

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C9

From: Staff

Date: December 9, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Stuart Comprehensive Plan  
Amendment No. 16-2ESR

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 contains an amendment to the Future Land Use (FLU) Map of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the FLU designation from Commercial to Low Density Residential on a 15.2 acre portion of a 19.3 acre parcel. The subject property is located on the southwest corner of NW Jensen Beach Boulevard and SE Green River Parkway. The property is currently vacant and covered with native pine flatwoods. Adjacent land uses are Martin County Commercial Limited to the north; Multi-family Residential to the south; Commercial to the east; and Low Density Residential/Conservation to the west.

The site was annexed into the city in 1997 with a Commercial land use. An applicant is currently proposing to develop the Osprey Preserve Planned Unit Development (PUD) consisting of 42 single family homes on the site. The PUD conditions of development require 20 percent of the site shall remain as undeveloped and recreated upland vegetation. The PUD conditions of development also require adherence to a Wetland Maintenance and Monitoring Plan. The city

staff reports indicated the proposed use is compatible with surrounding land uses and there are adequate public facilities and services available to support the proposed development.

### 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 November 22, 2016. 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.

### Attachments

## List of Exhibits

### Exhibit

- 1 General Location Map
- 2 Osprey Preserve Location Map

# Exhibit 1 General Location Map



# Exhibit 2 Osprey Preserve Location Map

