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 March 18, 2019 and contains one Future Land Use Map amendment. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to revise the future land use designation on 15.4 acres of land that was annexed by the City from Martin County Industrial to City Multi-Family Density Residential up to 30 dwelling units per acre. The subject property is located on the north side of the intersection of NE Savannah Road and NE Baker Road, west of the Hope Center for Autism and south of Jensen Park Estates, both in unincorporated Martin County. Adjacent Future Land Use designations are Martin County Low Density Residential up to 5 dwelling units per acre to the north; City Industrial to the south; City Commercial and Conservation to the west; and Martin County Industrial to the east. The existing land use pattern surrounding the project area consists of single family residences, industrial, and vacant land. The majority of the vacant land near the project consists of the Avonlea PUD, which is a proposed mixed-use development whose commercial parcels could benefit from the proposed multi-family land use. The subject property is currently undeveloped.
The intent of this amendment is to allow construction of 280 apartments (Savannah Place Apartments) within 6 individual four-story apartment buildings to be developed on the site, while upgrading the drainage and enhancing the upland and wetland preserve. As part of the proposed land use designation amendment, the applicant is requesting a Residential Planned Unit Development zoning designation and master plan approval for the development of the apartments.

The staff report indicates the multifamily land use and the proposed project will rely on Martin County Utilities for services, which have sufficient capacity to serve the proposed project; school capacity will be coordinated with the Martin County school board and concurrency will be reserved at the time of construction plan permitting for the Savannah Place Apartments; the streets have adequate capacity; and the proposed improvements outlined in the proposed Savannah Place Apartments RPUD will improve the traffic patterns. Additionally, the staff report states that the change in land use designation from County Industrial to a residential land use designation will likely result in an increase in property values in the adjacent area by allowing for a local customer base for the surrounding commercial properties.

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 March 20, 2019. 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 – April 19, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Councilmember Parrish, Gubernatorial Appointee from St. Lucie County, seconded the motion, which carried unanimously.

Attachments
## List of Exhibits

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Exhibit 1
General Location Map

Savannahs Apartment Site

Martin County

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