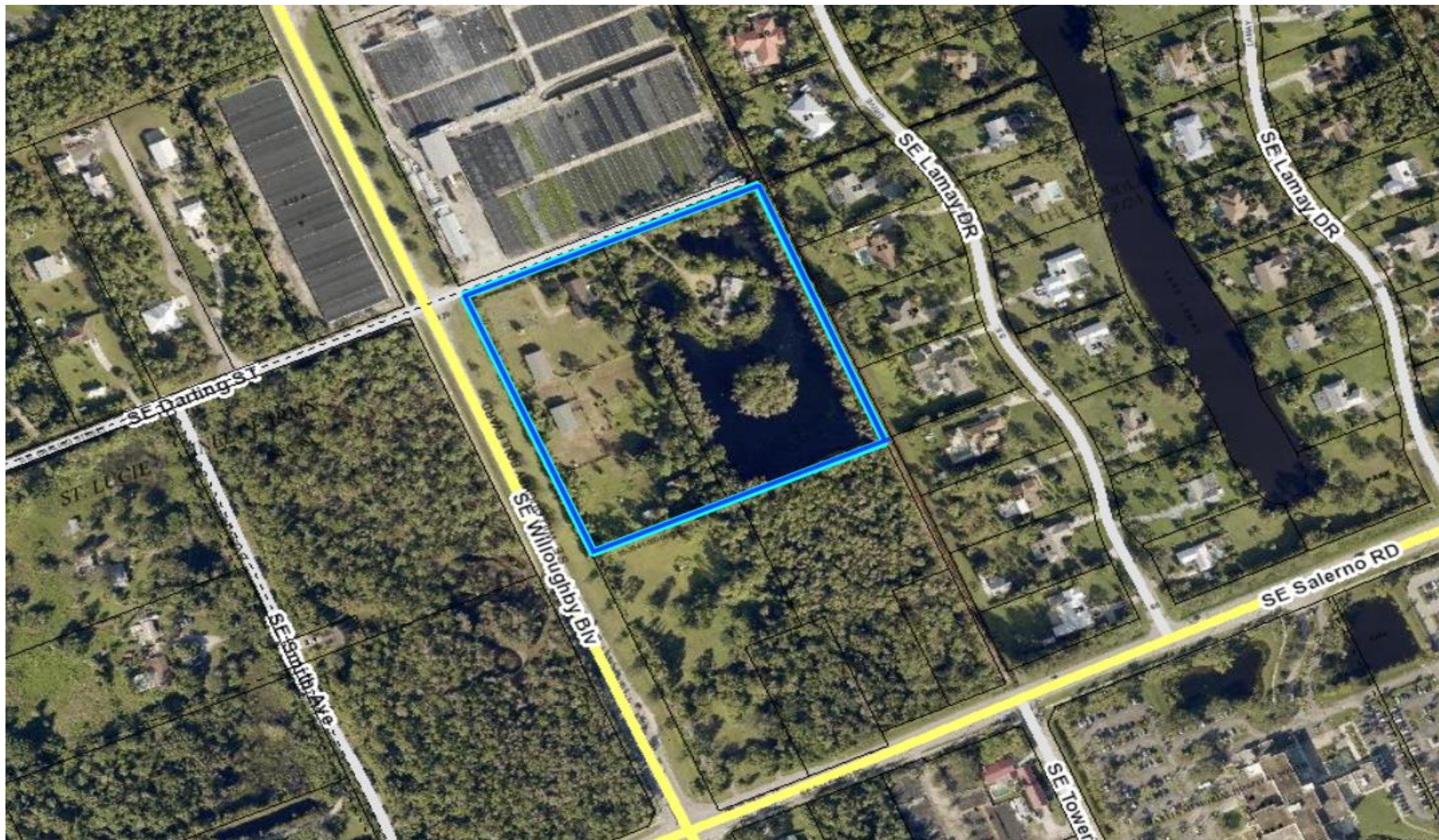


CPA 19-9

REALTY TRUST PARCELS

Proposed FLUM Change

- Applicant: Real Estate Investment Realty Trust & 1750 SE Darling St Realty Trust, represented by Lucido and Associates
- FLUM amendment from Rural Density Residential (up to 0.5 units per acre) to Commercial Office/Residential (COR)
- Subject site: 9.54 acres, located on SE Darling St., east of SE Willoughby Blvd., in Stuart.



Commercial Office/Residential

- Has potential to allow both residential and commercial units
- Development restricted to offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses
- Freestanding retail sales/services excluded. However, restaurants, and certain limited commercial uses, may occupy 25 % of the commercial square footage
- Allows commercial uses, but with less intensity compared to other land use designations

Compatibility to neighboring parcels

North: Residential Estate Density (2upa), active nursery

South: COR, vacant lot

East: Residential Estate Density (2upa), active residential

West: General Institutional, vacant lot



Staff Recommendation: Approve

- Appropriate buffering and screening will be provided to ensure that none of the neighboring parcels are negatively impacted
- COR can have a max density of 10 upa, implemented by COR-2 zoning. However, the applicant requests COR-1 zoning, which only has a max density of 5 residential upa
- Considering all these factors, staff recommends changing the parcel from Rural Density Residential (up to 0.5 units per acre) to COR future land use