

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4H

From: Staff

Date: September 21, 2007 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Stuart Comprehensive Plan
DCA Reference No. 07-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendment within 30 days of its receipt.

Background

The City of Stuart has proposed one amendment to the Future Land Use Map (FLUM) of the City Comprehensive Plan. The City has requested that the DCA not formally review the amendment.

Evaluation

The proposed FLUM amendment is for a 10.6 acre property annexed into the City on April 19, 2007. The property is located along Luckhardt Street, east of U.S. 1 and west of the FEC rail line (see attached maps). The property is used as a storage/warehouse location for vehicles as part of an automotive dealership. No change is proposed in the use. The FLUM designation under the County plan is Industrial. The proposed FLUM designation is Commercial.

Surrounding properties are developed for auto dealership, office, retail and flea market uses. Surrounding FLUM designations are Commercial to the north and west, and Industrial to the south and east. The purpose of the amendment is to establish a consistent FLUM designation with the entire commercial planned development which totals 12.2 acres in size.

Extrajurisdictional Impacts

The City provided copies of the proposed amendment materials to surrounding local governments on August 2, 2007. Council followed up with a memorandum to those local governments seeking comments on the effects of the proposed amendments on existing plans or policies. As of the preparation of this report, no comments have been received. No extrajurisdictional impacts are anticipated as a result of the proposed amendment.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendment indicates that it would not have adverse effects on significant regional resources or facilities.

Conclusion

Due to the lack of detrimental extrajurisdictional impacts or effects on significant regional resources and facilities, Council does not recommend that the DCA formally review the proposed amendment.

Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendment to be CONSISTENT with the SRPP.

Recommendation

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

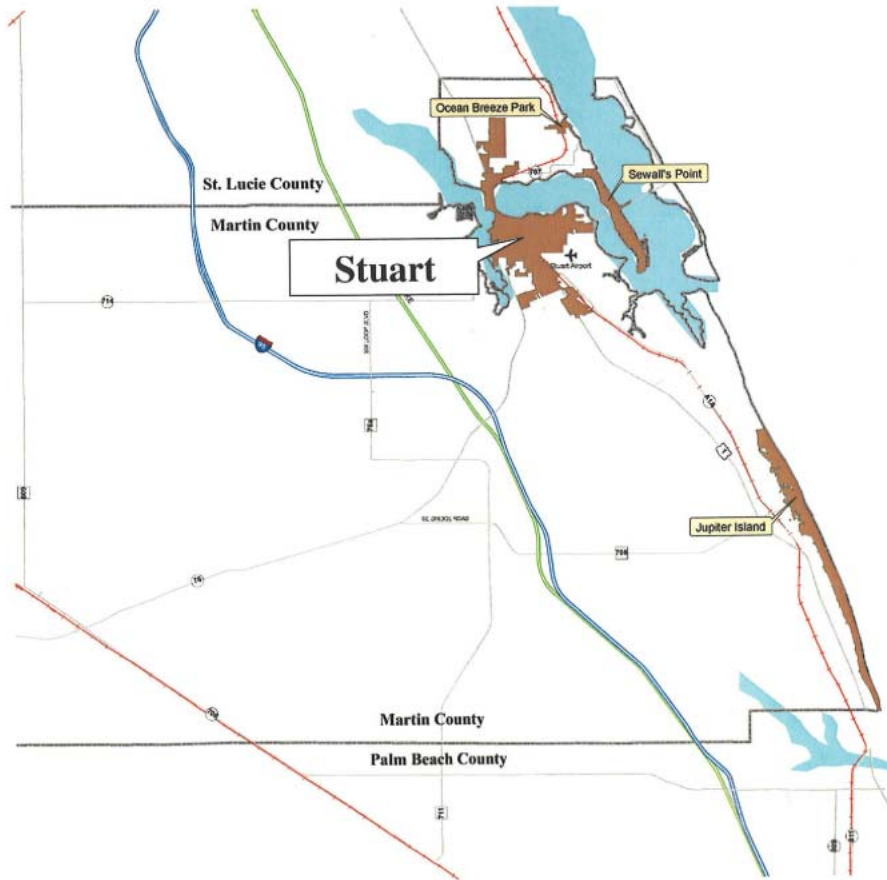
Attachments

List of Exhibits

Exhibit	Amendment
1	General Location Map
2	Aerial of Subject Property
3	Proposed Annexation – Ajax Development Corporation
4	Martin County Future Land Use Map

General Location Map City of Stuart

Exhibit 1



Aerial of Subject Property






Exhibit 2



Proposed Annexation Ajax Development Corporation

Exhibit 3



Legend	
Land Use	
	LOW DENSITY RESIDENTIAL
	MULTI-FAMILY RESIDENTIAL
	OFFICE / RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL

