To: Council Members

From: Staff

Date: December 9, 2011 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Stuart Comprehensive Plan
Amendment No. 11-1ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC 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.

Background

The City of Stuart has proposed one Future Land Use Map (FLUM) amendment to the City Comprehensive Plan.

Evaluation

The proposed FLUM amendment is to change the Future Land Use designation of a 50.96-acre property from Downtown Redevelopment to Conservation. The property was recently acquired by the City to enable the expansion of conservation lands at the headwaters of Haney Creek, which is a long-term City-initiated environmental preservation and restoration project. The City acquired a total of 52.93 acres, of which 50.96 is the subject of this amendment. The remaining 1.97 acres will retain the Downtown Redevelopment designation and is proposed for commercial development by the City. Exhibit 2 is an aerial map indicating the boundaries of the property that is subject to this amendment. Exhibits 3 and 4 show the existing and proposed designations on the subject and surrounding properties.
Extrajurisdictional Impacts

Under the informal agreement facilitated by the TCRPC, local governments in the northern three counties of the region are to provide copies of amendment materials to other local governments and agencies that have expressed an interest in receiving such materials. On October 26, 2011, the TCRPC requested comments from these local governments and organizations regarding any conflicts with the proposed amendments. As of the date of the preparation of this report, no correspondence has been received.

Effects on Significant Regional Resources and Facilities

No adverse effects on significant regional resources and facilities have been identified. The City’s conservation of additional properties at the headwaters of Haney Creek will contribute to the restoration and enhancement of the St. Lucie River, which is a significant regional resource.

Conclusion

The proposed amendment is not in conflict or inconsistent with the SRPP.

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 - Martin County
2  Existing Aerial Site Map
3  Existing Future Land Use Map
4  Proposed Future Land Use Map
Exhibit 2
Existing Aerial Site Map
Exhibit 3
Existing Future Land Use Map
Exhibit 4
Proposed Future Land Use Map