Revision: _____

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 4B_

From: Staff

Date: January 11, 2019

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Stuart Comprehensive Plan
Amendment No. 18-03ESR

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 November 27, 2018 and contains one Future Land Use Map amendment. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation on an 11.34-acre parcel of land from Neighborhood Special District to Multi-Family Residential up to 15 dwelling units per acre. The proposed land use designation amendment is being requested in order to remove the requirement for mixed use under the Neighborhood Special District designation. The subject property is located east of SE Federal Highway (US 1) and west of the Windemere Residential Planned Unit Development, which lies within both Martin County and City of Stuart jurisdiction, approximately 1 mile south of Jensen Beach Boulevard. The parcel was previously part of the larger Pineapple Plantation development immediately to the east and it is currently undeveloped. Adjacent Future Land Use designations are Commercial to the north and south; Low Density Residential up to 8.72 single family units per acre and 11.62 duplex units per acre to the east; and Martin County Commercial General (across US 1) to the west.

As part of the proposed land use designation amendment, the applicant is requesting an amended Residential Planned Unit Development zoning designation and master plan approval to allow for the development of 284 multi-family apartments within two four-story buildings on the subject property. The City staff report indicates the applicant is requesting a density bonus in accordance with the City's Land Development Code of an additional 128 units from what would be allowed under the Multi-Family Residential land use designation (with delineation of wetlands, only 10.43 acres is being proposed for development). According to the City staff report, the proposed amendment is compatible with adjacent future land uses, and will not result in overtaxing of schools, utilities or streets at this infill location. Development of the subject property will also be required to comply with applicable stormwater management requirements of Martin County, the South Florida Water Management District, and the U.S. Army Corps of Engineers.

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 December 11, 2018. 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 – January 18, 2019

Attachments

List of Exhibits

Exhibit

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

Exhibit 1
General Location Map

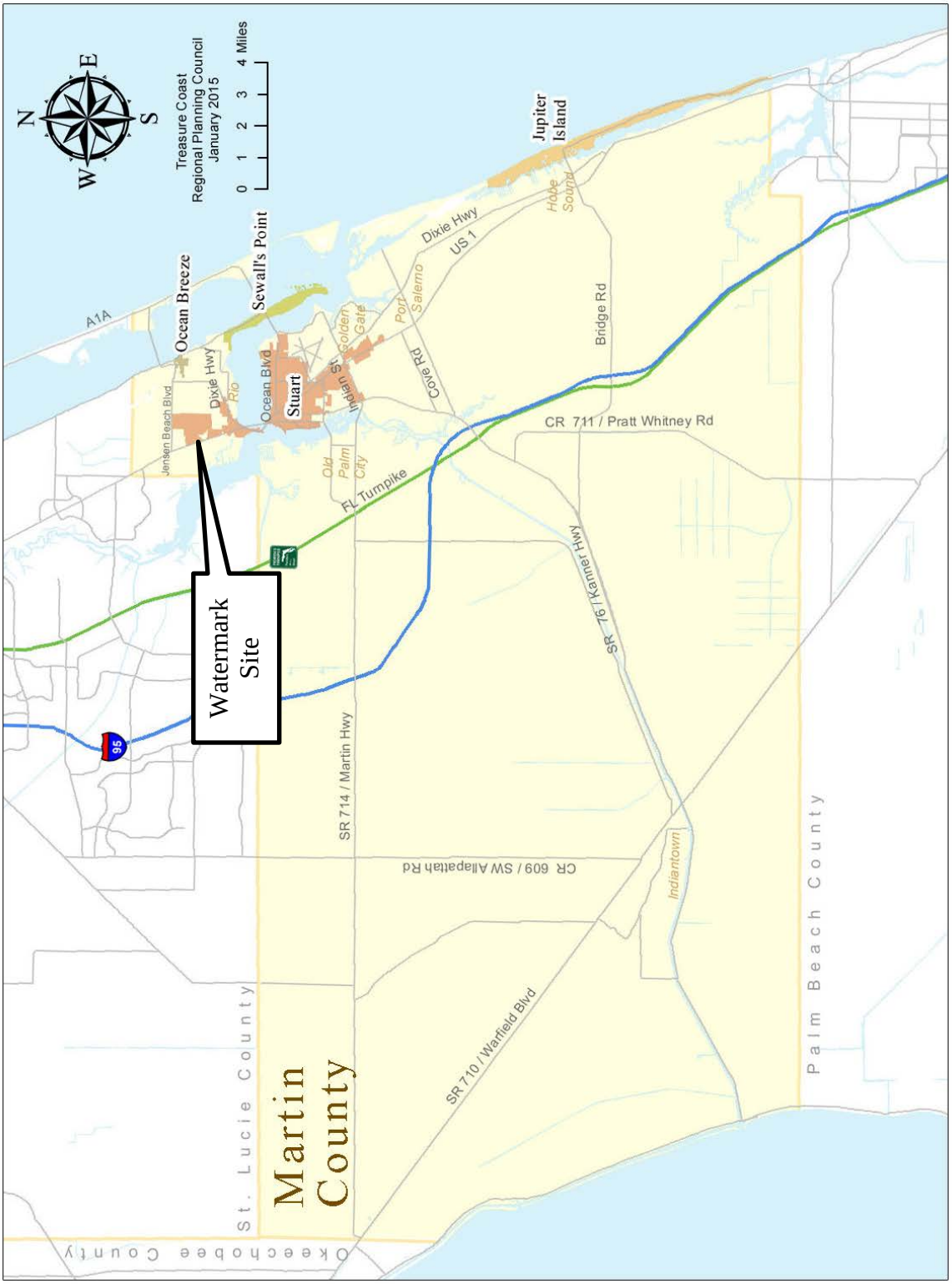


Exhibit 2
Aerial Location Map



Exhibit 3
Existing Future Land Use Map

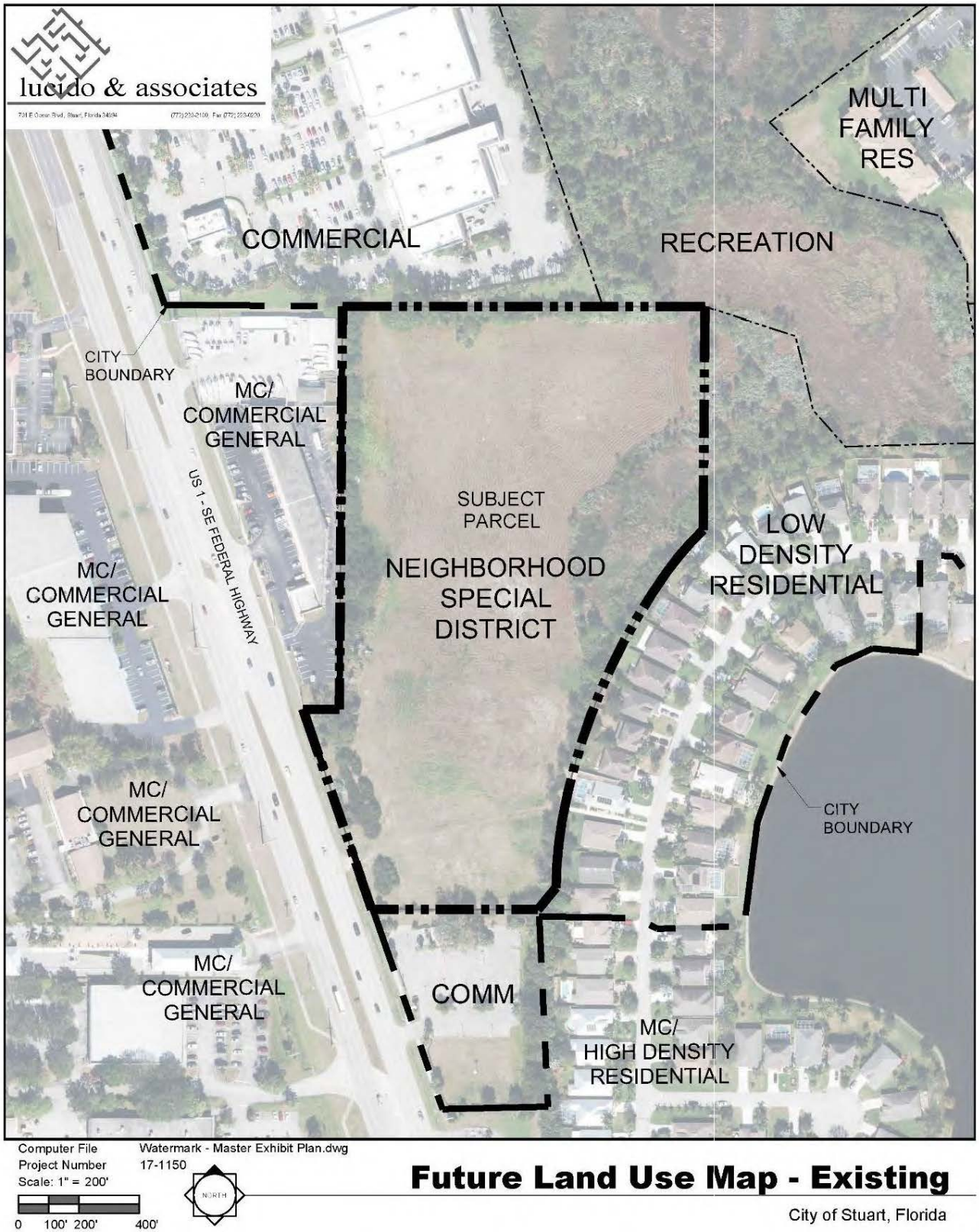


Exhibit 4
Proposed Future Land Use Map

