

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B6

From: Staff

Date: February 10, 2021

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Stuart Comprehensive Plan
Amendment No. 21-01ESR

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 January 28, 2021 and contains one amendment to the Future Land Use Map (FLUM). 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 42.46 acres of land from Martin County Mobile Home, Low Density Residential, and Medium Density Residential to City Conservation. The City is annexing the parcels concurrently with this proposed FLUM amendment. The subject properties are located adjacent to Green River Parkway and NW Baker Road, just east of S.E. Federal Highway. Adjacent land use designations are: City Conservation to the north; City Conservation and County Medium Density Residential to the south; County Low Density Residential to the northwest; City Industrial and County Medium Density Residential to the southwest; City Neighborhood/Special to the southeast; and County Mobile Home to the east.

The Conservation land use designation is being proposed to: conserve and protect natural resources including wetlands, floodplains, unique native vegetation, and habitat of listed species; provide flood control; and provide a general open space amenity. Uses that are allowed under

this designation include: passive recreation support facilities and other public facilities and utilities that do not conflict with the purpose of the land use category.

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 February 1, 2021. No extrajurisdictional impacts have been identified.

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 – February 19, 2021

Commissioner Smith moved approval of the staff report. Mayor Foley seconded the motion, which carried unanimously.

Attachments

List of Exhibits

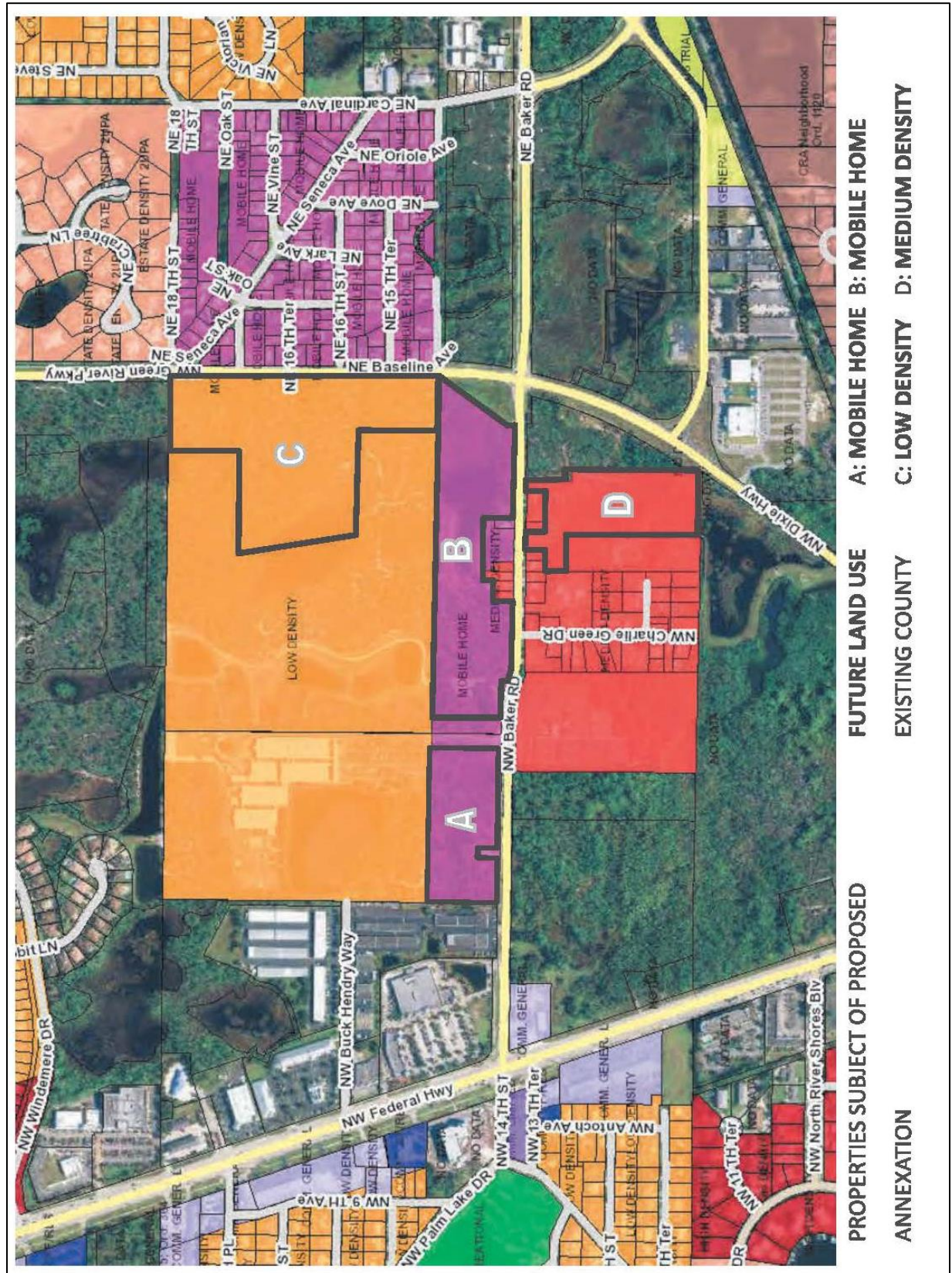
Exhibit

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

The map displays the City of Stuart, Florida, highlighted in orange. It is situated on the west coast of Florida, bordered by Martin County to the north and St. Lucie County to the east. The city is located near the mouth of the St. Johns River. Major roads shown include US 1 (Dixie Hwy), SR 714 (Martin Hwy), SR 710 (Warfield Blvd), and SR 609 (SW Allapattah Rd). The map also shows the Treasure Coast Regional Planning Council area, which includes parts of St. Lucie, Martin, and Palm Beach counties. Key landmarks include Jupiter Island, Sewall's Point, and the Ocean Breeze area. A scale bar indicates distances from 0 to 4 miles, and a compass rose shows the cardinal directions.

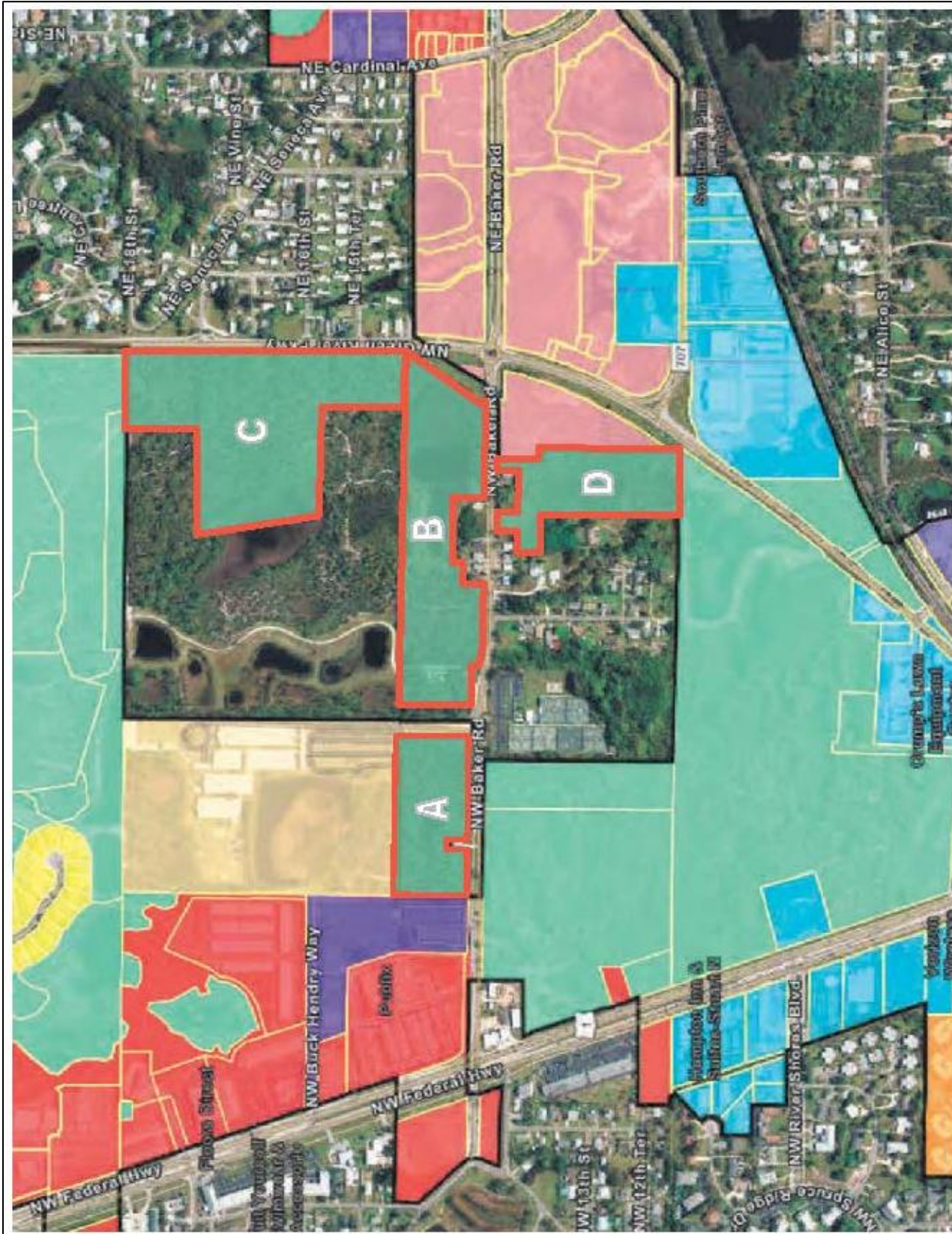
Exhibit 2

Existing County Future Land Use Map



PROPERTIES SUBJECT OF PROPOSED ANNEXATION	FUTURE LAND USE EXISTING COUNTY	A: MOBILE HOME B: MOBILE HOME C: LOW DENSITY D: MEDIUM DENSITY
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Exhibit 3 Proposed City Future Land Use Map



**PROPERTIES SUBJECT OF PROPOSED
ANNEXATION**

FUTURE LAND USE

PROPOSED CITY: CONSERVATION