

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 4B10

From: Staff

Date: June 25, 2021

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Stuart Comprehensive Plan
Amendment No. 21-02ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Stuart was received on May 28, 2021 and contains one Future Land Use Map (FLUM) amendment. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to revise the future land use designation on 4 parcels totaling 48.99 acres of undeveloped land annexed by the City from a Martin County designation of Low Density Residential, which allows up to 5 dwelling units per acre, to a City designation of Neighborhood/Special District. Under the Neighborhood/Special District land use category, it is required that more than 30% and less than 90% of the site be developed as residential with a maximum density of no more than 15 dwelling units per acre. Under the proposed land use designation, the maximum residential development potential is 734 dwelling units, an increase of development potential of 490 dwelling units from the County's designation. For commercial development, the maximum potential is 2,987,606 square feet under the proposed designation.

As part of the proposed land use designation amendment, the applicant is requesting a Commercial Planned Unit Development (CPUD) zoning designation and site plan approval. It is proposed that the CPUD will consist of 162,020 square feet of retail, bulk merchandise, and automobile repair services; a stand-alone kiosk and fuel facility; 398 residential apartment units

within four 4-story buildings; and retail and restaurant buildings. The proposed residential development has a gross density of just over 8 units per acre.

The subject property is located along State Road 76/Kanner Highway to the west; along Willoughby Boulevard to the east; and is approximately 2,400 feet north of Indian Street. Adjacent Future Land Use designations are County Low Density Residential to the north; County General Institutional across Willoughby Boulevard to the east; County Mobile Home and County Commercial Waterfront across Kanner Highway to the west; and City Institutional and Multi-Family Residential to the south.

The staff report indicates the proposed project will be served by City of Stuart Utilities for water and sanitary sewer services. The report also includes transportation and environmental reports that contain recommendations for development of the property. To that end, the City's ordinance contains conditions of approval that require all development activities to comply with the City's Concurrency Management System prior to the issuance of building permits; and to require that regulatory agency permits (state and federal) be obtained prior to the commencement of any phase of development activities.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on June 8, 2021. No extrajurisdictional impacts have been identified. Correspondence was received from the public related to the proposed amendment. Due to the extensive volume of materials received, all public comment correspondence is being provided as a supplement on Council's website.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to the City of Stuart and the Florida Department of Economic Opportunity.

Council Action – July 23, 2021

Mayor Foley from the Town of Indian River Shores moved approval of the staff report. Commissioner Linden from the Town of Lake Park seconded the motion, which carried unanimously.

Attachments

List of Exhibits

- 1 General Location Map
- 2 Location Map
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map

Exhibit 1 General Location Map

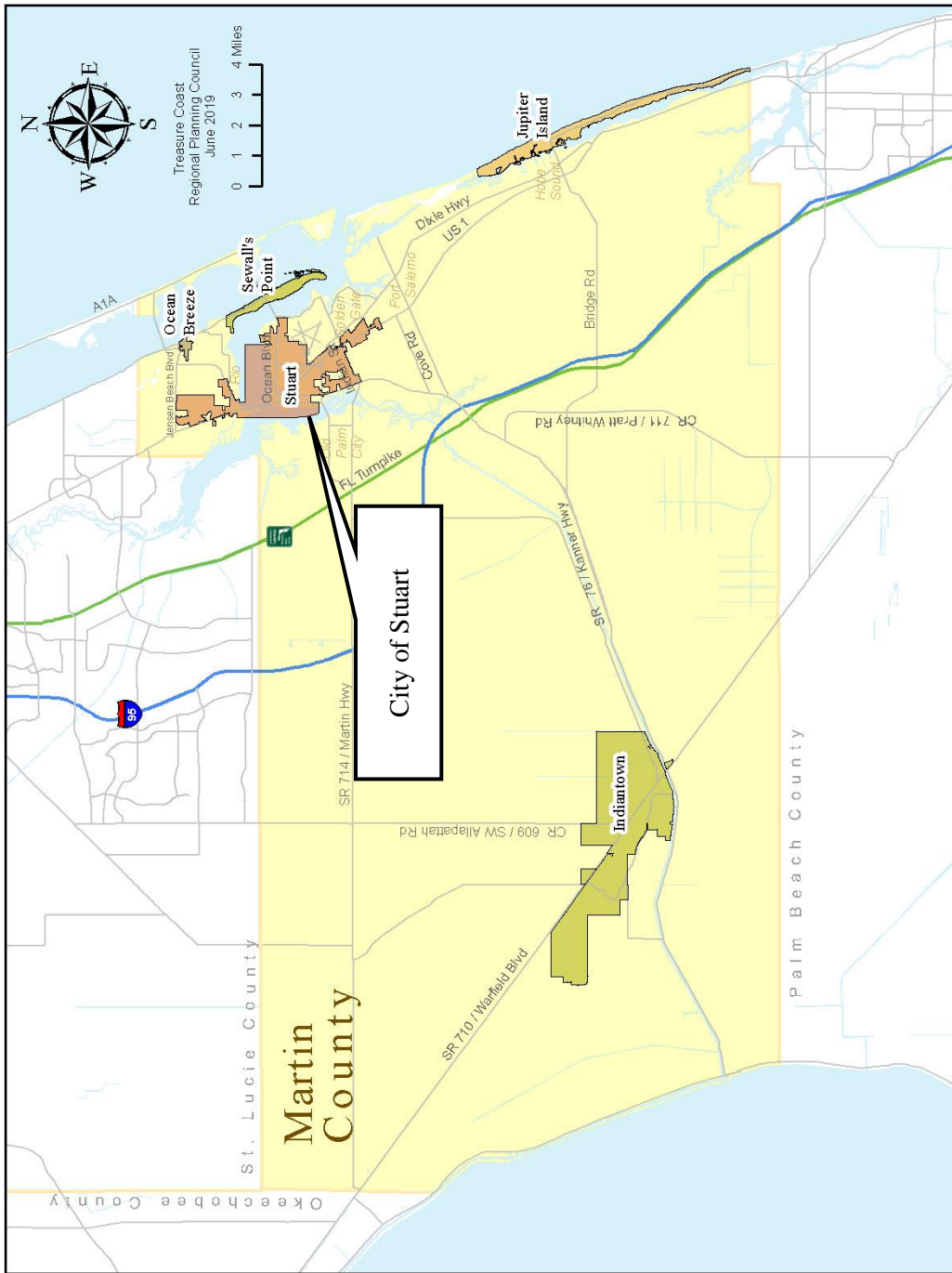


Exhibit 2 Location Map

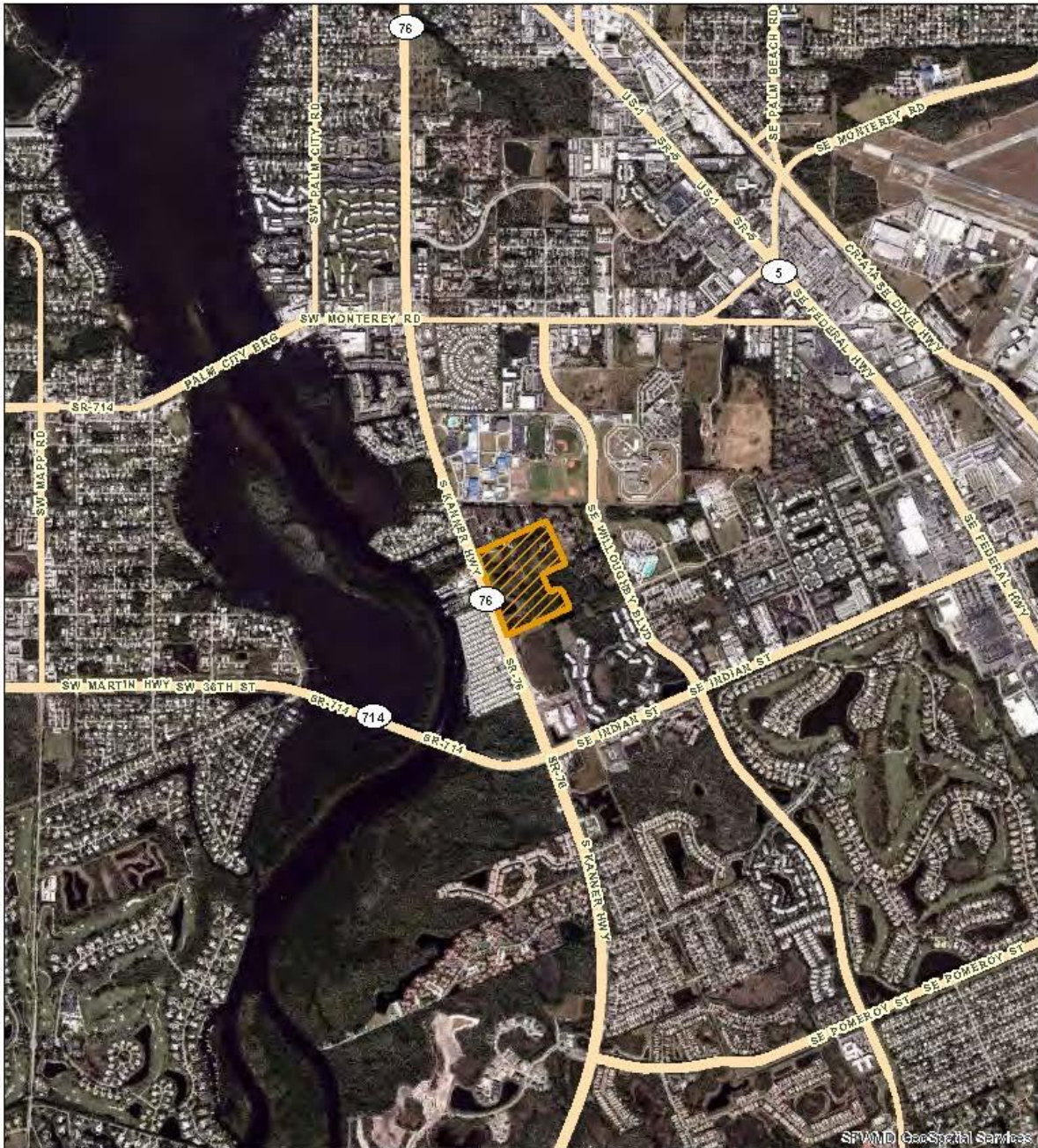


Exhibit No: 1.0	Exhibit Created On: 2020-03-26	MARTIN COUNTY, FL	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, orange 2px, orange 4px); margin-right: 5px;"></div> <div>Application</div> </div> <div style="margin-top: 10px;"> </div>
<p>REGULATION DIVISION</p> <p>Project Name: Kanner CPUD</p>			<p>Permit No: 43-103195-P</p> <p>Application Number: 200323-3070</p>
<div style="display: flex; align-items: center;"> <div> <p>0 1,750 3,500</p> <p>Feet</p> </div> <div style="margin-left: 20px; text-align: center;"> <p>N</p> </div> </div>			<p><small>Created by IT GIS Section</small></p> <p>South Florida Water Management District</p>

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Exhibit 4

Proposed Future Land Use Map

