Revision: 8/6/2020

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members

From: Staff

Date: August 6, 2020

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Stuart Comprehensive Plan
Amendment No. 20-04ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council 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 July 21, 2020 and contains one Future Land Use Map 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 15.88 acres of land that was annexed by the City in October of 2019 from Martin County Commercial Office Residential to City Multi-Family Density Residential, up to 30 dwelling units per acre. The subject property is located on the northwest corner of State Road 76 (Kanner Highway) and SW Martin Highway. Adjacent Future Land Use designations are County Trailer Park to the north; County Commercial Office Residential to the south; City Commercial to the east; and the St. Lucie River to the west. The subject property is currently undeveloped.

The intent of this amendment is to allow construction of 212 apartments within 2 four-story buildings to be developed on the site for a gross density of just over 13 units per acre. As part of the proposed land use designation amendment, the applicant is requesting a Residential Planned Unit Development (RPUD) zoning designation and site plan approval.

The staff report indicates the multifamily land use and the proposed project will rely on Martin County Utilities for water and sanitary sewer services, which has sufficient capacity to serve the proposed project; school capacity will be coordinated with the Martin County school board and concurrency will be reserved at the time of construction plan permitting; and the streets have adequate traffic capacity and the proposed improvements outlined in the proposed RPUD will improve the traffic pattern.

The staff report states that the type and intensity of the proposed development will be feasible on the subject property and will not create an adverse impact on nearby neighborhoods. Additionally, the staff report notes that the City has shown a trend toward development of residential uses and the need for housing to support the local workforce and young professionals, and will likely result in an increase in property values in the adjacent area by allowing for a local customer base for the surrounding commercial properties.

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 July 28, 2020. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. The City should work with the applicant to ensure there is convenient and safe pedestrian and bicycle access to adjacent commercial areas to minimize the need for future residents to drive for local trips.

Recommendation

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

Council Action – August 6, 2020

Council's meeting of August 21, 2020 was cancelled due to the impact of the COVID-19 Pandemic. Under the authority provided by Treasure Coast Regional Planning Council Resolution #20-01, adopted by Council on March 13, 2020, and in order to avoid unnecessary delay, Council's Executive Director, Thomas J. Lanahan, approves this report and authorizes its transmittal to the City of Stuart and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

1	General Location Map
2	Aerial Location Maps
3	Future Land Use Map

Exhibit 1
General Location Map

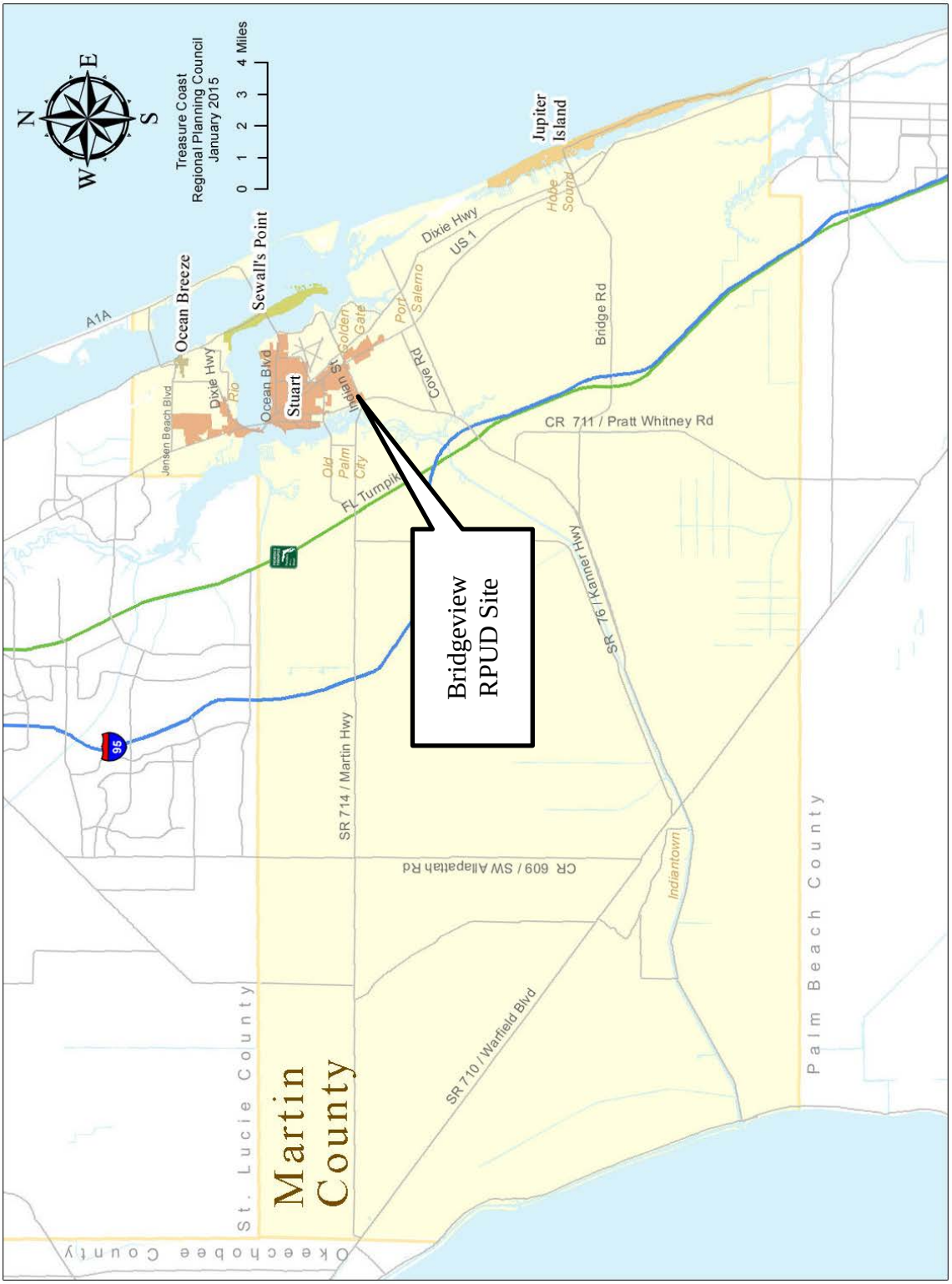


Exhibit 2
Aerial Location Maps

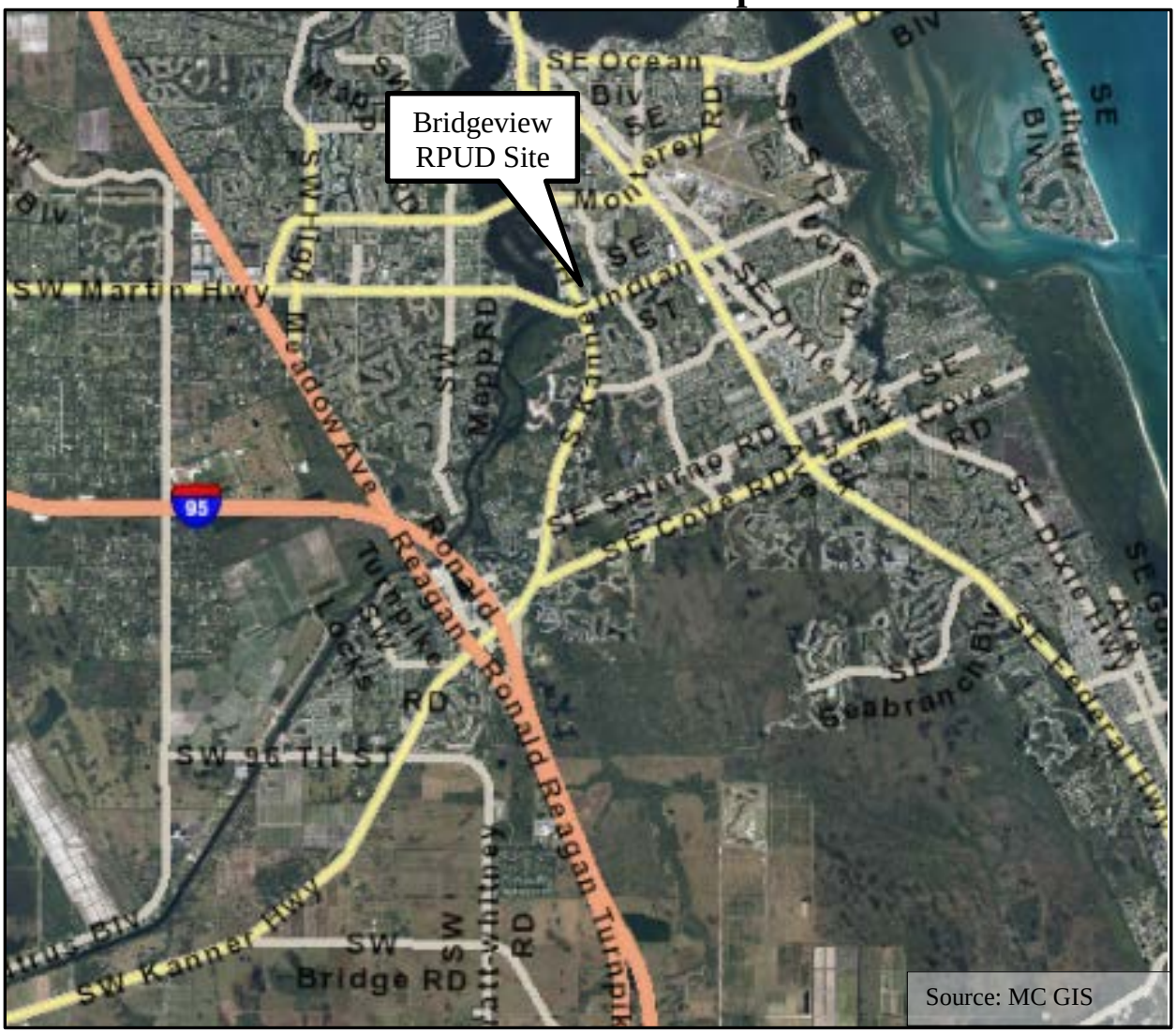




Exhibit 3
Future Land Use Map

