To: Council Members                          AGENDA ITEM 4B16
From: Staff
Date: May 18, 2018 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Stuart Comprehensive Plan
Amendment No. 18-1ESR

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 February 20, 2018 and contains a change to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

The subject property for the FLUM change consists of a newly annexed 1.87-acre parcel, designated Industrial by the county, and an adjacent, undeveloped 9.92-acre parcel of land within the city limits that is designated Commercial. The two parcels total 11.79 acres and are located at the southwest corner of SE Market Place and SE Commerce Avenue. The proposed land use designation of Industrial for the combined property is being made to allow for expansion of an existing 35,250 square foot (SF) one-story warehouse currently located on the smaller parcel. The applicant is proposing to expand the existing warehouse footprint to an additional 61,644 SF two-story building. Adjacent land uses include county designations of Industrial to the south and east, and city designations of Commercial to the north and west.
The staff report indicates that services are or will be available concurrent with the development of the property so that the required level of service for water, sewer, drainage, access, and fire/public services will be met.

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 21, 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.

Attachments
# List of Exhibits

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

PROPERTY SUBJECT TO LAND USE CHANGE

11.79 Ac.