



City of Stuart

A G E N D A
LOCAL PLANNING AGENCY / PLANNING ADVISORY BOARD
TO BE HELD JUNE 4, 2020
AT 5:30 PM
COMMISSION CHAMBERS
121 S.W. FLAGLER AVE. STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Ryan Strom
Vice Chair - Li Roberts
Board Member - Larry Massing
Board Member - Bill Mathers
Board Member - Christina de la Vega
Board Member - Michael Herbach
Board Member - Campbell Rich
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ADMINISTRATIVE

Development Director, Kev Freeman
Board Secretary, Jordan Pinkston

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CALL TO ORDER

ROLL CALL

THIS MEETING WILL BE A HYBRID IN PERSON/REMOTE MEETING.

In Person: City Hall can accommodate a small number of citizen participants. Overflow citizens will be directed to Flagler Place (201 Flagler Ave., Stuart) where larger rooms can accommodate social distancing. Public comment will be taken live via audio/video conference with commissioners.

Teleconference: Citizens can attend from the comfort of their home via telephone, computer, laptop, tablet or smartphone. Click the below link or call the below phone number to attend.

The city reserves the right to revoke anyone's virtual attendance for cause, just as the sergeant at arms would at an in person meeting.

JOIN MEETING:

<https://us02web.zoom.us/j/86904893631>

If you wish to speak during public comment, click participants then click raise hand at bottom of window. Your microphone will be unmuted when you are called to speak and you will be invited to activate your camera if you wish. Both will be deactivated once you have completed your comment.

Meeting ID: 869 0489 3631

Dial In numbers:

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APPROVAL OF MINUTES

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

COMMENTS FROM THE BOARD MEMBERS

ACTION ITEMS

1. EVALUATION AND APPRAISAL REPORT (EAR)

ORDINANCE NO. 2442-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ADOPTING THE EVALUATION AND APPRAISAL REPORT FOR THE COMPREHENSIVE PLAN OF THE CITY OF STUART; STATING THE INTENT OF THE CITY COMMISSION TO AMEND THE COMPREHENSIVE PLAN BASED UPON RECOMMENDATION CONTAINED IN THE REPORT; AND APPROVING TRANSMITTAL OF THE EVALUATION AND APPRAISAL REPORT TO THE DEPARTMENT OF COMMUNITY AFFAIRS AND ANY OTHER INTERESTED GOVERNMENTAL ENTITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency**

Meeting Date:6/4/2020

Prepared by:David Dyess, City Manager

Title of Item:

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Summary Explanation/Background Information on Agenda Request:

Funding Source:

Recommended Action:

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Local Planning Agency

Meeting Date:6/4/2020

Prepared by:Stephen Mayer/ Kev Freeman

Title of Item:

EVALUATION AND APPRAISAL REPORT (EAR)

ORDINANCE NO. 2442-2020: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ADOPTING THE EVALUATION AND APPRAISAL REPORT FOR THE COMPREHENSIVE PLAN OF THE CITY OF STUART; STATING THE INTENT OF THE CITY COMMISSION TO AMEND THE COMPREHENSIVE PLAN BASED UPON RECOMMENDATION CONTAINED IN THE REPORT; AND APPROVING TRANSMITTAL OF THE EVALUATION AND APPRAISAL REPORT TO THE DEPARTMENT OF COMMUNITY AFFAIRS AND ANY OTHER INTERESTED GOVERNMENTAL ENTITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

As a planning principle, every 7 years, Chapter 163 of the Florida Statutes (F.S.) requires that all local governments review and evaluate their comprehensive plan. This process is called the Evaluation and Appraisal Report (EAR). On May 23, 2019, the City's Development Department issued a notification letter to the Department of Economic Opportunity (DEO), prepared in accordance with Section 163.3191, F.S., stating that the City reviewed its Comprehensive Plan and has determined that amendments are necessary to reflect changes in state requirements in Chapter 163, Part II, F.S. These changes to Chapter 163 F.S. are attached to this agenda. The City acknowledged that it has one year from this date (May 23, 2020) to prepare and transmit the proposed amendments to the State Land Planning Agency (DEO).

The purpose of this planning process is to update the Comprehensive Plan (Plan) through recommended EAR-based plan amendments and assess the City's progress in implementing the Plan. The EAR is intended to accomplish several important purposes: Identify planning related community issues; review past actions of the local government in implementing the plan since the last EAR; assess the degree in which plan objectives have been achieved; assess both successes and shortcomings in the plan; identify ways that the plan should be changed; respond to changes in state requirements and regional plans; and ensure effective intergovernmental coordination.

In February and March, public input was requested and encouraged through three (3) public workshops and one (1) focus group discussion with Stuart Main Street. With careful consideration of the public comment, staff has identified five (5) major issues: 1) Plan for Environmental Resiliency and Sustainability; 2) Promote Diverse, Attractive and Healthy Housing; 3) Enhance Mobility for All Residents; 4) Strengthen the Local Economy; and 5) Make Investments in Capital Improvements for the Future.

Staff has incorporated the comments received at the workshop hearings and is now ready to present the draft EAR with the amended Goals, Objectives, and Policies, as well as those EAR recommendations that will become action plans for staff to complete after the EAR is adopted.

Attached are the following: 1) The Evaluation and Appraisal Report in its draft form. This contains the analysis and the recommendations based on the entire EAR process. 2) Each Element with recommended text changes in strike thru and underlined form, and 3) The draft summary of mandatory changes due to State requirements.

Funding Source:

N/A

Recommended Action:

Provide staff with comments and suggestions regarding the recommended Comprehensive Plan update.

ATTACHMENTS:

Description	Upload Date	Type
▢ Stuart Evaluation and Appraisal Report	5/26/2020	Exhibit
▢ Summary of required changes due to State Statute	5/26/2020	Attachment
▢ Future Land Use Element Recommended Changes	5/26/2020	Attachment
▢ Transportation Element Recommended Changes	5/26/2020	Attachment
▢ Housing Element Recommended Changes	5/26/2020	Attachment
▢ Infrastructure Element Recommended Changes	5/26/2020	Attachment
▢ Conservation Element Recommended Changes	5/26/2020	Attachment
▢ Recreation and Open Space Element Recommended Changes	5/26/2020	Attachment
▢ Intergovernmental Coordination Element Recommended Changes	5/26/2020	Attachment
▢ Capital Improvement Element Recommended Changes	5/26/2020	Attachment
▢ Coastal Management Element Recommended Changes	5/26/2020	Attachment
▢ Public Schools Facilities Element Recommended Changes	5/26/2020	Attachment
▢ Economic Development Element Recommended Changes	5/26/2020	Attachment



City of Stuart, FL Comprehensive Plan Evaluation and Appraisal Report

May 2020





ACKNOWLEDGEMENTS

City Commission

Mayor Michael J. Meier
Vice Mayor Eula Clarke
Commissioner Becky Bruner
Commissioner Kelli Glass Leighton
Commissioner Merritt Matheson

Local Planning Agency

Chair Ryan Strom
Vice Chair Li Roberts
Board Member Larry Massing
Board Member Bill Mathers
Board Member Christina de la Vega
Board Member Michael Herbach
Board Member Campbell Rich
Ex Officio Garret Grabowski

City Staff

City Manager David Dyess
Assistant City Manager Michelle Vicat
City Attorney Michael J. Mortell
City Clerk Mary Kindel
Development Director Kevin Freeman
Development Director Executive Assistant Jordan Pinkston
Senior Planner Stephen Mayer
Senior Planner Thomas Reetz
CRA Administrator Pinal Gandhi-Savdas
GIS Analyst Michele Jett
Public Works Director David Peters
Assistant Public Works Director Tim Voelker, PE
Public Works Program Manager Anne Ellig
Community Services Director Jim Chrulski
Community Affairs Liaison Ben Hogarth
Special Events Michelle Arbuzow
Financial Services Director Louis J. Bigliolli CGFO
Financial Services Assistant Director Holly Vath
Emergency Management Coordinator Derek Ortado

Consultant: **Cardno**

Project Manager Amy Worsham, AICP
Senior Planner Britta Ayers, AICP
Land Planner & Landscape Architect Kaitlyn Woolard, PLA
Senior Land Planner Lorrie Viola, LEED AP



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Exhibit 1: Proposed Comprehensive Text Amendments Per Statutory Requirements



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1.0 Introduction

1.1 Statement of Purpose

The City of Stuart's Comprehensive Plan serves as a blueprint for future development and guides growth within the community.

The City of Stuart adopted its Comprehensive Plan in 1989. Since then, the City has evaluated its blueprint for the future twice, in 1996 and 2009. In 2019, the City once again initiated an evaluation of its Comprehensive Plan. The City completed this Evaluation and Appraisal Report as a tool to review changes the City has experienced since its 2009 Evaluation Appraisal Report, to assess the direction the community wants to grow in, and address mandatory changes due to Florida Statue changes. This document provides recommend considerations and changes to the City's Comprehensive Plan to assist Stuart in achieving its desired future vision. Recommendations were based on community and staff input and reviewing the current Comprehensive Plan holistically. Additionally, Exhibit 1 of this document provides text amendments to the Comprehensive Plan to primarily address changes in state requirements.

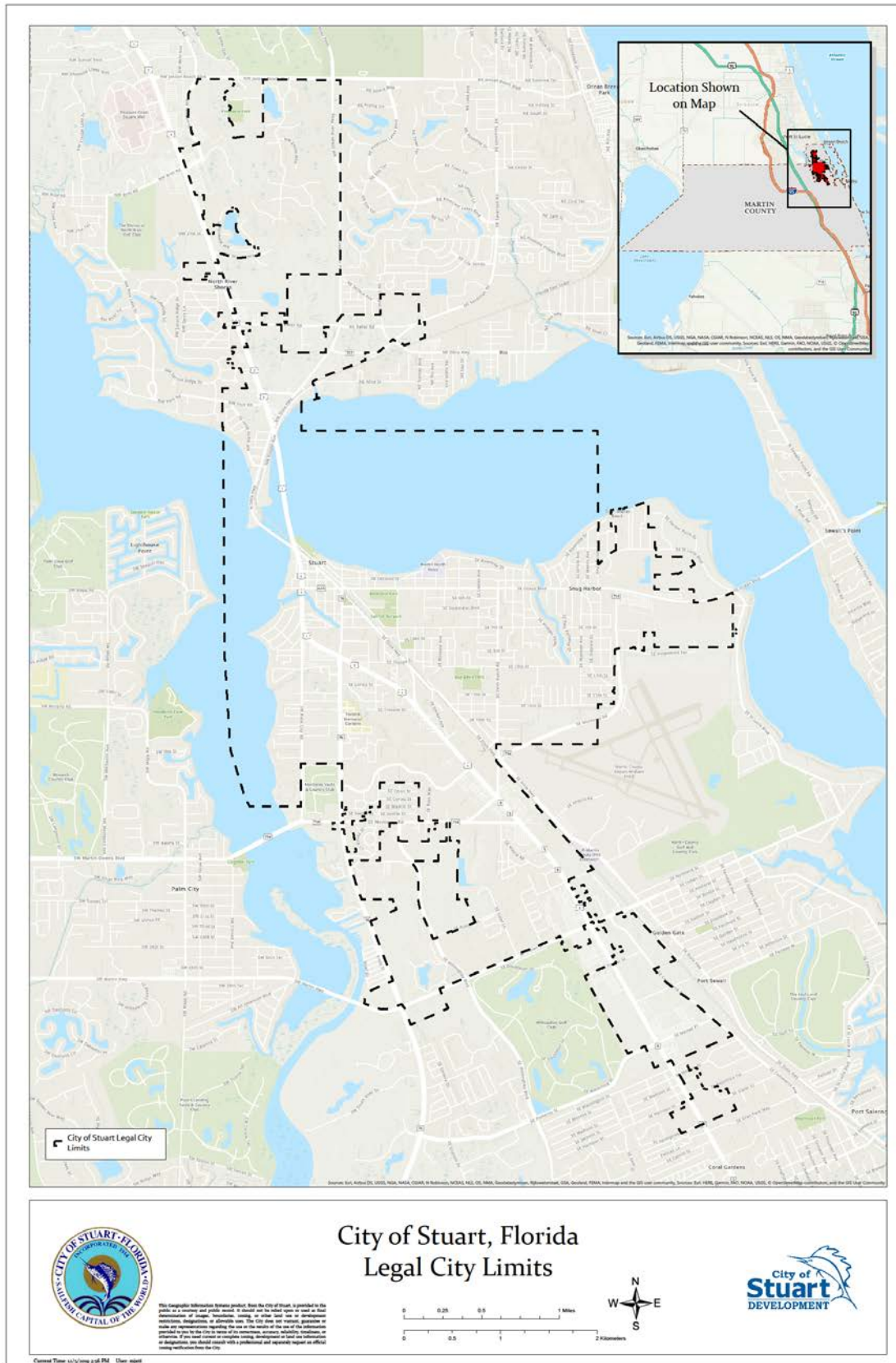
The next step will be for the City to utilize the reccomendations of the Evaluation and Appraisal Report to update the Comprehensive Plan to reflect the City's vision and to adapt to changing needs of the community.

1.2 Profile of the City

The City of Stuart is located along east coast Florida's Treasure Coast and lies along the broad St. Lucie River, as shown on Map 1. Stuart's location on the St. Lucie River and close proximity to the Atlantic Ocean is an asset to the community and has a strong influence on the City known as the "Sailfish Capital of the World." Public access to the waterfront and protection of the waterways and associated natural resources are important concerns that inform the City's Comprehensive Plan. Throughout its history, the City has maintained its character as a moderately developed waterfront community with a small-town feel.

Stuart is the county seat of Martin County. The City currently encompasses 9.39 square miles of land with an estimated permanent resident population of 16,504 people, which is estimated to increase each winter with nearly 4,000 seasonal residents.





Map 1: Legal City Limits



1.3 Change in Population

Table 1-1 presents historical population growth in the City of Stuart based on US Census and University of Florida BEBR data. The City's population increased by 911 residents, an increase of 5.52% population during the 2010 – 2019 period. This equates to an approximate growth of 101 residents per year or 0.61%, which is consistent with the United States' growth rate in 2018 of 0.67% (census.gov). However, this growth rate is lower than Florida's 2020 estimated growth rate of 1.8%. Additionally, approximately 50.71% of the population growth is attributed to land annexations. Table 1-2 provides estimated population projections. It is estimated the City's population will increase to 19,064 residents by the year 2035, an increase of 2,560 residents between 2019 and 2035.

Table 1-1 Historical Population Growth (Residents)

Year	Resident Population
1990*	11,936
2000*	14,725
2010*	15,593
2015*	15,984
2016*	16,197
2017*	16,250
2018*	16,293 / 16,425**
2019**	16,504

Sources: * U.S. Bureau of the Census
** University of Florida BEBR estimate

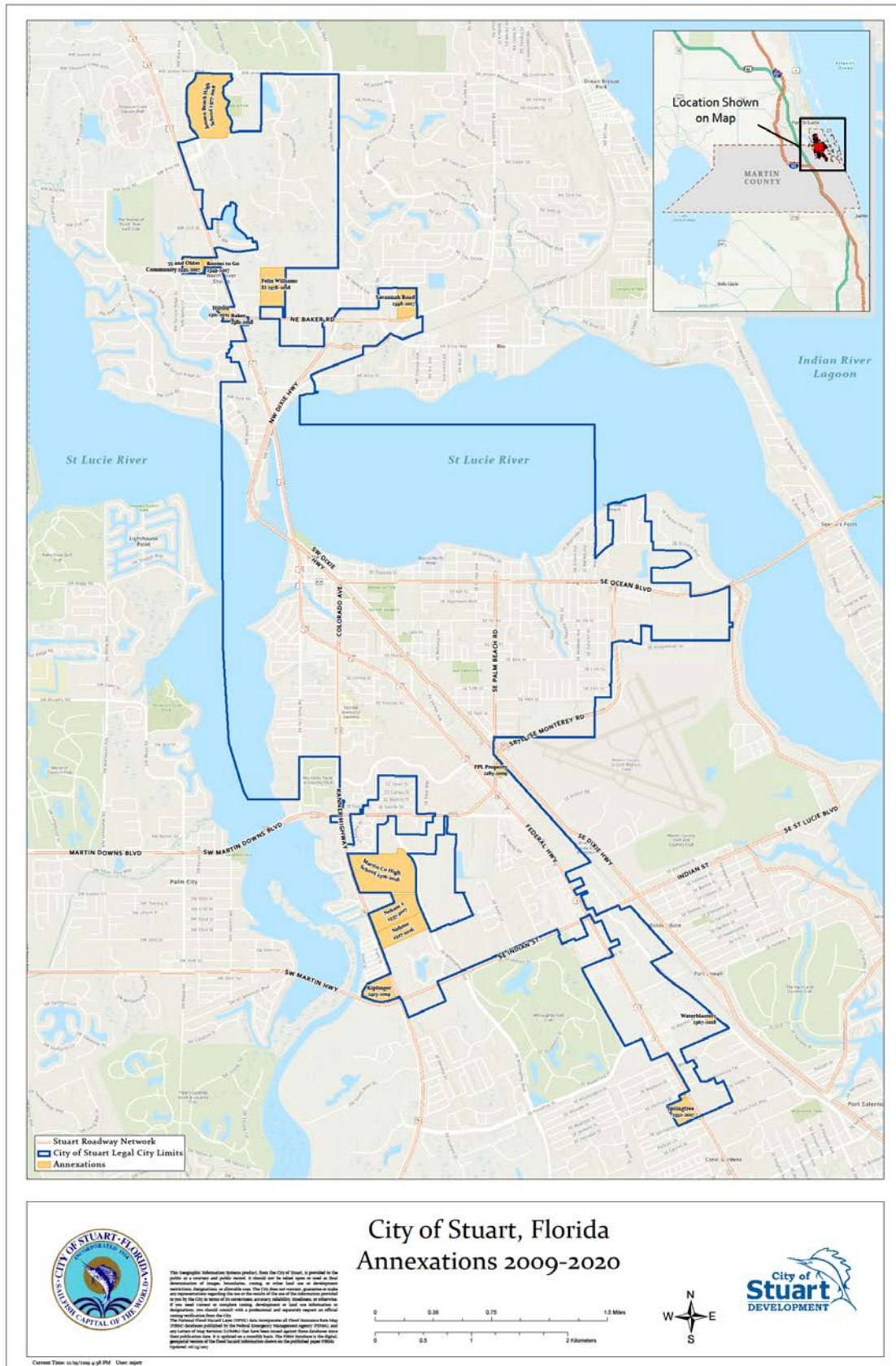
Table 1-2 Population Projections (Resident Population)

Year	City of Stuart Estimate Population
2020	16,769
2025	17,490
2030	18,212
2035	19,064

Source: Stuart Ten-Year Water Supply Facilities Work Plan; January-2019

1.4 Changes in Land Area

Map 2 shows City annexations between 2009 and 2019. A total of 276.79 acres were annexed during this period. An inventory of annexed properties, including the assigned City land-use designation for each, and estimated added population from the annexation is presented in Table 1-3. Six commercial, four residential, three institutional, and one industrial properties were annexed. The residential properties are projected to add an estimated 972 persons to the City's population. Two of the annexed parcel developments have been completed, adding approximately 462 residents to the City. This accounts for approximately 50.71% of the City's population growth over the last decade. Table 1-4 provides the acreage of annexations by land use type. Three schools were annexed into the City, accounting for 56.96% of the annexed acres, along with 61.80 and 53.91 acres of commercial and residential properties, respectively. The local power provider, Florida Power and Light, annexed 3.27 acres of industrial property in 2009.



Map 2: Annexations 2009-2020



Table 1-3 Annexation Activity: 2009 to 2019

Year	Parcel Name	Acreage	Potential Population	Land Use Designation
2009	FPL	3.27	0	Industrial
2015	Wynne/Hotel	2.96	0	Commercial
2016	Nehme/Rice	24.29	0	Commercial
2017	Nehme Holdings	29.22	0	Commercial
2017	Anchor Bank	9.6	182	Residential
2017	Werner Bols	15.2	280	Residential
2017	Kornbluh/Rooms to Go	2.57	0	Commercial
2017	Stuart 13/Springtree	13.58	280*	Residential
2018	Crocker Group/ Waterblasters	1.96	0	Commercial
2018	Martin High School	65.18	0	Institutional
2018	Jensen Beach High School	65.80	0	Institutional
2018	Felix Williams	26.53	0	Institutional
2018	Baker Rd LLC	0.80	0	Commercial
2019	Kiplinger	15.53	230**	Residential
Total		276.49	972	

*Project Approval

**Project Potential

Table 1-4 Annexation Area by Future Land Use Category: 2009-2019

Future Land Use Category	Acres	Percentage of Total 2009-2019 Annexations
Industrial	3.27	1.18%
Commercial	61.80	22.35%
Residential	53.91	19.49%
Institutional	157.51	56.96%
Total Acres	276.54	100%





1.5 Vacant Land for Development

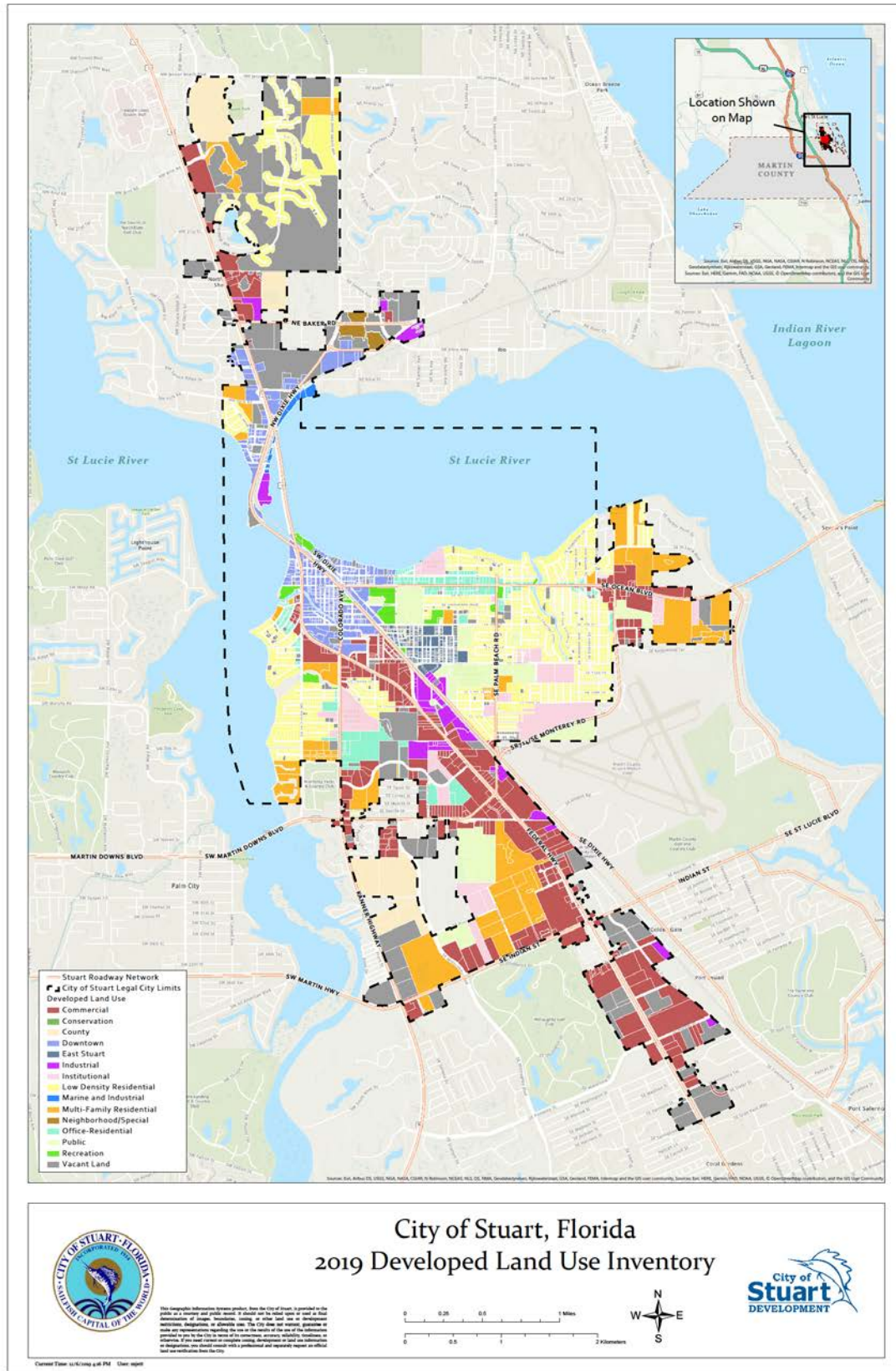
An inventory of vacant land, by land-use category, is presented in Table 1-5. In total, the City had 852.96 vacant acres in 2019. Locations of vacant parcels are illustrated on Map 3. The majority of vacant land, 412.35 acres, is conservation land. There are 175.59 acres of vacant commercial property, which accounts for 20.59% of all vacant land in the City. Multi-family residential land use accounts for the third greatest amount of vacant acres, with 66.87



acres. Marine/Industrial is the category with the least available vacant land, having only 0.54 acres, which is 0.06% of the available vacant land. Several land-use categories have less than 25 acres of vacant land, including marine/industrial, East Stuart, industrial, institutional, and office/residential.

Table 1-5 2019 Vacant Land Inventory by Future Land Use Map Designation

Land Use Designation	Land Use Distribution	
	Acres	Percent
Commercial	175.59	20.59%
Conservation	412.35	48.34%
County Designations	49.48	5.8%
Downtown	28.25	3.31%
East Stuart	12.12	1.42%
Industrial	15.06	1.77%
Institutional	16.31	1.91%
Low Density Residential	37.47	4.39%
Marine/Industrial	.54	.06%
Multi-Family Residential	66.87	7.84%
Neighborhood/Special District	25.51	3.00%
Office/Residential	13.41	1.57%
Total Acres	852.96	100%



Map 3 Developed Land Use Inventory



2.0 Community Engagement

The City recognizes the importance of public workshops and has provided for and encouraged public participation throughout the Evaluation and Appraisal Report planning process.

2.1 Community Engagement Activities

The following activities were completed by City staff in an effort to inform, engage, and solicit input from residents, business owners, stakeholders, and interested parties:

- > Created a City of Stuart webpage for Evaluation and Appraisal Report information
- > Distributed a survey through the Evaluation and Appraisal Report website and email
- > Advertised community engagement meetings
- > Developed a flyer encouraging participation in the community engagement meetings
- > Advertised community engagement meetings through email, hard copies, word of mouth, and social media
- > Promoted attendance at community engagement meetings in the “info bits” on City utility bills
- > City staff conducted personal outreach to Martin County schools and the Stuart Community Redevelopment Area
- > Held community meetings:
 - October 7, 2019 –Public Workshop #1
 - December 4, 2019 - Focus group discussion with Stuart Main Street
 - December 11, 2019 - Public Workshop #2
 - February 25, March 3, and March 10, 2020 - Joint Local Planning Agency and City Commission meetings





a) October 7, 2019 –Public Workshop #1

At the initial Public Workshop for the Evaluation and Appraisal Report, the City asked for public input on the following issues:

1. Neighborhoods
2. Mobility
3. Environment
4. Public Services
5. Business



Participants placed green, yellow, and red dots stickers on photos of the community to indicate if they believed the City was doing well in that category, could improve, or should reevaluate the direction they are moving. Table 2-1 summarizes the overall findings.

Table 2-1 Public Workshop #1 Public Input Summary

Input Category	Doing Well	Room for Improvement	Need to Reassess Track
Environment	> Natural Resources & Habitat > Open Space & Green Space	> Water Quality > Resiliency & Climate Change > Renewable & Alternative Energy	None
Mobility	> Walkability	> Passenger Train > Alternative Transportation > Parking > Biking	> Traffic & Streetscape
Public Services	> Potable Water & Utilities > Parks & Recreation > Sanitation & Recycling > Beautification > Stormwater > Sewer & Septic	None	None
Neighborhoods	> Architectural Standards & Design > Density	> Historic Preservation > Affordable Housing > Future Land Use > Housing Stock/Type	None
Business	> Community Redevelopment Area > Downtown > Capital Improvements	> Local Economy > Jobs > Commercial & Industrial Land Use	None



b) December 4, 2019 – Stuart Main Street Focus Group

The Stuart Main Street Focus Group was primarily a roundtable discussion, where all attendees were given an opportunity to provide input on issues and ideas for improvement related to the Comprehensive Plan and the Land Development Code. Input gathered informed recommendations in this Evaluation and Appraisal Report.

c) December 11, 2019 - Public Workshop #2

During the second Public Workshop, the City provided a brief overview of the Evaluation and Appraisal Report and Comprehensive Plan update process. Discussion was opened up to the public.

d) Joint Local Planning Agency and City Commission Meetings

Joint Local Planning Agency and City Commission Meetings were held February 25, March 3, and March 10, 2020 to review

and revise draft recommendations of the Evaluation and Appraisal Report. Representatives asked questions, provided feedback, and gave input on the finding and recommendations outlined in the Evaluation and Appraisal Report.





3.0 General Recommendations

The City's Comprehensive Plan serves as a blueprint for future development and guides growth. It guides the City's future actions through goals, objectives, and policies and establishes a framework for prioritizing investments. As the City grows and revisions are made to state laws (Chapter 163, Florida Statutes), the City shall update its Comprehensive Plan so the document grows and adjusts to a changing world and new demands.

"A blueprint for the future."

3.1 Description of the Issue

As state statutes are updated and revised, it is the City's responsibility to evaluate and amend the Comprehensive Plan to reflect the changes in state requirements. Since adoption of its first Comprehensive Plan in 1989, the City of Stuart has evaluated its blueprint for the future twice, in 1996 and 2009. In 2019, the City once again initiated an evaluation of its Comprehensive Plan; this Evaluation and Appraisal Report is part of that process. In the overall evaluation of the Comprehensive Plan, the following major issues were identified per state requirements and City staff input, and community engagement activities.

- a) **Compliance with State Statutes:** The City needs to complete amendments to its Comprehensive Plan to reflect changes in state requirements in Chapter 163, Part II, Florida Statutes.
- b) **Readability:** City staff and members of the public indicated that the City's current Comprehensive Plan is cumbersome and difficult to read and use.

3.2 Comprehensive Plan Evaluation

- a) **Compliance with State Statutes:** In Spring 2019, the City, in conjunction with their consultant, Cardno, Inc., reviewed its Comprehensive Plan and determined that amendments were necessary to reflect 2010 - 2018 changes in state requirements in Chapter 163, Part II, Florida Statutes. During the reviewed timeframe, it was noted that several amendments had been completed, including adopting 2009 Evaluation and Appraisal Report-based amendments. Some additional amendments included, but were not limited to the following:

- > Revisions to the Capital Improvements Element
- > Future Land Use Map updates
- > Implementing an Economic Development Element
- > Annexations

Amendments that need to be completed and that are being incorporated into this Evaluation and Appraisal Report include the following:

- > Deleting references to Rule 9J-5, Florida Administrative Code
- > Changing "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act"
- > Correcting "Department of Community Affairs" to "Department of Economic Opportunity"
- > Updating 5 and 10-year planning horizons to 2025 and 2030
- > Add new policy and revise existing policy within the Coastal Management Element to adhere to the requirements under the Peril of Flood Act



- b) Readability:** During review of the Comprehensive Plan, several factors were noted that contribute to making the Plan difficult to read. These include the use of numerous acronyms, development-related language, lack of graphics, and references to outdated programs and policies. The Comprehensive Plan should be revised to be more graphic and easier to understand through clear, concise, and current language and strategic use of graphics to promote concept understanding and visual appearance of the document. Additionally, reorganizing closely aligned Elements can ease use of the document and assist the City in more effectively monitoring implementation. It was also recommended to reorganize the Elements into “Pillars.” A suggested reorganization is provided in Section 3.4



3.3 Recommendations

1. Make Comprehensive Plan more graphic and simplify language to improve readability and ease of understanding. The Plan should use clear, concise language, an active voice, and graphics to break up monotony of narrative, make the Plan more visually interesting, and improve understanding of concepts.
2. Reorganize optional and required Elements into the following “Pillars:” Environment, Neighborhoods, Infrastructure, Community and Economic Development, and Government and Implementation.
3. Revise Comprehensive Plan to have short and midterm planning horizons of 5 (year 2020) and 10 (year 2030) years to encourage quick action by the City.
4. Delete policies that have been implemented or are no longer relevant.
5. Incorporate sustainability and resiliency information/sections into each Element, as-needed.
6. Required per Florida State Statutes: Adopt text amendments in Exhibit 1 of this document to make the following changes:
 - a) Removing references to Rule 9J-5, Florida Administrative Code
 - b) Changing “Local Government Comprehensive Planning and Land Development Regulation Act” to “Community Planning Act”
 - c) Correcting “Department of Community Affairs” to “Department of Economic Opportunity”
 - d) Adopt removal of references to Rule 9J-5, which is no longer applicable, in Exhibit 1 of this document.

3.4 Recommended Reorganization of Elements

It is recommended that the Comprehensive Plan Elements be organized into “Pillars.” Reorganizing closely aligned Elements can ease use of the document and can assist the City in more effectively monitoring implementation. Further, it is recommended that three new Elements be added: Historic Preservation and Neighborhood Vibrancy, Community



Redevelopment Agency, and Administration and Implementation.

The purpose of adding the Historic Preservation and Neighborhood Vibrancy Element is to have one policy location that helps drive promoting and retaining community character. Part of the City's character is preserving historic buildings and cultural assets. Historic preservation is something the community stated the City can improve upon.

The Community Redevelopment Agency (CRA) has some specific goals and objectives that differ from the remainder of the City. Housing these specific goals and objectives under one Element would collocate CRA-specific goals and objectives. This Element would need to reference the CRA's adopted Community Redevelopment Plan. Alternatively, the City can consider adding a CRA section to each Element.

Adding an Administration and Implementation Element can assist the City in implementing the Comprehensive Plan through providing timeline goals, monitoring and evaluation procedures, and guidance to complete monitoring, evaluation, and updating procedures.

It is also recommended to remove Element X - Public Schools Facilities and incorporate relevant goals, objectives, and policies into the existing Element VII - Intergovernmental Coordination Element.

Environment Pillar

1. Coastal Management (currently Element IX)
2. Conservation Element (currently Element V)

Neighborhoods Pillar

1. Future Land Use Element (currently Element I)
2. Housing Element (currently Element III)
3. Recreation and Public Space (currently Element VI)
4. Historic Preservation and Neighborhood Vibrancy (optional Element to be added)

Infrastructure Pillar

1. Mobility (currently Element II - Transportation)
2. Capital Improvements and Concurrency Management System (currently Element VIII)
3. Public Services (currently Element IV – Infrastructure)

Community & Economic Development Pillar

1. Economic Development (currently optional Element XI)
2. Community Redevelopment Agency (optional Element to be added)

Government and Implementation Pillar

1. Intergovernmental Coordination Element (currently Element VII)
2. Administration and Implementation (optional Element to be added)



4.0 Environment

Minimizing the impact of climate change, improving water quality and using renewable energy and resiliency planning for a sustainable future, has emerged as a paramount concern both globally and for the City of Stuart. While global efforts are taking place, ultimately climate adaption and efforts to improve water quality and promote renewable energy use must be planned for and implemented at the local level. The City's Comprehensive Plan has been evaluated in terms of the three primary components: water quality and natural resources, renewable and alternative energy, and resiliency planning.

The City established a multi-departmental committee to identify opportunities for incorporating sustainability and resiliency concepts into decision-making and policy goals for the future, which will evolve into a sustainability and resilience plan.

4.1 Description of Issue

The following major issues have been identified through community engagement activities and interviews with City staff and should be addressed through updates to the City's Comprehensive Plan's goals, objectives and policies.



a. Water Quality and Natural Resources:

According to public input, one of the greatest major issues facing the City is water quality. Comprehensive Plan objectives encourage low impact development (LID) strategies and, since the 2009 Evaluation and Appraisal, wetland policies are better-defined which helps improve the quality of natural resources and minimize environmental impacts. Community Investment Plan (CIP) infrastructure goals such as reverse osmosis plants and non-mandatory septic-to-sewer programs, as well as planning requirements for irrigation strategies and approved landscape materials help promote sustainable water supply. The City and community agree these programs have been successful; however, currently there is no baseline of acceptable water quality, no established system of measurement, nor a water quality action plan in place.

b. Renewable and Alternative Energy and Resource Use:

The previous objectives to provide sustainable and smart growth principles, green-house gas reduction strategies, increased use of renewable energy alternatives, and to formalize a mandatory Green Development review section, were identified through the community engagement process as the highest ranked issues to address in the Comprehensive Plan update. The City supports the Solar Energy Loan Fund and the Florida Green Energy Works program, continues to implement solar projects, and is considering a required sustainability matrix for development. With both successes and shortcomings in the previous plan, updates must focus on mandatory policy with measurable outcomes.

c. Resiliency Planning:

The City organized a multi-department sustainable committee



in October 2019 with the goal to create a Sustainability Plan by April 2020. Resiliency will be a key component to the City's sustainability. Resiliency is the ability of the built and natural environment to resist, adjust to and recover from the effects of a hazard. Current goals promote protection of the coastal shoreline from erosion and capital assets from destructive forces, while also providing for emergency evacuation and procedures for post-disaster redevelopment. According to the South Florida Regional Climate Change Compact, unified sea level rise projections for South Florida project sea levels will rise by three to seven inches by 2030 and nine to 24 inches by 2060. While the City understands potential impacts of climate change, sea level rise, intense storm events and shoreline exposure, an effective disaster management plan that incorporates resiliency and sustainability strategies is not in place. Areas of the City are prone to flooding and risk impacts from hurricanes and sea level rise. Flood zones designated by the Federal Emergency Management Agency (FEMA), the City's Coastal High Hazard Area, coastal sea level rise projections, and hurricane storm surge projection maps are provided in Maps 4-7. These maps indicate areas of the community vulnerable to flooding and hurricanes. This information can help inform policies to protect infrastructure, residents, and the coastline.



4.2 Potential Social, Economic and Environmental Impact

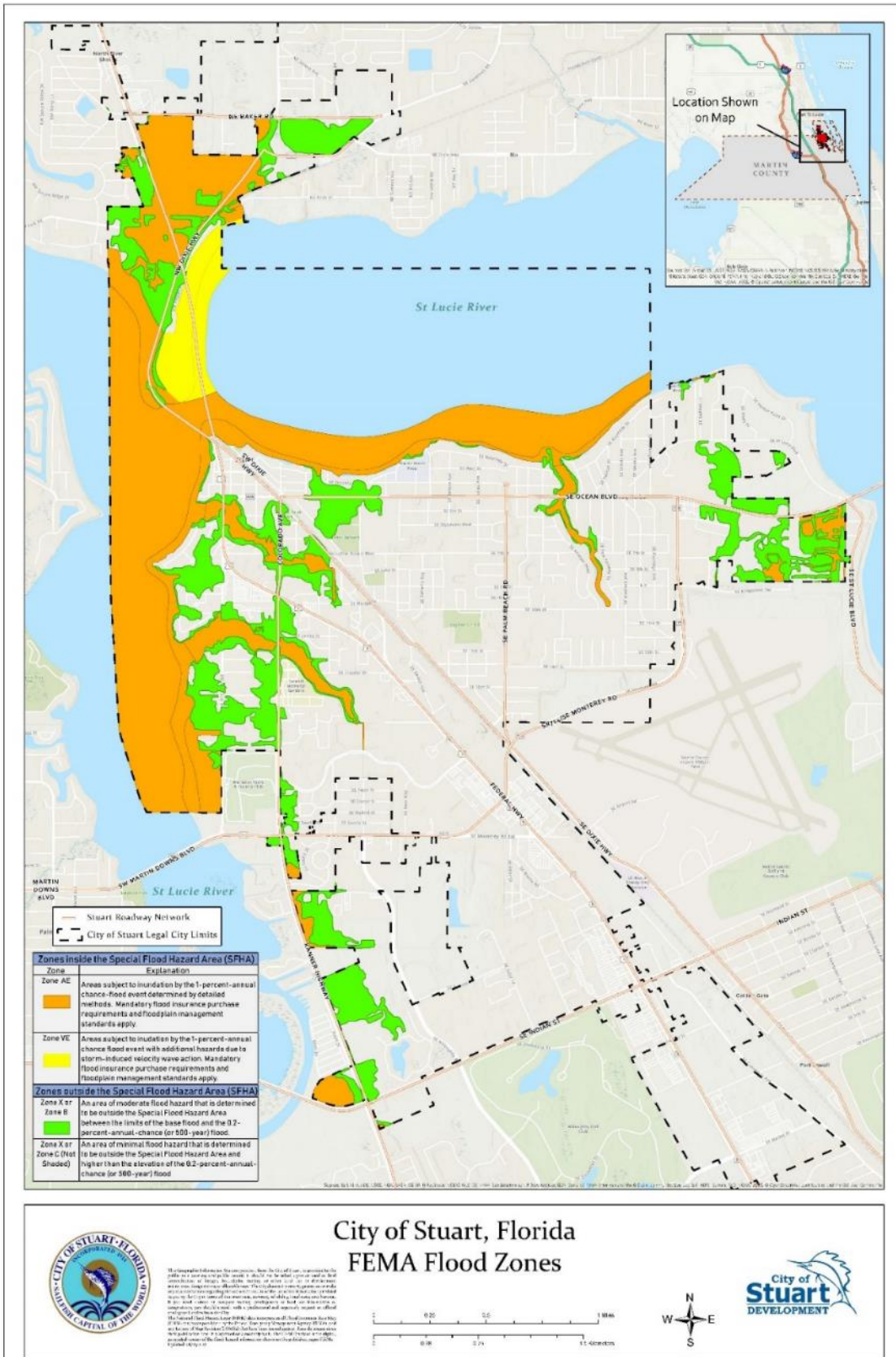
The City of Stuart seeks to provide its residents a high quality of life and attract tourists and businesses that will contribute to the economic vitality of the City. Implementing policy, planning and CIP guidelines that encourage pedestrian and transit friendly development; reduce negative impacts on the natural environment and non-renewable resources; and identify strategies for a resilient and sustainable future, will help create the kind of community where families want to work, live and play. Redevelopment in areas of adequate infrastructure and services reduces impact on natural areas and greenhouse gas emissions.



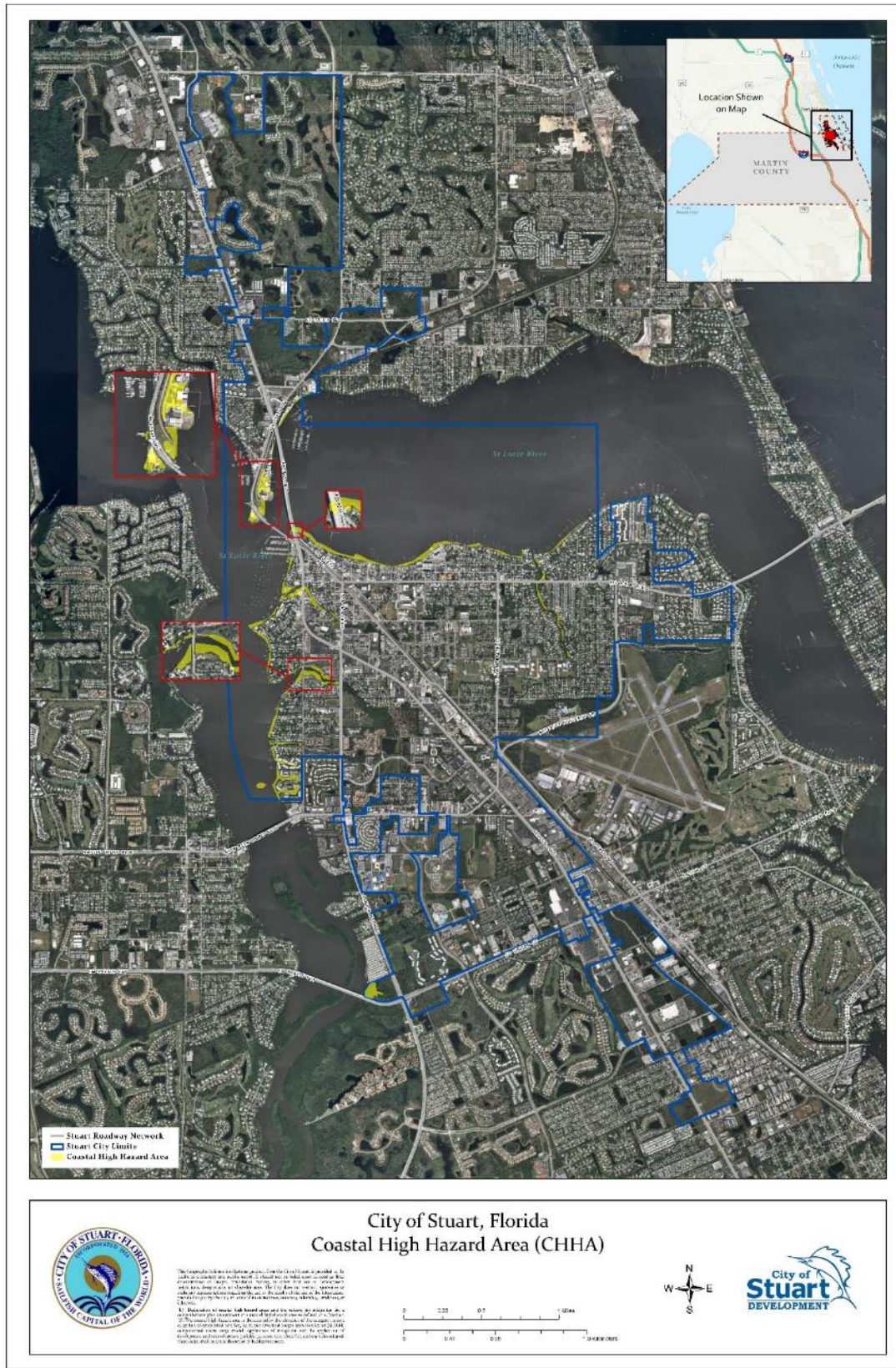
Policies to support a smart and resilient city will shift the social behavior of the community towards a more efficient and sustainable use of City resources, resulting in an increased quality of life for residents and visitors of Stuart.

- a. **Water Quality and Natural Resources:** The City is currently reviewing proposed water distribution system improvements and their economic, social and environmental impacts. While the septic to sewer program is currently not mandatory, the City is offering financial incentives for residential and commercial users to connect so the program can be completed in 10 years. The City can implement policy that will further encourage commercial and multi-family developments to go online from septic to sewer. The Floridian Aquifer reverse osmosis project will generate 1 million gallons of alternative potable water. Continued investment in CIP projects that directly support efficient use of resources and improving water quality will help the new sustainable committee identify water quality baseline goals. Continued use of reclaimed water for irrigation and implementing policy to mandate smart irrigation as part of the City's site plan requirements can further encourage water quality goals.
- b. **Renewable and Alternative Energy and Resource Use:** By quantifying the energy realized by the solar panels projects, the new sustainable committee can set baseline goals by which to measure proposed projects. By educating and communicating this information to the public, the City can encourage individuals and developers to support renewable energy in their community and projects. Implementing policy that includes measureable standards for development review, requiring alternative energy credits, providing a matrix of choices for developers (such as incentives for electric charging stations or quantifying solar requirements for appropriate projects) are all efforts the City can outline in their sustainability plan.
- c. **Resiliency Planning:** While the City appears to be exceeding their goals for providing conservation and open space, coastal risk areas need to be addressed. Other coastal communities are finding that the cost of sea level rise and storm impact have forced them to develop practices and policy that can improve climate change resilience. Practice and policy that should be considered by the City include: pushing development outside of areas prone to flooding; requiring increased minimum floor elevations for new development and redevelopment; retrofitting buildings for increased flood risk; designing infrastructure that can withstand higher water levels, such as raising seawalls and installing tidal valves; implementing natural drainage features such as bioswales and stormwater buffers; reducing the heat island effect through increased landscaping, shading, and green building practices; and adopting building practices that reduce vulnerability to increased storm events.

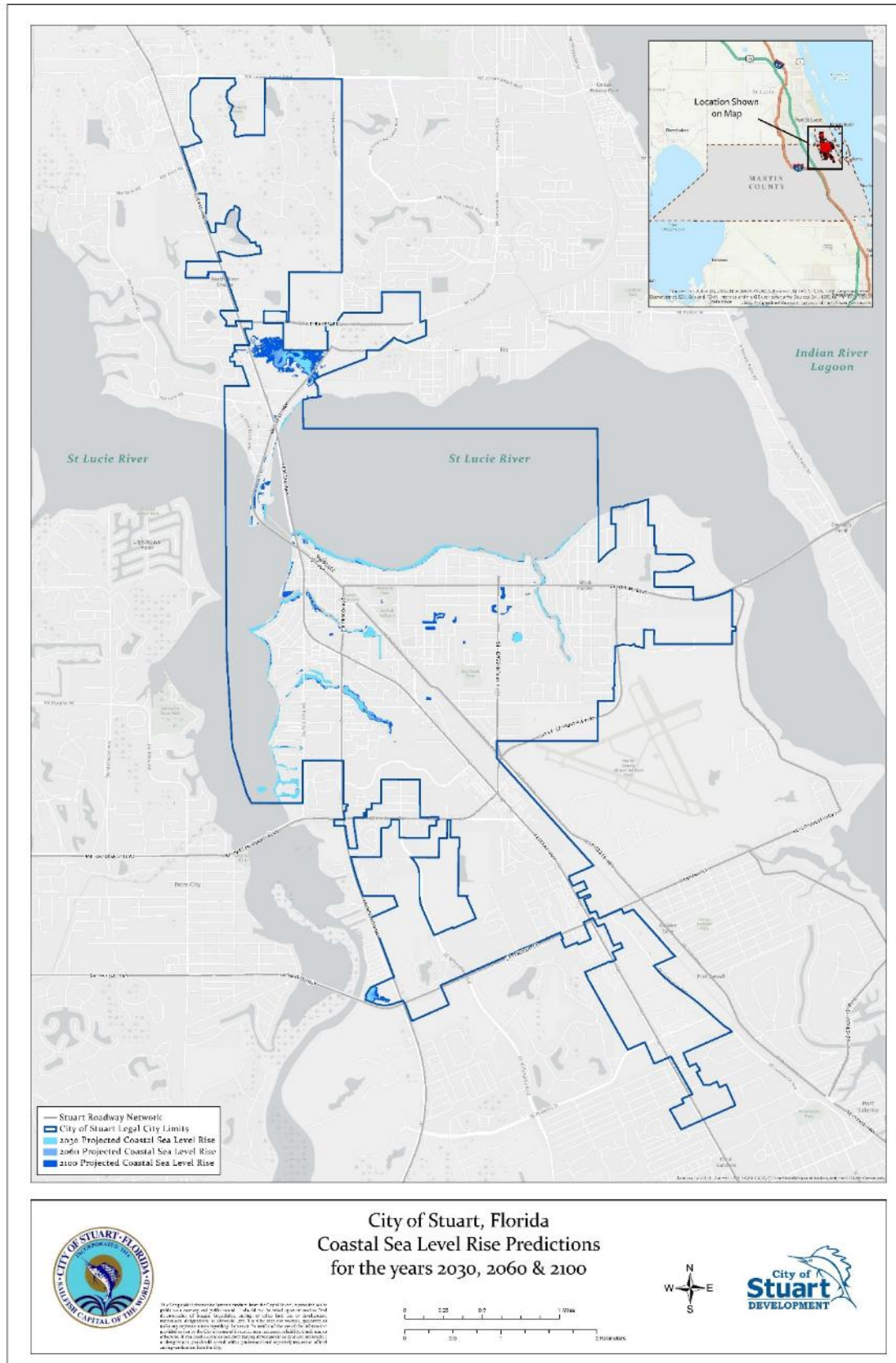




Map 4: FEMA Flood Zones



Map 5: Coastal High Hazard Area



Map 6: Coastal Sea Level Rise Predictions





4.3 Comprehensive Plan Evaluation

- a. **Water Quality and Natural Resources:** In order to show its commitment to improving and protecting water quality, the City must enforce its established policies. Coastal Element Policy A1.1 calls for enforcing and monitoring the City's master drainage plan and flood control prevention ordinance; however, the data for these will need to be updated and reviewed with the new FEMA maps and climate change information available. Conservation Element Policy A2 and Infrastructure Element A4d encourages LID practices in development project; however, there are no specific measures or practices in place to guide developers and plan reviewers, or goals and timelines established by which to accomplish these LID practices.
- b. **Renewable and Alternative Energy and Resource Use:** The Conservation Element Goal A provides for and supports renewable and alternative energy use, but there are no set goals or timeline established by which the City can measure their progress. The goal statement promotes the use of renewable resources when appropriate, but the goal is not specific or measurable. Established policies other than Future Land Use Element A6.5, which specifically promotes and encourages use of renewable and alternative energy, should be updated to provide incentives for their use and quantify the requirements.
- c. **Resiliency Planning:** The Coastal Element goals protect the coastal and natural resources with programs and procedures that balance coastal development activities with the preservation of natural resources. Based on the new FEMA flood zone, Coastal High Hazard, sea level rise, and hurricane storm surge maps (Maps 4-7), review of vulnerable areas, and needing to meeting requirements of the Perils of Flood Act, the Coastal Management Element needs policy updates. Building restrictions, evacuation routes and shelters need to be re-assessed. Additionally, the Coastal Element must evaluate the potential affected area of sea level rise, identify sea wall replacement areas, and create development restrictive zones for vulnerable areas. Resiliency planning is currently not provided for in this Element and could be an addition that would help the City plan for future climate change.



4.4 Recommendations

Resilience and Sustainability

1. Incorporate climate change narrative and identify best available information on weather and climate change phenomena that are current and potential future



threats to the area, and outline a general framework for adaption, mitigation, and resilience.

2. Add an objective to develop a resilience strategy as part of standalone Sustainability Plan, recognizing the risks of Stuart's geographic location and outlining the City's commitment to resilience-building efforts.
3. Add policy to become designated as a SolSmart Community.
4. Strengthen policy to encourage new development in higher elevations and areas less vulnerable to flooding.
5. Consider resiliency general design guidelines and/or area-based/targeted form-based codes that mandate resilient design in vulnerable areas.
6. Consider sea level rise in government infrastructure and stormwater infrastructure projects.
7. Add policy to replace City fleet vehicles with hybrid or electric cars, when possible.



Coastal Management

1. Required: Amend the Coastal Management Element to add new policies pertaining to the adoption and implementation of strategies to protect property and infrastructure from the impacts of climate change and coastal flooding for compliance with Chapter 163.3178.
 - a. Add policy to reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts



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use of green roofs and parking shade structures with solar panels, and roof lines to cover sidewalks.

9. Establish tree canopy baseline and implement policy to encourage expanding tree coverage. Include language to allow for a reduced tree canopy grace period following natural disasters.
10. Update City's ordinances and Land Development Code to encourage and remove barriers to renewable energy production.
11. Enhance solid waste reduction by increasing recycling goals and strengthening the public education program.
12. Develop baseline of renewable energy usage within the City to allow for measuring future successes.
13. Add goals, objectives, and policies to reduce City's dependence on Surficial Aquifer through public education, reducing water usage, and seeking alternative supply sources.
14. Add policy to support tree mitigation for planned unit developments (PUDs) and new development that replaces plant/tree-life within City limits, including living shoreline projects.
15. Add policy to allow City's tree replacement fund to be used for living shorelines and stormwater projects.
16. Add objective to increase pervious areas and allow for a variety of pervious hardscape materials.
17. Add goal, objectives, and policy to promote brownfield redevelopment.





5.0 Neighborhoods

Strong neighborhoods are at the center of the City of Stuart's community identity. The City has identified areas in which the Comprehensive Plan should be updated to promote positive development and redevelopment patterns. The existing Elements, objectives, and policies in the Comprehensive Plan will be evaluated on their effectiveness in promoting desirable, affordable, and vibrant neighborhoods that meet the demands of Stuart's current and future residents. Stuart strives to provide neighborhoods that provide a diverse housing stock, promote density and walkability, and preserve and enhance the area character.

"Promote desirable, affordable, and vibrant neighborhoods that meet the demands of our current and future residents"

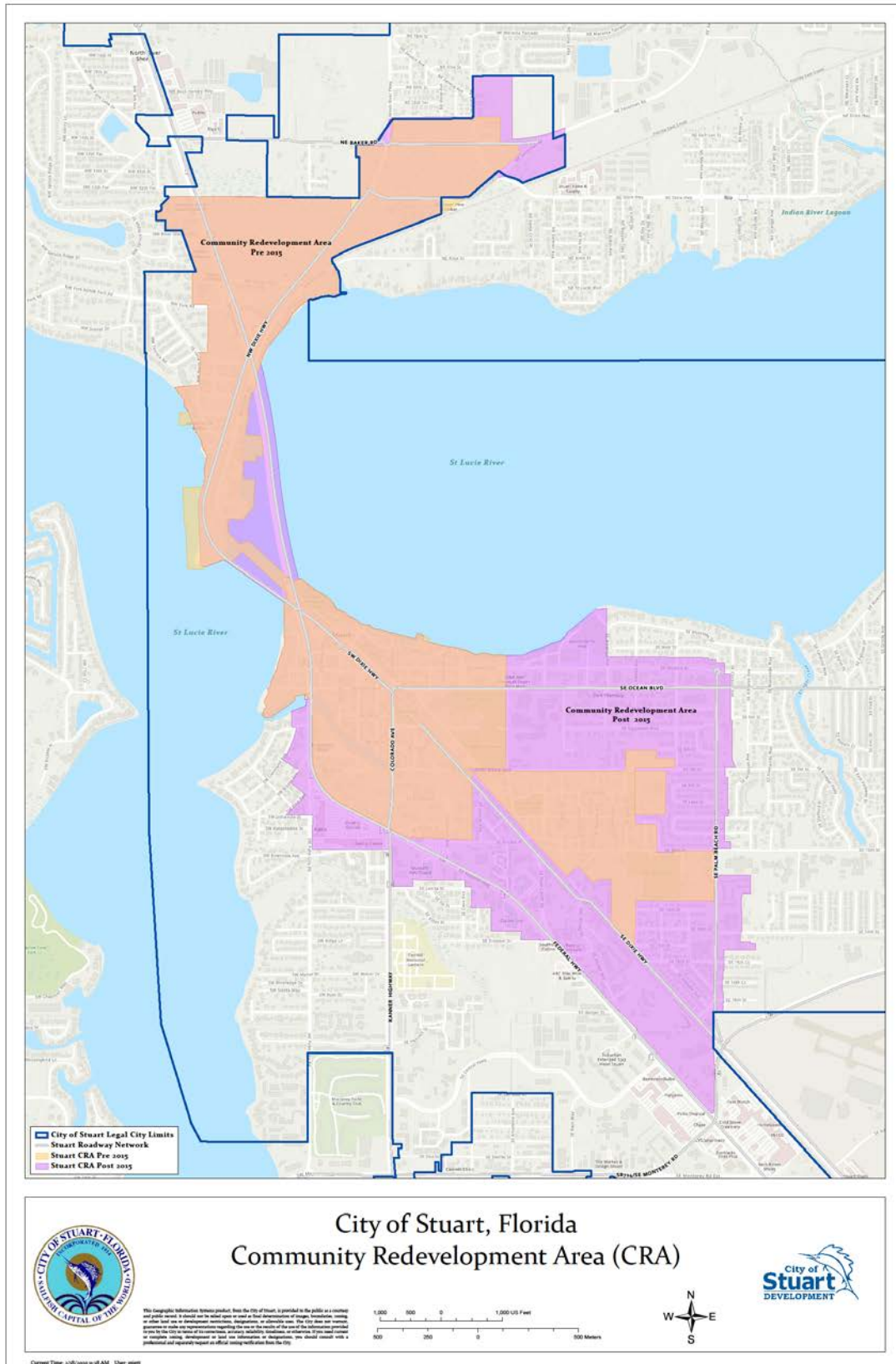
5.1 Description of the Issue

Stuart has strived to maintain its unique area character while faced with the challenges of growth and development. These planning efforts date back to 1986 with the creation of the Community Redevelopment Agency (CRA). This effort spurred a series of planning initiatives to maintain and enhance neighborhood health and vitality including the Downtown Master Plan of 1988 and the 2002 Community Redevelopment Plan. In the 2009



Evaluation and Appraisal Report, recommendations were provided on issue of land use compatibility, architectural design, and neighborhood vitality. In 2015, the CRA expanded its limits as shown on Map 8, covering an estimated 1,168 acres, and gaining a larger footprint of residential land within Stuart. In August 2019, the City of Stuart adopted a Community Redevelopment Plan (CRP) with the purpose of guiding the city in identifying priorities and opportunities within the CRA. The CRP outlined a vision for growth and unification of Stuart while protecting the existing built and natural environments. The CRP's goals, vision, and objectives align closely with those of the greater Stuart limits and the overall Comprehensive Plan objectives and policies.

As Stuart continues to grow and adapt to current development trends, new challenges arise while old challenges persist. It is recommended that the Neighborhood Pillar be broken down into the following four Elements to address the major issues facing Stuart: Future Land Use; Housing; Recreation and Open Space; and Historic Preservation and Neighborhood Vibrancy.



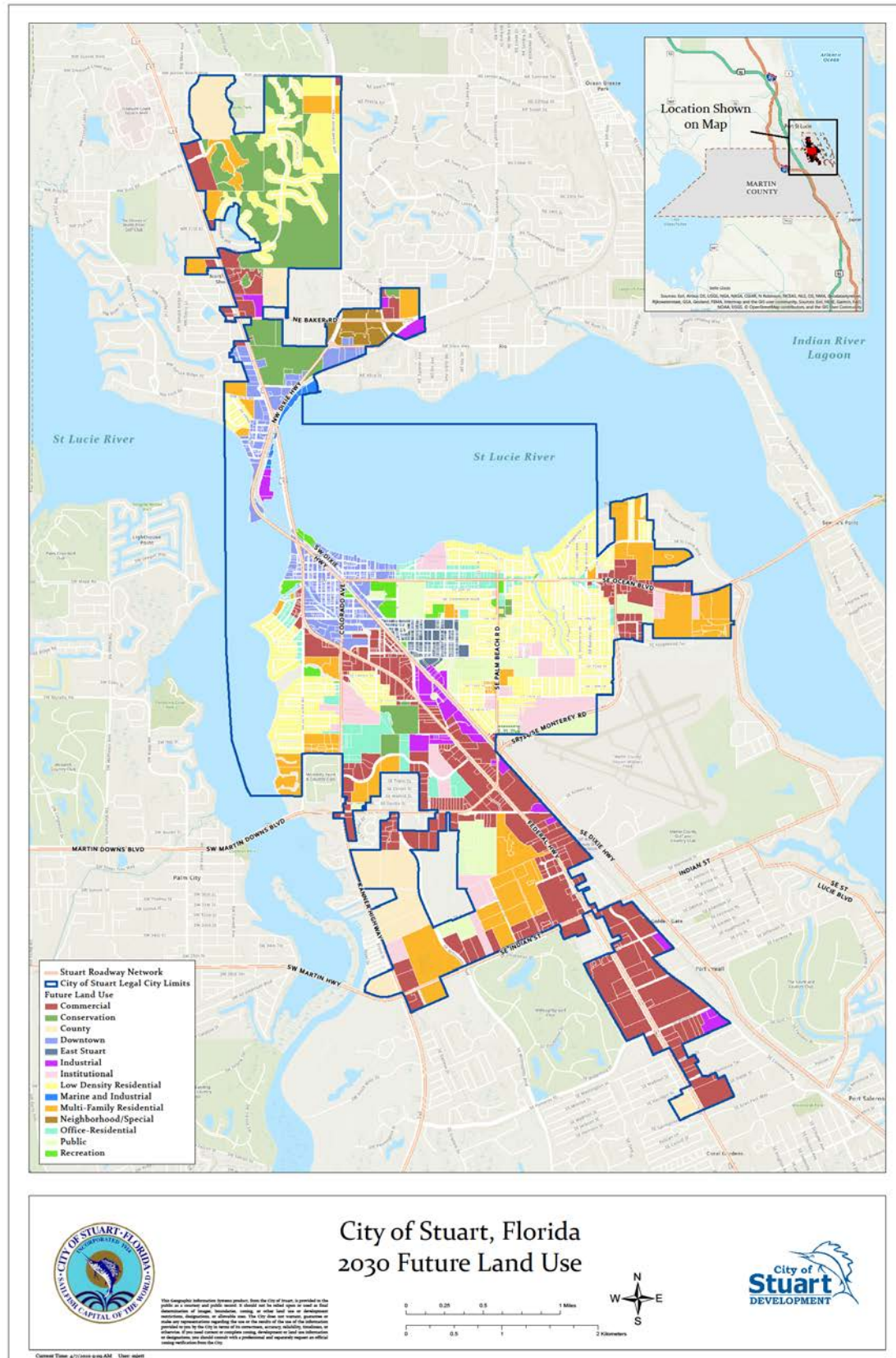
Map 8: Community Redevelopment Area (CRA) 2015 Expansion



- a. **Future Land Use:** The current 2030 Future Land Use Map is provided as Map 9. Several issues have been identified related to land development patterns and future land use needs within the community, which should be explored in the Comprehensive Plan update. Stuart has identified a need to increase development density for the purposes of promoting more walkable neighborhoods, increased use of public transit, improved access to public amenities, and access to downtown businesses. Allowing more density in key areas throughout the community will also encourage a more diverse housing stock and affordability of housing options. Stuart should evaluate opportunities for infill development and possible revision to design criteria that can be a barrier to infill development projects. Stuart has identified a need to better define architectural and site design standards in the Comprehensive Plan. Clearly defining desired architectural and site design standards that encompass the unique character of the community within the Comprehensive Plan will better serve to influence new minimum requirements in the Land Development Code. New development should complement existing development while allowing for a range of architectural design types.
- b. **Housing:** Like many areas in Martin County, the City of Stuart has a need for a more diverse and affordable housing stock that meets the demands of current residents and is attractive to future businesses and residents. Currently, Stuart has the lowest median home value within the County and struggles with an aging housing stock with most homes built between 1970 and 1989. As a result, many neighborhoods within the City limits, and specifically in the CRA, suffer from vacant or dilapidated properties and widespread blight. Due to the age of existing properties, many homes do not meet current standards and building codes for hurricane and storm resiliency. Finding opportunities to incentivize rehabilitation of existing structures, infill development, and historic preservation will aid in combating blight, improving home resilience, and increasing affordable housing opportunities. Stuart also lacks diversity in available housing types. The Comprehensive Plan should be evaluated to allow for and



promote mixed use and missing alternative housing types (i.e., cottage lots, granny flats, accessory dwelling units, etc.). As seen in Table 5-1, there is large multi-family and mixed-use residential housing potential within the community. Providing a greater mix of housing types will also support the need for affordable housing and promote a thriving community.



Map 9: 2030 Future Land Use Map



Table 5-1 - 2019 Vacant Residential Land Development Potential

<i>Land Use Designation</i>	<i>Land Use</i>	
	<i>Acres</i>	<i>Dwelling Units</i>
<i>Multi-Family Residential</i>	66.87	668
<i>Neighborhood/Special District</i>	25.51	382
<i>Office/Residential</i>	13.41	134
<i>Low Density Residential</i>	37.47	326
<i>Downtown</i>	28.25	423
<i>East Stuart</i>	12.12	206
<i>Total Acres</i>	183.63	2139

- c. Recreation & Open Space:** The City has a need for comprehensive planning initiatives to improve existing recreation and open spaces and identify opportunities for new recreation and open space in the community. Many of the existing facilities are in need of updating to improve accessibility, pedestrian infrastructure and beautification. Current recreation and open space planning strategies within the Comprehensive Plan will be evaluated for their effectiveness in meeting and anticipating future needs for a growing population. The Comprehensive Plan should address the inventory of vacant property comparatively to the needs for future recreation and open space. The connectivity between all recreation and open space should also be evaluated to promote walkability, bike-ability, and increase overall accessibility to these neighborhood amenities. The Comprehensive Plan should make healthy communities a priority by marketing and promoting recreation opportunities. In addition, the need for new amenities for healthy communities, such as fitness stations and greenway trail systems, as well as fitness programming should be evaluated.
- d. Historic Preservation & Neighborhood Vibrancy:** History and historic preservation drive much of the character, aesthetic, and sense of place that exists in the community. The process in which we updated existing and proposed building architecture should be evaluated to ensure new development does not overpower the existing character. Site design standards and the public realm must be addressed to improve connectivity and the pedestrian experience within community open space. By strengthening its historic preservation efforts, the City aims to stabilize many neighborhoods, increase property values, and support more sustainable development. The City needs to evaluate existing methods for developing an inventory of and preserving historic structures. The City also should consider developing an inventory of cultural assets as they move to push more artistic installations, mural programs, and other cultural projects to promote neighborhood vibrancy.



5.2 Potential Social, Economic, and Environmental Impacts

Providing a healthy range of land uses to drive the future growth of Stuart is essential to the social, economic, and environmental health of the city. Incentivizing greater density and infill development patterns will aid in the preservation of open space and protection of natural resources. Establishing policies that promote infill and redevelopment activity, that maintain neighborhood compatibility and minimize negative impacts on adjacent properties will contribute to neighborhood stability. It will also increase property values, occupancy rates and marketability of properties. As these neighborhood changes occur, the economic vitality and status of Stuart as a commercial hub for greater Martin County is enhanced.

Communities facing a lack of affordable and diverse housing stock face a number of economic and social issues including poverty, homelessness, foreclosures and displacement of residents. Community blight and dilapidated housing lower morale and sense of place, discourage tourism, and negatively impact the overall quality of life for all Stuart residents. In addition, as the quality of the built environment degrades, so does public perception of place, promoting lack of ownership in community spaces, encouraging illicit activity, and setting the stage for further blight to occur. Communities that fail to provide adequate affordable housing for residents lack an economically and socially diverse population that is essential to healthy cities. Increasing opportunities for quality affordable housing can increase the level of disposable income for residents and their ability to spend their money in the neighborhood and downtown. Gaining more housing diversity in the City will also serve as an economic development incentive as many employees of existing Stuart businesses commute in from outside the City. Providing opportunities for its workforce to live and work within the City is a great incentive for existing businesses as well as a draw for future businesses. Securing adequate housing stock may in turn draw employees back to the City as a live-work destination.

Improving community amenities, recreation opportunities, public access to open space, and pedestrian level infrastructure is essential to safe, inviting, and vibrant communities. The primary issues facing the community in recreation and public space include: the need to update and improve existing parks within the city limits; the need to find additional opportunities to preserve open space and provide more parks; the need to provide Stuart residents with access to the waterfront; and, the need to develop connectivity between open space, recreation and other community amenities. Weaving recreation and public space amenities into the fabric of existing neighborhoods will ensure resilient and strong neighborhoods. Ensuring that access to the water and greenspace is maintained and enhanced will have positive economic and social impacts by promoting the protection of natural resources, improving air and water quality, providing more space for social interaction, enhancing quality of life, and retaining residents.





Cities with vibrant neighborhoods and a strong sense of place are typically more socially diverse and stable. These communities tend to evoke more community pride and residents can be seen interacting in public spaces, attending programmed events, and enjoying life in the downtown commercial corridors. Cities with a strong neighborhood vibrancy also tend to be more environmentally conscious, preserving sensitive environmental resources, and encouraging more compact development patterns that promote community interaction. Tree canopy and improved landscape beautification efforts are also linked to increased community identity and sense of place. Developing complete street projects, entry gateways, and beautification initiatives encourages pedestrian-friendly streetscapes, improves safety, and stimulates community and economic development.

5.3 Comprehensive Plan Evaluation

- a. **Future Land Use.** The City has adopted a number of objectives and supporting policies in the Future Land Use (FLU) Element that promote increasing housing density, affordability, and reducing sprawl. FLU Element Objective A5 – Residential Development encourages compatible land use activities and recommends working with developers to integrate vehicular and pedestrian circulation systems, bike paths, parking, building locations and architectural design into a cohesive development. Policy A5.1 then further promotes compact urban development by including sufficient land suitable for the public utility facilities needed to support the projected level of development. There is opportunity within the existing FLU Element to strengthen the requirements and incentives to support infill development and make it more feasible for interested parties. FLU Element goal A8 proposes an urban core overlay zone to promote a mix of uses, traditional neighborhood development, a pedestrian oriented land use pattern, complements transit oriented development and discourages large expanses of parking. As the city pushes to implement more complete streets and transit oriented design principals, there is opportunity to update this goal to prioritize transit oriented design to support multi-modal transit for the urban core.
- b. **Housing.** The current Comprehensive Plan allows for a wide variety of housing types needed to support the demand for infill development and increased density. Existing Housing Element policy A2.5 protects the availability and number of affordable housing units by allowing for rental accessory dwelling units. This language can be strengthened to provide flexibility in the type of accessory dwelling units permitted.





The Comprehensive Plan and Land Development Code currently do not allow for flexibility where multi-family housing is permitted and do not incentivize the revitalization and re-use of existing and historic homes.

- c. **Recreation and Open Space.** The Recreation and Open Space Element in the Comprehensive Plan speaks to the need for public access in Objective A2 through the promotion of mass transit routes, encouraging new public transit routes to access city facilities, ensuring Americans with Disabilities Act (ADA) access and parking at all public facilities for the handicapped and elderly population. There is a need to expand upon this objective to ensure that all members of the community can access recreation, open space, and public waterfront sites through more multi-modal forms of transportation. The City has also identified a need for the Comprehensive Plan to encourage more public open space within the community through incentives with new developments.
- d. **Historic Preservation & Neighborhood Vibrancy.** The City has identified a need to promote history and create more vibrant neighborhoods in the community through preservation and cultural initiatives. Some of these needs should be addressed through changes to the Conservation Element to allow for a more diverse landscape and to the Land Development Code to allow for more groundcover options. The Comprehensive Plan identifies an inventory of historical and archaeological resources completed in 2002, referenced in the Housing Element Objective B1. This objective is in need of updating and expanding upon so that all cultural and historical assets within the community are inventoried and maintained. FLU Element Policy B3.5 says that the City shall implement the special district land use regulations for historic areas of mixed land use. FLU Objective C2 also supports historic resources with policy to preserve historic sites. Goal B allows for public lands to be set aside for the relocation of historic buildings. However, there is still a need to conduct a greater inventory of historic sites and incentivize preservation efforts. A need has also been identified within the City to ensure strong and vibrant neighborhoods through art and the promotion of cultural resources in the City which should be supported in the Comprehensive Plan update.



5.4 Recommendations

a. General Recommendation

1. Reorganize Elements under Neighborhoods with required and optional Elements of: Future Land Use, Housing, Recreation and Open Space, and Historic Preservation and Neighborhood Vibrancy.



b. Future Land Use

1. Review and update FLU Policy A5.1 and FLU Objective B1 to address infill development needs including more flexible stormwater requirements, shared or flexible parking requirements, fee-in-lieu-of required landscaping, and reduced open space so that infill development is feasible for interested parties.
2. Develop master stormwater plan for downtown and urban areas to encourage new development, infill development, and increased density. Review and updated FLU Objective B1 to encourage the use of shared public utilities, including stormwater, to promote the compact urban form.
3. Develop Transit Oriented Development district or add policies to CRA to support potential train station and related multi-modal systems/stations.
4. Review opportunities for master parking neighborhoods and consider language for exempt targeted areas to manage neighborhood parking volumes.
5. Update tree mitigation plan to identify areas where tree mitigation is a priority.



c. Housing

1. Expand upon Housing Element Policy A2.5 to allow for a wider range of accessory dwelling units (i.e. granny flats, in-law units, backyard cottages, and converted garages).
2. Support existing FLU Goal A through incentivizing higher density housing opportunities to meet market demands and affordability needs.
3. Incentivize revitalization of existing homes and prioritizing revitalization of historically significant homes.
4. Create policy to encourage repurposing existing commercial properties to mixed-use with a residential component.





d. Recreation & Open Space

1. Expand upon Recreation and Open Space Objective A1 to develop a parks and open space master plan that inventories existing recreation and open space and identifies new opportunities, to promote health, fitness, and social interaction.
2. Promote Stuart Health Trail and health and fitness programming.
3. Add policy to Recreation and Open Space Objective A2 to conduct gap analysis of sidewalk and bicycle lanes to close gaps where feasible and promote safe access to recreation and open space sites.
4. Enhance existing public realm with improved pedestrian infrastructure, (i.e., safety features, seating, lighting, wayfinding signage, plant material and hardscape) to promote safe and inviting open space.
5. Review and update Recreation and Open Space Objective B1 to incentivize more accessible large and small pocket park opportunities where possible in new development.



e. Historic Preservation & Neighborhood Vibrancy

1. Revise Conservation Element Policy A5.4 to include Florida friendly plant species in addition to native plant species in the city list of plant species available to residents and developers.
2. Encourage a variety of groundcovers within landscape requirements, including xeriscaping groundcover options, to reduce the requirements for sod in new development.
3. Initiate a cultural asset mapping project to strengthen community vibrancy initiatives and encourage the development of a cultural heritage district.
4. Support and enhance wayfinding signage programs and feature historic properties.
5. Revise and update existing inventory of historic and archaeological resource, noted in Housing Element Goals B, Policy B1.
6. Revise Housing Element Policy B1.1 to encourage moving historic structures, rather than demolishing them, by providing land for their relocation as well as other incentives for preservation.



7. Update Housing Element Policy B1.3 to encourage and incentivize participation in the voluntary Historic Preservation Program for historic property owners.
8. Establish urban design, place making, and general design guidelines that reflect the historical architectural styles of Stuart as a reference for new construction.
9. Encourage programs that assist property owners in maintaining and rehabilitating commercial building exteriors.
10. Encourage and support success of community districts.
11. Support and encourage programs that promote public art to foster community vibrancy.





6.0 Mobility

The City strives to provide safe and walkable developments with access to alternate modes of transportation that will create a more sustainable and mobile Stuart for all residents.

"Provide sufficient means of transportation for all patrons who live, work, and visit the community!"

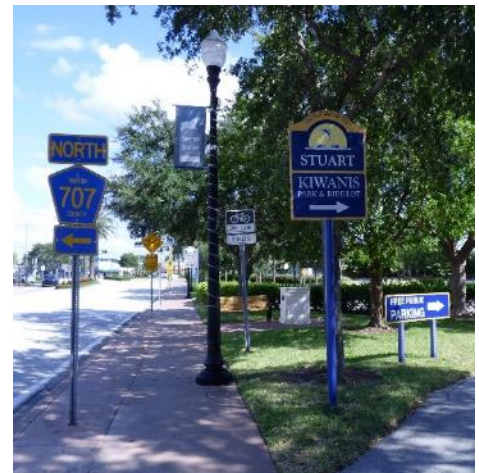
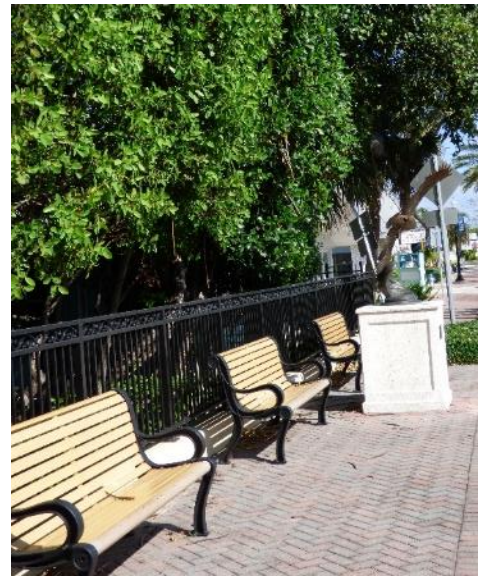
6.1 Description of the Issue

For Stuart to become a city in which residents can live, work, and entertain, it must provide sufficient means of transportation for all members of the community. The following major issues have been identified through community engagement activities and interviews with City staff and should be addressed through updates to the City's Comprehensive Plan's goals, objectives and policies.

a. Walkability & Pedestrian Infrastructure:

Improving connectivity through sidewalks, trails (greenways), and waterways (blueways) is a priority for the Stuart community. Improving connectivity and walkability is important to a healthy community because it will increase community interaction, access to public spaces and parks, and improve the pedestrian experience and perception of safety on City streets. Stuart's efforts to improve connectivity are evident in many of the current efforts within the City as well as its partnership with the Martin County Metropolitan Planning Organization (MPO). The City of Stuart plans to work with the MPO and build upon proposed connectivity projects to increase connections throughout the city, especially for disadvantaged neighborhoods which would benefit from access to safe, walkable and bikeable streets. The City is working closely with the MPO to close the gaps in identified problem areas and provide trail systems to serve the greater area including: NW Dixie Highway Sidewalk Extension Project (under construction); SE Florida Street Sidewalk Extension project (under construction); Martin MPO Blueway Paddling Trails – St. Lucie Trail (under construction); East Coast Greenway project; among other proposed trail, midblock crosswalks, pedestrian bridges, nature trails, sidewalk expansions proposed per the Martin MPO Bicycle, Pedestrian, and Trails Master Plan.

In portions of the City, Stuart needs to improve existing streetscape to provide a safer, healthier, and more vibrant pedestrian experience. A first step to addressing the streetscape will be to evaluate each street individually and implement the Florida Department of Transportation (FDOT) *Complete Streets Design Manual* principals where appropriate. Stuart can improve





wayfinding signage, street furniture, shade trees and structures, lighting, and landscaping to create more inviting streets. It will also be a priority to make streets safer through sidewalk widening, bump outs to decrease crosswalk lengths, installing median refuge islands within crosswalks, and overall increasing the visibility to make pedestrians a priority where appropriate on Stuart streets. The Community Redevelopment Plan (CRP) completed by the CRA in August 2019 included several streetscape improvement initiatives. As of January 2020, the short term initiatives have been completed. The Comprehensive Plan should be amended to ensure that the following mid- and long-term goals of the CRP can be implemented including: Downtown Wayfinding Signage; Urban Core Improvement Initiative (Increase night-time activity, improve pedestrian access between parking and businesses, improve safety, widen sidewalks, increase street furniture, and consider art and culture in new infrastructure); Frazier Crescent Subdivision Streetscape Improvements; Dixie Highway and SE Florida Street Sidewalk Extensions Project; Riverside Park Neighborhood Macro Action Plan (MAP); MLK Blvd Complete Street Project; and the Seminole Street Alleyway Improvements.

In addition to increasing connectivity and creating safe and inviting streets, Stuart should also consider the built environment and development patterns that complement the streetscape. Transit Oriented Design (TOD) principals promote compact urban mixed-use development that allows people to safely and conveniently walk from their homes to jobs, shops, services, schools, parks, and other community facilities. TOD principals also prioritize the walkability and access to multi-modal transit options, before vehicular use and essentially put the pedestrian first. Establishing minimum design requirements which support TOD projects in strategic locations ultimately lead to more pedestrian-friendly neighborhoods and create a healthier and mobile Stuart community.

b. Multi-modal Transportation:

Traditionally, vehicular transportation has been the dominant mode for most residents in the community. However, dependency on vehicular travel can increase traffic, congestion, and degradation of the road network. Although there has not been a significant increase in traffic since the completion of the City's 2009 Evaluation and Appraisal Report, promoting alternate forms of transportation to benefit residents and visitors a goal for the City. Alternative forms of transportation can also alleviate congestion and stress on the existing road network. The Comprehensive Plan should be evaluated on its effectiveness to encourage multi-modal transportation as a means to improve connectivity, reduce vehicular dependency, improve the environment, and the overall health of Stuart residents. Some of the current





initiatives to increase multi-modal transportation per the *MPO Bicycle, Pedestrian, and Trails Master Plan* include a proposed bike lane along SE Monterey Rd and a proposed bike land along SE St. Lucie Blvd. The City has also constructed green painted bike lanes, including along S. Colorado Avenue.

In conjunction with the MPO, Stuart is encouraging bicycle use by increasing bike lane miles within the City, requiring bicycle parking and supporting facilities in new developments, as well as in strategic locations throughout the city. While the bicycle is the most accessible multi-modal transportation option, Stuart has also identified ways in which it may increase the range of transportation options. Stuart has improved the schedule and routes for the Tram system, but would like to continue to expand the service areas to provide access to a wider range of residents. With increased Tram service, there will be a need to improve upon and expand the number of tram stations and shelters.

Virgin Trains USA, is high-speed rail that will be running through the City by 2022. Virgin Trains USA will be improving safety features at pedestrian and vehicular crossings; however, the City will need to evaluate future plans to determine if additional safety features are needed. The City is reviewing opportunities for a potential station, which would improve multi-modal transportation opportunities within the City.



c. Parking & Vehicular Infrastructure:

Parking and vehicular infrastructure will remain a priority for the City. Increasing multi-modal transportation options will alleviate stress on the existing road network; however, it will not eliminate the need of maintaining and improving the network. As part of the update to the Comprehensive Plan, it will be important to assess the road network and identify opportunities to improve it to safely and effectively serve current and future residents. While many of Stuart's roads meet assigned Level of Service (LOS) standards, additional infrastructures updates may be required in environmentally sensitive areas. These updates may be needed to provide a more resilient traffic network in the face of climate change. Stuart has identified several



vulnerable areas in which sea level rise, storm surge, and other significant weather events might compromise existing roads. Emergency routes and roadway elevations in these vulnerable areas may need to be increased.

Parking has been a concern for the City since the completion of the 2009 Evaluation and Appraisal Report. In 2009, a downtown parking study was conducted which indicated a deficit for long-term parking spaces within the retail core of downtown. The study also indicated that simply providing more spaces in the downtown as development grows, will not solve the parking deficit. More important issues are where new parking will be located and the management and flow of existing parking areas. This study, along with community feedback drove development of the Downtown Parking Master Plan that included the following goals:

1. Provide a supply of convenient and appropriately designed parking that meets the current and future demand of the downtown.
2. Pursue opportunities for share parking and joint use of facilities with new and existing developments.
3. Develop a parking system that is financially sustainable with all cost/benefits being accounted for.
4. Provide public parking that does not detract from the pedestrian environment and over time, minimizes surface parking.

In 2018, the City of Stuart contracted with a consultant to provide a Future Parking Needs Analysis. The study found that in 2018 there was not a current need for a parking garage downtown and provided strategic recommendations for immediate, mid-term, and long-term parking needs. By 2020, the City has completed the immediate parking recommendations which included: a redesign of the tram system route and schedule; providing adequate space for Uber/Lyft and valet parking services; identifying adequate loading and unloading zones; providing more bicycle racks; extending parking hours; exploring options for a paid parking system; and entering into shared parking agreements with private lots. It is important to update the Comprehensive Plan to align with the identified mid-term and long-term recommendations from the Future Parking Needs Analysis report.





6.2 Potential Social, Economic and Environmental Impacts

a. Walkability & Pedestrian Infrastructure

Providing a safe and inviting streetscape and a more compact development pattern has many benefits for the community. By giving residents more opportunity to walk or bike to their destination, it becomes more likely that residents will choose those options over driving to their daily destinations within Stuart, especially for shorter trips. Encouraging residents to use sidewalks, trails, and bike lanes will promote a more active community lifestyle, reduce vehicular-related air pollution, and contribute to healthier residents. Bringing people to the streets also can promote more social interaction, thereby strengthening connections within the community.



b. Multi-modal Transportation

The existing transportation infrastructure in Stuart primarily accommodates vehicle travel and supports land use patterns that affect accessibility. Not all residents within the community have direct access to an automobile and depend on alternate forms of transportation to get to employment, entertainment, and to address daily needs such as the grocery store. To be an economically viable and resilient city long term, Stuart will need to provide a transportation system to serve the needs of all residents in the community. Improving access to employment opportunities and other destinations within the city will positively impact the economic health of Stuart by increasing the available workforce, increasing the mobility of the customer base, and serve as an economic incentive to attract new businesses to the area. In addition to serving a greater and more diverse population and attracting new businesses, decreasing dependency on vehicular travel has many environmental benefits. Implementing a more robust multi-modal transportation system can reduce urban sprawl, increase conservation of environmentally sensitive lands, and preserve more open space.

c. Parking & Vehicular Infrastructure

Vehicular dependency can have negative impacts on the environment including air and water pollution and energy consumption. Increased vehicular use drives the need for more surface parking lots which increases demand on the stormwater management systems, increases stormwater pollutants, and creates more urban heat islands. By allowing for more innovative parking solutions, including permeable paving, and shared parking opportunities, the need for more pavement downtown will be decreased while still providing ample parking to service the needs of businesses and residents. Another opportunity to incentivize a more environmentally friendly community is to provide premium parking opportunities for electric charging stations to encourage the use of electric vehicles.



6.3 Comprehensive Plan Evaluation

The current Comprehensive Plan successfully references and aligns with the Metropolitan Planning Organization's Regional Long Range Transportation Plan and should be updated to reflect the most current plan, rather than referencing the 2030 plan which is no longer applicable. The Comprehensive Plan should more effectively prioritize the pedestrian and multi-modal transportation opportunities. In addition to promoting the availability of multi-modal transportation, putting the pedestrian and bicycle safety first within the Comprehensive Plan will ultimately bring more people to the streetscape of Stuart. Through the review of the Comprehensive Plan, it was also noted that the city has the opportunity to market and promote the community as walkable, bikeable, and overall pedestrian friendly as a tool to spur growth for the city. Currently the Comprehensive Plan recommends the completion of a bicycle master plan, however, in addition to the master plan the city could benefit from the completion of an internal sidewalk and bike lane gap analysis to help prioritize the immediate needs to close sidewalk and bike lane gaps to provide a more diverse residential base with access to public amenities, facilities, and the downtown.

Through community engagement, parking was identified as an issue for the city. Parking needs for the city have been studies, specifically as they apply to the CRA. The Comprehensive Plan includes parking objectives and policies for the CRA which should be updated to reflect the mid and long term goals of the Community Redevelopment Plan. In addition, there is opportunity to expand the parking language within the Comprehensive Plan to apply to the city needs as a whole, not limited to the limits of the CRA. Some additional parking needs, including parking wayfinding, organization, and opportunities for electric vehicle parking are not covered in the Comprehensive Plan. The Comprehensive Plan also addresses the needs for emergency evacuation and disaster planning as it relates to mobility, but a need was identified to address mobility as it relates to climate, change, resiliency, and the needs to update vulnerable infrastructure in the face of sea level rise.





6.4 Recommendations

a. General Recommendations:

1. Rename Transportation Element to Mobility Element and incorporate it within the Infrastructure Pillar.
2. Update Objective 1, Policy 1.9, and Objective 12 to references Metropolitan Planning Organization's most current Regional Long-Range Transportation Plan.
3. Collaborate with the Metropolitan Planning Organization to build upon existing transportation plans to include additional needs and priorities for walkable routes, multi-use trails, sidewalk connections, and multi-modal transportation within Stuart.
4. Review and update Objective 1, Policy 1.8 per the below mentioned EAR Mobility recommendations.



b. Walkability & Pedestrian Infrastructure

1. Increase pedestrian visibility and safety through streetscape and crosswalk improvement initiatives.
2. Enhance pedestrian safety as a priority to the City through print, social media, and the City website.
3. Enhance existing public realm with improved pedestrian infrastructure, (i.e., safety features, seating, lighting, and wayfinding signage) to promote safe and inviting streetscapes.
4. Reduce vehicular dependency by incorporating, when and where feasible, Transit Oriented Development (TOD) principals in new development to promote walkable neighborhoods.

c. Multi-modal Transportation

1. Improve bicycle infrastructure and promote safety through increasing bike lane visibility, improving bike lane connectivity, and increasing bike parking opportunities.
2. Enhance bicycle safety and infrastructure as a priority to the City through print, social media, and the City website.
3. Review and update Objective 5 to implement Complete Streets objectives and policies, when and where feasible, to reflect the Florida Department of Transportation (FDOT) Complete Streets Design Manual.
4. Incorporate artistic features into mobility infrastructure to enhance identity and





sense of place (i.e., creative bus shelters, bike racks, wayfinding signage).

5. Conduct gap analysis of sidewalks and bicycle lanes to close gaps where feasible and promote safe access to recreation and open space sites.

d. Parking & Vehicular Infrastructure

1. Consider advanced parking guidance system and other wayfinding signs to inform of available parking options.
2. Encourage flexible parking options for infill development.
3. Consider climate change and resiliency in the planning and design of new transportation infrastructure.
4. Evaluate transportation infrastructure vulnerability as it relates to climate change and resiliency.
5. Prioritize improvements for identified vulnerable transportation infrastructure.
6. Encourage additional electric vehicle charging facilities at existing and new parking facilities.





7.0 Public Services

In order to provide the best public service delivery and still maintain their sovereign identity, the City has implemented several successful new capital improvement projects while continuing their partnerships with other public agencies for efficient use of resources.

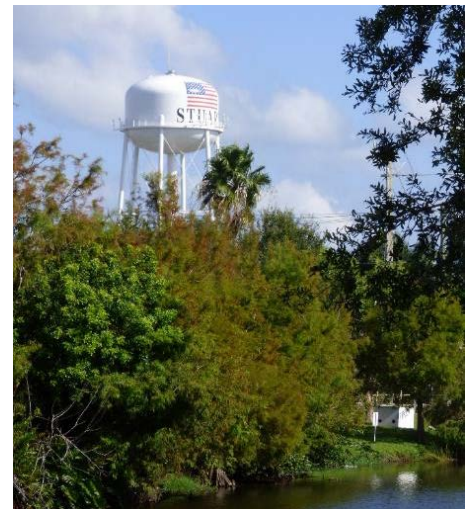
Provide adequate public facilities for existing and future land use while maximizing use of and protecting investment of existing facilities.

7.1 Description of the Issue

LOS standards for potable water, wastewater and solid waste are set forth in the Capital Improvement Element of the Comprehensive Plan. The adopted LOS standards are being met, as Public Services' actions and investment in systems have provided adequate capacity to meet projected demands. The delivery systems and facilities are in good condition and current and long-term maintenance programs are in place to meet LOS goals without large capital expenditures on existing systems. Moving forward, this allows the Public Works Department to plan for resiliency with investments in alternative sources for potable water, water reclamation and solid waste management for a sustainable future.

Less dependency on the Surficial Aquifer System, greater connection to the central sewer system, increased residential and commercial recycling, and projects that help meet the City's resiliency and sustainability goals will be priorities for capital improvement projects and policy change. Strategic investments made in these infrastructure areas will promote Stuart as a community where families can comfortably and safely live, work, and play. The following major issues relating to Public Services have been identified through community engagement activities and interviews with City staff and should be addressed through updates to the City's Comprehensive Plan's goals, objectives and policies.

- a. **Potable Water:** The City owns and operates its own potable water supply system. In addition, there are areas of Stuart that receive potable water service from the Martin County Consolidated Water System. Raw water for the Stuart water system is provided by 24 production wells drawing from the Surficial Aquifer System. The Surficial Aquifer System is the shallowest of Florida's three primary aquifers. It is primarily recharged by rainfall, but its levels can also be impacted by surface water bodies, such as rivers, creeks, and lakes. This aquifer system provides the majority of public water supply for St. Lucie, Martin, Palm Beach, Broward, and Miami-Dade counties. Florida's growing population, development, and dependence on rain has strained the Surficial Aquifer System, leading to saltwater intrusion concerns. Table 7-1 shows how the population for water service is projected to increase by 2,443 persons between 2020 and 2035. Therefore, the City of Stuart is being proactive in seeking an alternative source for potable water: the Floridan Aquifer, Florida's deepest aquifer. The City plans to construct a reverse osmosis water treatment facility and has a 20-year Interlocal Agreement with Martin County to provide water from the Floridan Aquifer to meet future demand.





**Table 7-1 Population Projections (Resident Population):
Stuart Water Service Area**

Year	Service Area Component		Service Area Total
	City of Stuart	Unincorporated Area	
2020	16,769	1,150	17,918
2025	17,490	1,199	18,689
2030	18,212	1,248	19,460
2035	19,064	1,297	20,361

Source: Stuart Ten-Year Water Supply Facilities Work Plan; January-2019

Projections of finished water demand for the Stuart service area are presented in Table 7-2. It is projected that the Stuart service area finished water demand will attain a level of 3.36 million gallons per day (MGD) by 2029. Based upon this projection, the City's 6.0 MGD water treatment plant has the capacity to provide for the finished water needs of the Stuart service area beyond the 2035 period. The planned reverse osmosis water treatment facility will provide an estimated additional capacity of 1.0 MGD by 2022 and 3.0 MGD by the year 2032, utilizing the Floridan Aquifer System as an alternative water source. Investing in the Floridan Aquifer as an alternate water supply would both diversify the City's water supply while adding system flexibility to ensure that the City meets its mission of supplying the highest quality drinking water to its customers.

Table 7-2 Projected Finished Water Demand Stuart Service Area

Year	Population	Use Rate (gpcd)	Total Use (million gal./year)
2020	17,918	174	1,137.9
2025	18,689	174	1,186.9
2030	19,460	174	1,235.9
2035	20,360	174	1,293.1

Source: Stuart Ten-Year Water Supply Facilities Work Plan; January 2019

- b. Water Reclamation:** Although many areas within the City's service area now have central sewer available, 48% of the properties where service is available have not yet connected. As septic systems fail, the Martin County Health Department mandates that those properties connect to the City's central sewer system. The exception to this requirement is property that is subject to annexation. The water reclamation facility has a design capacity of 4.0 million gallons per day (MGD) and is currently permitted by the Florida Department of Environmental Protection (FDEP) at 4.0 MGD. The City's primary effluent disposal option is providing reclaimed water for irrigation purposes with the deep injection well disposal system, rated at 13.4 MGD as an alternative disposal option. Current wastewater use is measured at 1.80 MGD (average daily flow). It is projected that the City's wastewater needs will attain a level



of 3.275 MGD (average daily flow) by 2035. Wastewater projections prepared for the 2020 to 2035 period using the total generation rate are presented in Table 7-3. Based upon the demand projections presented in Table 7-3, the wastewater plant has sufficient capacity to serve projected population within the service area at least through 2035.



Table 7-3 Wastewater Treatment Demand Projections (MGD) Stuart Service Area

	2020	2025	2030	2035
Resident Population (service area)	17,918	18,889	19,460	20,361
Annual Average Day Flow (MGD)	1.54	1.77	2.04	2.13
Maximum Three Month Day Flow (MGD)	1.80	2.07	2.38	2.74

Source: Staff projections based on a connection rate of 3% per year

- c. Solid Waste:** Solid waste, including residential and commercial garbage, single stream recycling and yard trash, is collected and transported by the Public Works Department and is the responsibility of the City for properties within Stuart to haul solid waste to Martin County landfill, bio solids to Okeechobee County landfill, and yard waste to the City's closed landfill site. Recent historical solid waste generation data are presented in Table 7-4. The City will continue to monitor the cost for disposal and explore cost effective alternatives on an annual basis. Projections of residential and commercial (non-residential) solid waste generation, assuming growth rates proportionate to projected population growth, are presented in Table 7-5. Combined, Stuart currently generates approximately 18% of the solid waste (garbage + trash and other waste) generated in Martin County. It is anticipated that the City's role will continue to consist of collection and transport services per the City's agreement with the Martin County Landfill until 2032, while monitoring their recycling program.





Table 7-4 Current Solid Waste Generation

Type (measure)	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020*
Residential Garbage (cubic yards)	2,762	2,855	2,834	2,746	3,200
Residential Recycling (tons)	1,302	1,214	1,246	1,164	1,344
Commercial Garbage (cubic yards)	17,263	16,434	16,563	17,753	18,670
Commercial Recycling (tons)	635	638	694	645	678
Yard Waste (yards)**	21,633	18,745	20,633	22,658	22,000
Debris (tons)	1,082	1,222	1,322	1,200	1,250

* Estimated generation

** Waste hauled to Old City Landfill to be mulched and removed

Source: City of Stuart FY 2020 Budget

Table 7-5 Projected Solid Waste Generation

Type (measure)	2020	2025*	2030**	2035**
Residential Garbage (cubic yards)	3,200	3,360	3,528	3,704
Residential Recycling (tons)	1,344	1,411	1,462	1,556
Commercial Garbage (cubic yards)	18,670	17,504	18,379	19,298
Commercial Recycling (tons)	679	713	749	787
Yard Waste (yards)***	22,000	23,100	24,255	25,468

* Estimated generation, City of Stuart FY 2020 Budget

** Staff projections

*** Waste hauled to Old City Landfill to be mulched and removed

Source: Staff projections



7.2 Potential Social, Economic and Environmental Impacts

a. **Potable Water:** The City has adopted a finished potable water LOS standard, 250 gallons per day per equivalent residential connection, as part of the Ten-Year Water Supply Facilities Work Plan (2018-2028). The planned Floridan Aquifer wells and reverse osmosis water treatment facility are intended to diversify the City's source of raw water. The City expects to have a one million gallon per day reverse osmosis water treatment facility on line in 2022. This planned reduced dependency on the Surficial Aquifer System will reduce risks of salt water intrusion into Surficial Aquifer System, while diversifying the City's water supply which will help meet future supply demands.

b. **Water Reclamation:** The City of Stuart believes the elimination of septic tanks in existing neighborhoods reduces the potential for contamination of the area's groundwater and surface water resources, thereby improving both the public health as well as the environment.



The City has completed its infrastructure for all potential conversions from septic to sewer. While the program is not yet mandatory, the City is offering financial incentives for residential and commercial users to connect to the City sewer infrastructure so the program can be completed in 10 years. Efforts to support conversions for those with socio-economic vulnerability are also planned.

As the water reclamation facility is meeting projected future demands, no additional plant expansion improvements are required during the 2020-2035 period.

c. **Solid Waste:** To be better environmental stewards, the City is looking to reduce waste and improve and increase recycling for economic and environmental reasons as well as to preserve the life of the landfill. Recycling saves natural resources, lowers energy consumption and reduces greenhouse gases, air and water pollution. To financially incentivize commercial recycling, customers who sign up for service receive a \$1 reduction per cubic yard on their commercial garbage fees. Thus, an increased emphasis on residential and commercial recycling are anticipated with no additional facility improvements planned for 2020-2035. In order to avoid overuse and dependency on landfill waste, the City will continue to monitor the cost for disposal to all three landfills and explore cost-effective alternatives on an annual basis.





Table 7-6 Adopted LOS Standard Updated Comprehensive Plan

Facility Standard	Level of Service
Finished Potable Water	250 gallons per day per equivalent residential connection
Sanitary Sewer	80 gallons per capita per day (residential) 1,100 gallons per acre per day (non-residential) 115 gallons per capita per day (total wastewater flow rate)
Solid Waste	3.5 pounds per capita per day (residential) .0007 pounds per square foot per day (non-residential)

7.3 Comprehensive Plan Evaluation

- a. **Potable Water:** The City has adopted several objectives and supporting policy to address the potable water supply and has updated LOS for finished potable water in the Capital Improvements Element of the Comprehensive Plan. Objective A2, Policy A2.14 makes it a priority to incorporate alternative water supply projects and Objective 3, Policy A3.1 sets 250 gallons per day as the standard for finished potable water for residential connection. There is opportunity in the Capital Improvements Element to add policy to prioritize capital improvement projects which directly reduce dependency on the Surficial Aquifer. The Infrastructure Element Objective 9, Policy 9.6 calls for cooperation with Martin County and SFWMD to map potential ground water aquifer recharge areas. This policy could be strengthened to set a timeline for map completion and plan for infrastructure to support these recharge areas.
- b. **Water Reclamation:** Both Infrastructure and Capital Improvement Elements support septic to sewer programs the City has initiated as a volunteer program. To further this effort, the City can provide education on benefits of septic to sewer conversion to encourage more participation in the City's septic to sewer program. While maps have been created to show the project infrastructure area, additional identification of vulnerable environmental and financial areas for sewer conversion could help enhance this program. Infrastructure Element Policy A8 encourages reclaimed water for irrigation and provides landscape requirements which prioritize native and drought tolerant species, the City can assess future reclaimed infrastructure needs for oncoming disposal effluent and identify areas for conversion to reclaimed irrigation.





- c. **Solid Waste:** While the City has committed to ongoing monitoring and reduction of solid waste through its recycling programs, the voluntary efforts of both residential and commercial users could be increased with public outreach programs which highlight the “reduce, reuse and recycle” concept. The City has coordinated its hazardous waste disposal with Martin County but it does not have its own curbside hazardous waste program or its own hazardous waste management plan referred to in the Infrastructure Element.

7.4 Recommendations

a. General Recommendations

1. Review and update Objective A5, Policy A5.6 to remove reference to the required Evaluation and Appraisal Report and establish an appropriate time of review.

b. Potable Water

1. Review and update Capital Improvement Element, Policy A2.14 to include projects which reduce City’s dependence on Surficial Aquifer.
2. Update Infrastructure Element, Policy A9.6 to include a time frame for the completion of the natural water aquifer recharge area map and develop a plan of action to support those recharge areas.
3. Assess progress toward implementing directives of the City’s Ten-Year Water Supply Facilities Work Plan and the Upper East Coast Water Supply Plan.

c. Water Reclamation

1. To support Capital Improvement Element’s Policy A1.5, further provide education on benefits of septic to sewer conversion to encourage voluntary participation in the City’s septic to sewer program.
2. Update Capital Improvements Element Policy A1.8 to include identification of vulnerable areas for sewer conversion and developing long-term funding assistance once infrastructure is ready in that area.
3. To support the Infrastructure Element Policy A8.1, assess future reclaimed infrastructure needs for oncoming disposal effluent and identify areas for conversion to reclaimed irrigation.

d. Solid Waste

1. Broaden the public education program to include “reduce, re-use, and recycle” and provide via public outreach, practices that can help reduce waste before it gets to the bin.
2. In support of Infrastructure Element Policy A4.1, establish programs to assist businesses to focus on “reduce, re-use and recycle” programs to reduce waste hauled to landfills, encouraging commercial business to further engage in recycling effort.
3. Review hazardous waste Objective A9 Policy A4 and identify programs and policy that the City can take on themselves in addition to the existing program with the County.



8.0 Community & Economic Development

Developing strong community and economic development strategies are fundamental to the future of Stuart. Developing a healthy economy that includes a diverse range of businesses will position the City as a hub to live, work, and play in Martin County.

8.1 Description of the Issue

Over the last ten years, the City of Stuart has grown in population and size through annexations. However, growth has been slow and the City identified several opportunities to promote the local community and its economic development. Downtown Stuart has become a destination for dining and shopping but, like most downtowns today, it is challenged with retaining small businesses and attracting new investments to draw users from big box retail centers and online retailers. The City has opportunities to revitalize, repurpose, and redevelopment vacant commercial and retail properties to meet current market demands. The City has been successful in spurring revitalization through increasing pedestrian safety, improving community aesthetics through urban form and public art. The resurgence of the Downtown and Colorado Avenue retail hubs can act as catalysts, spurring redevelopment further outside the Downtown core. The City has further community and economic development opportunities to support training and retention of talent for the local workforce.

"The City will develop and maintain an economic environment that encourages the creation, expansion and retention of business within city limits while maintaining a high quality of life for its residents."





8.2 Potential Social, Economic, and Environmental Impacts

Economic development is a key factor in maintaining and elevating quality of life for all Stuart residents. By creating jobs, growing the local economy, and promoting innovation and entrepreneurship, Stuart will attract new residents to the area, which in turn will spur increased long-term investment in the community. Positive economic development trends can close the gap between middle and low income residents, lower rates of unemployment, and provide residents with the income and resources to spend time and money in the city in which they live. Job training, growth, and diversity of jobs can promote prosperity among residents, eliminating some of the social and economic barriers between residents of differing income levels.

Environmentally, healthy economic growth within the City will provide Stuart with the tax revenue necessary to invest in sustainable development measures, update and maintain sustainable infrastructure, and purchase and protect environmentally sensitive properties. Additional tax revenue spurred by positive economic development will enable the city to protect and plan for climate change and sea level rise, while implementing Low Impact Development (LID) practices and investing in green infrastructure.



8.3 Comprehensive Plan Evaluation

The Economic Development Element in the existing Comprehensive Plan outlines one goal and three objectives that speak to the need to develop and maintain an economic environment that will encourage the creation, expansion, and retention of business within the City limits while maintaining a high quality of life for its residents. While this language supports the City's vision, it is important to build upon this goal to encourage the use of available economic development and community development tools, to align more closely with the Community Redevelopment Area goals and objectives, and promote a more resilient and sustainable community well into the future.

8.4 Recommendations

1. Add a policy to existing Economic Development Objective A1 to encourage entrepreneurs and small business incubator space to attract and foster small business initiatives in the downtown core.
2. Add a policy to existing Economic Development Objective A2 to seek available funding for the assessment, clean-up, and redevelopment of brownfields sites.
3. Add a policy to existing Economic Development Objective A2 to promote properties underutilized to potential developers and business owners to spur redevelopment and revitalization.
4. Add policy to increase pedestrian traffic in retail corridors through sidewalk and safety enhancements.
5. Add a policy to existing Economic Development Objective A3 to promote tourism through historic and cultural arts.



6. Promote the creation of new cultural destinations throughout the City.
7. Create policy to capitalize on the City's character, elevate the historic architecture, and invest in cultural landmarks and art installations to create a vibrant and unique destination.





9.0 Conclusions

The City of Stuart has evaluated its Comprehensive Plan based on changes to the community and State Statutes since 2009. Focus was placed on looking at general, environmental, neighborhood, mobility, public service, and economic development issues and/or areas for improvement within the City. Recommendations are provided throughout the document in their respective sections.

To address changes in State Statutes and requirements of the Peril of Flood Act, Exhibit 1 is attached to make Comprehensive Plan text amendments. Other recommendations will be considered during a broader Comprehensive Plan update to be completed at a later date. The City looks forward to a sustainable community moving into the future.



Exhibit 1: Proposed Comprehensive Text Amendments Per Statutory Requirements



Exhibit 1 – Proposed Comprehensive Text Amendments Per Statutory Requirements

Element I – Future Land Use Element

Objective A8. - Land Development Regulations.

Future growth, development, and redevelopment will be managed through the preparation, adoption, implementation and enforcement of Land Development Regulations.

Policy A8.1. The City shall continue to include in the land development regulations specific and detailed provisions required to implement the adopted Comprehensive Plan, and which at a minimum: ~~(9J-5).~~

Element V - Conservation Element

Objective A5. - Natural systems.

Policy A5.5. Wetlands shall be protected and conserved by restricting direct and indirect development impacts according to Policies A5.5, A5.6, Conservation land use designations, conservation easements, open space requirements and other goals, objectives and policies of this plan.

ii. All development shall, at a minimum, comply with wetland protection requirements of all Federal, State and regional agencies having regulatory authority. This plan provides supplemental conservation and protection measures for wetlands pursuant to the direction of F.S. ch. 163, pt. II [F.S. § 163.2511 et seq.], ~~and F.A.C. ch. 9J-5.~~

Element VIII – Capital Improvements Element

Objective [A]4. - [Concurrency management system.]

A concurrency management system to ensure that the issuance of a development order or development permit is conditioned upon the availability of public facilities and services necessary to serve new development consistent with the provisions of F.S. ch. 163, pt. II [F.S. § 163.2511 et seq.], ~~and F.A.C. ch. 9J-5, in effect on July 1, 1998.~~ This system will also ensure that public facility demands created by previously issued development orders and otherwise committed development will not lower the level of service below the standard except as allowed by this plan.

Element IX - Coastal Management Element

Objective A5. - Preservation of marine natural systems.

To protect and preserve the functions and values of marine natural systems, through specific performance standards regulating land use, public access, marina siting and activities, shoreline alteration and seawalls, dredging and filling activity; and providing treatment of stormwater runoff, adequate upland buffering and mangrove protection. These systems serve a multitude of functions, including, but not limited to wildlife habitat, erosion control and flood control. Further, the City shall continue maintaining and expanding intergovernmental coordination mechanisms with appropriate Federal, State, regional and local agencies for the protection of natural resources, and continue supportive educational programs to increase public awareness of environmental protection throughout the planning timeframe.

To implement this objective the following policies are adopted:

Policy A5.16. The City shall depict ~~and adopt~~ the CHHA on a Coastal High Hazard Area Map in the City's adopted Future Land Use Map series. The City shall amend and readopt the CHHA Map when ~~the new storm surge maps, currently being prepared through the regional planning councils, are finalized and become available.~~

Exhibit 1 – Proposed Comprehensive Text Amendments Per Statutory Requirements

See CHHA Map Figure A5.17 below:

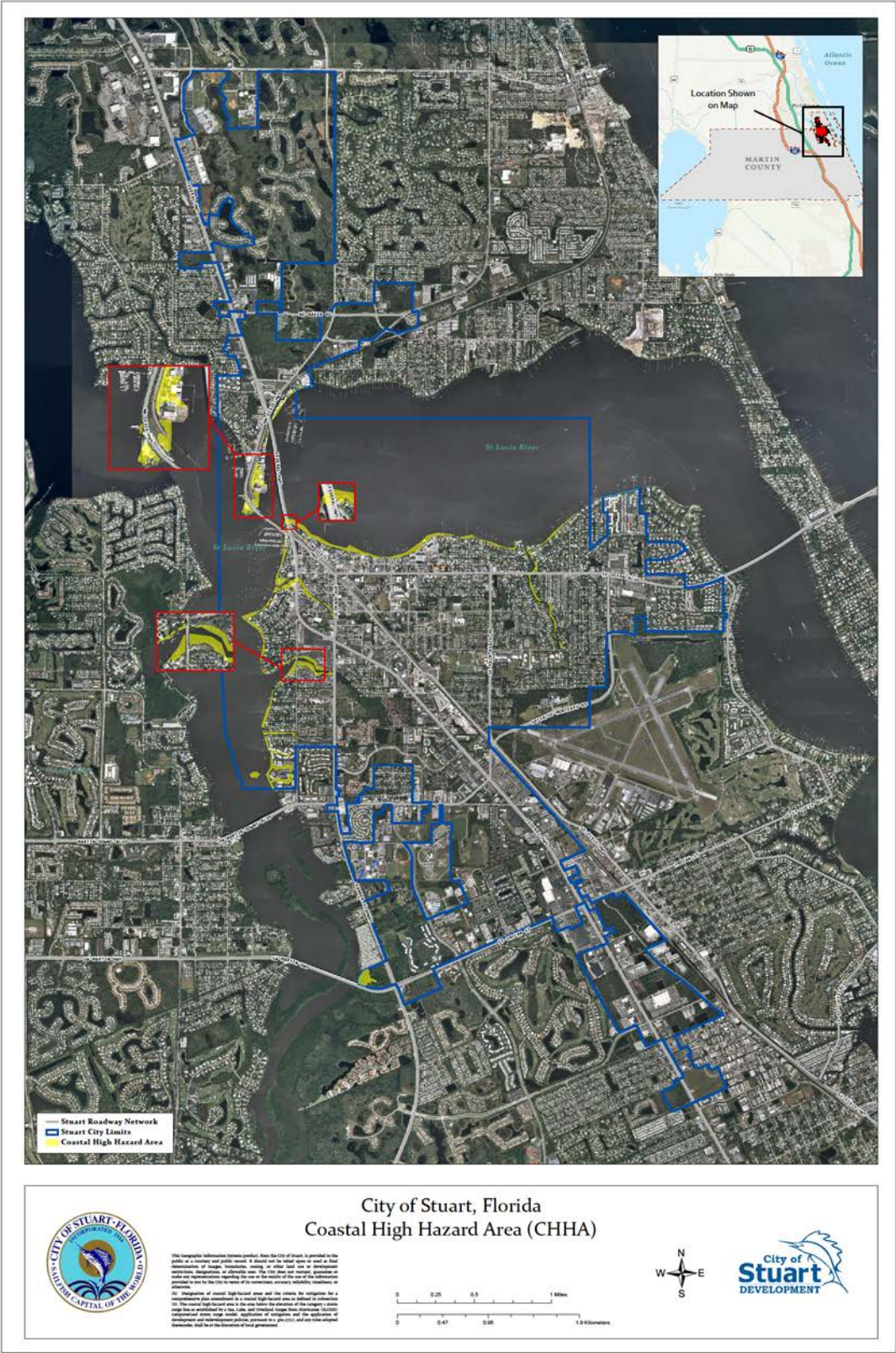


Exhibit 1 – Proposed Comprehensive Text Amendments Per Statutory Requirements

Objective A6. - Water dependent and water related objective and policies.

In light of Martin County's Manatee Protection and Boat Facility Siting Plan, the City shall provide for ongoing maintenance and implementation of marina siting criteria to give priority to water-dependent and water-related land use activities which promote public access within the coastal area defined in this plan.

GOAL STATEMENT B

The protection of human life and capital facilities from the destructive effects of hurricanes and natural disasters by limiting public expenditures and development activities in identified hurricane vulnerability zones, providing for safe and effective emergency evacuation and establishing procedures for post-disaster redevelopment.

Objective B1. - Hazard mitigation and Evacuation and shelter space objective and policy.

To minimize the threat to human life and capital facilities from hurricane damage, floodings events, and sea-level rise, through limiting population within the Coastal High Hazard Area, intergovernmental coordination mechanisms, maintaining or reducing hurricane evacuation times upon adoption of this plan; and ensuring that hurricane damage is a primary consideration during siting of new capital facilities throughout the planning time frame.

Policy B1.1. The City police and fire departments and City Commission shall cooperate with the Martin County Fire Rescue Emergency Management OfficeAgency and the Treasure Coast Regional Planning Council to design and evaluate evacuation plans that use roadways and all emergency facilities and shelters in the City of Stuart.

Policy B1.2. The City shall cooperate with the Martin County Fire Rescue Emergency Management OfficeAgency and the Treasure Coast Regional Planning Council by providing technical data reports which may be needed for emergency management for hurricanes, floods, nuclear power plant emergencies and other emergencies. The City shall update such information annually as needed to reflect changes in population size and distribution, location of high-risk populations, adequacy of transportation systems and shelters, changes in sea level rise predictions, and the latest scientific findings affecting emergency management.

Policy B1.3. The City shall assist the Martin County Fire Rescue Emergency Management OfficeAgency in assuring that public information may continue to be developed and disseminated by this office-agency on who should evacuate, how to evacuate and what services are available for the population in a hurricane.

Policy B1.4. The City shall encourage Martin County to maintain adequate shelter spaces to serve the Stuart area and work closely with the Martin County Fire Rescue Emergency Management OfficeAgency to locate and secure additional shelter spaces.

Policy B1.57. The recommendations of any interagency hazard report which addresses future flood losses and is prepared in response to a Presidential Disaster Declaration, as well as existing local peacetime emergency plans of the Treasure Coast Planning Council and Martin County Fire Rescue Emergency Management OfficeAgency shall be incorporated into the City's adopted Disaster Plan.

Policy B1.68. The City shall develop new and enhance existing outreach programs to increase the awareness and knowledge of citizens regarding evacuation zones, shelter locations, safe home sheltering and disaster preparedness practices, and evacuation routes.

Policy B1.710. The City shall in conjunction with Martin County maintain or reduce hurricane evacuation clearance times.

Objective B2. - Post-disaster redevelopment.

By 2000, the City shall establish and adopt post-disaster procedures for immediate and long-term response to a hurricane or natural disaster including cleanup and redevelopment.

Exhibit 1 – Proposed Comprehensive Text Amendments Per Statutory Requirements

~~To implement this objective the following policies are adopted:~~

The City shall continue implementation of ~~and update as-needed~~ the post-disaster procedures for immediate and long-term response to ~~floodings events~~, a hurricane~~s~~, or ~~other~~ natural disaster~~s~~, including cleanup and redevelopment.

To implement this objective the following policies are adopted:

Policy B2.1. On ~~a~~ continuing basis, the City shall review its comprehensive plan and other relevant plans as needed, for post-disaster redevelopment which will include at minimum:

- a. Review and approve or deny emergency building permits;
- b. Coordinate with Federal and State officials to prepare disaster assistance applications;
- c. Analyze and recommend to the City Commission hazard mitigation options including abandonment, reconstruction, or relocation of damaged public facilities;
- d. Prepare a redevelopment plan; and
- e. Recommend amendments to the Comprehensive Plan, Local Peacetime Emergency Plan and other appropriate plans.

Policy B2.2. Immediate cleanup and repair actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions include the following:

- a. Repairs to potable water, wastewater and power facilities;
- b. Removal of debris;
- c. Stabilization or removal of any structure which is about to collapse.

Objective B4. - Interjurisdictional resource management.

To ensure that resources occurring in or affecting more than one governmental jurisdiction are effectively managed to preserve, protect and enhance coastal natural systems, wildlife, fisheries and habitat through implementation of specific intergovernmental coordination mechanisms commencing upon adoption of this plan, and executed throughout the planning time frame.

To implement this objective the following policies are adopted:

Policy B4.1. The City shall continue to coordinate with the appropriate agencies to further and implement the Treasure Coast Regional Comprehensive Policy Plan, the North Fork of the St. Lucie River Lagoon Aquatic Preserve Management Plan and the St. Lucie Estuary Management Plan and other such plans and programs as require the involvement of the City. Appropriate agencies include, but are not limited to, the Treasure Coast Regional Planning Council, U.S. Army Corps of Engineers, South Florida Water Management District, Department of Natural Resources, Department of Environmental ~~Regulation Protection~~ and Department of ~~Economic OpportunityCommunity Affairs~~.

Policy B4.2. The City shall coordinate with the Martin County Soil and Water Conservation Districts and other related agencies in promoting awareness of new information concerning the St. Lucie River estuary system and the impacts of development ~~and redevelopment~~ on the functions and values of the estuary system.

Policy B4.3. The City will continue to coordinate with, and assist where appropriate, those agencies responsible for protection and management of waterways that occur within or adjacent to the City.

Policy B4.4. The City shall cooperate and coordinate with surrounding local governments as well as State agencies in an effort to protect and preserve existing natural systems.

Objective B5. – Natural disaster and sea-level rise mitigation objective and policy.

To reduce losses and minimize the threat to human life and capital facilities from hurricane damage, flooding events, and sea-level rise, through limiting construction within the Coastal High Hazard Area and

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ensuring that hurricane, sea-level rise, and flooding damage is a primary consideration during development and redevelopment activities, including siting of new capital facilities.

Policy ~~B51.15~~. The land development regulations shall enforce local, Federal and State building and sanitation (central and on-site sewage treatment systems) codes for floodplain and velocity zones, and stormwater and flood prevention ordinances, in accordance with Federal Emergency [Management] Agency guidelines.

Policy ~~B51.26~~. Potential for hurricane damage shall be a primary consideration for locational decisions and facility design for new capital facilities.

Policy ~~B51.39~~. The City shall limit development, redevelopment, and expansion of existing development, or altering land elevations in floodplain areas or flood-prone areas adjacent to emergency evacuation routes. When possible, preserve such lands in their natural state as water retention areas or floodwater pathways.

Policy B5.4. When building, expanding or planning for new facilities, the City shall consider redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas, which result from high-tide events, storm surges, flash floods, stormwater runoff and the related impacts of sea-level rise.

Policy B5.5. When approving development plans, the City shall encourage redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas, which result from high-tide events, storm surges, flash floods, stormwater runoff and the related impacts of sea-level rise.

Policy B5.6. As opportunities arise, the City shall consider acquiring land, through donation or purchase, that is located within FEMA-designated flood zones for the purpose of mitigating sea-level rise and flood-related impacts within low-lying coastal areas. The acquired land shall be used for conservation, open space, stormwater treatment, or recreational purposes.

Policy B5.7. The City will identify and seek, when and where appropriate, potential financial resources for land acquisition and flood-resiliency strategies in coastal areas, including seeking grant funding and/or joint venture partnerships with land owners, in order to limit public expenditures.

Policy B5.8. The City shall encourage use of site development techniques and practices that will reduce losses due to flooding and claims made under flood insurance policies issued in Florida.

Policy B5.9. Development within the coastal-high hazard area shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy B5.10. Any construction activities seaward of the coastal construction control lines established pursuant to section 161.053, F.S., must be consistent with chapter 161.

Policy B5.11. The City shall encourage the community's participation in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency.

Policy ~~B51.121~~. In order to direct population concentrations away from the coastal high hazard area; maintain or reduce evacuation times; and limit public expenditures that subsidize development permitted in coastal high hazard areas: residential densities shall not exceed 15 dwelling units per acre unless the applicant can demonstrate that:

1. The adopted level of service for out-of-county hurricane evacuation, 16 hours for a category 5 storm event as measured on the Saffir-Simpson scale, is maintained; or
2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or

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3. Appropriate mitigation is provided that will satisfy the provisions of subparagraph 1. or subparagraph 2 above. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan (language extracted from F.S. § 163.3178 (9)(a)1, 2 and 3).

Adult congregate living facilities (ACLFs) shall continue to be prohibited within the Coastal High Hazard Area.

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Element I – Future Land Use Element

Objective A8. - Land Development Regulations.

Future growth, development, and redevelopment will be managed through the preparation, adoption, implementation and enforcement of Land Development Regulations.

Policy A8.1. The City shall continue to include in the land development regulations specific and detailed provisions required to implement the adopted Comprehensive Plan, and which at a minimum: ~~(9J-5).~~

Element V - Conservation Element

Objective A5. - Natural systems.

Policy A5.5. Wetlands shall be protected and conserved by restricting direct and indirect development impacts according to Policies A5.5, A5.6, Conservation land use designations, conservation easements, open space requirements and other goals, objectives and policies of this plan.

ii. All development shall, at a minimum, comply with wetland protection requirements of all Federal, State and regional agencies having regulatory authority. This plan provides supplemental conservation and protection measures for wetlands pursuant to the direction of F.S. ch. 163, pt. II [F.S. § 163.2511 et seq.] ~~and F.A.C. ch. 9J-5.~~

Element VIII – Capital Improvements Element

Objective [A]4. - [Concurrency management system.]

A concurrency management system to ensure that the issuance of a development order or development permit is conditioned upon the availability of public facilities and services necessary to serve new development consistent with the provisions of F.S. ch. 163, pt. II [F.S. § 163.2511 et seq.], ~~and F.A.C. ch. 9J-5, in effect on July 1, 1998.~~ This system will also ensure that public facility demands created by previously issued development orders and otherwise committed development will not lower the level of service below the standard except as allowed by this plan.

Element IX - Coastal Management Element

Objective A5. - Preservation of marine natural systems.

To protect and preserve the functions and values of marine natural systems, through specific performance standards regulating land use, public access, marina siting and activities, shoreline alteration and seawalls, dredging and filling activity; and providing treatment of stormwater runoff, adequate upland buffering and mangrove protection. These systems serve a multitude of functions, including, but not limited to wildlife habitat, erosion control and flood control. Further, the City shall continue maintaining and expanding intergovernmental coordination mechanisms with appropriate Federal, State, regional and local agencies for the protection of natural resources, and continue supportive educational programs to increase public awareness of environmental protection throughout the planning timeframe.

To implement this objective the following policies are adopted:

Policy A5.16. The City shall depict ~~and adopt~~ the CHHA on a Coastal High Hazard Area Map in the City's adopted Future Land Use Map series. The City shall amend and readopt the CHHA Map when ~~the new storm surge maps, currently being prepared through the regional planning councils, are finalized and become available.~~

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See CHHA Map Figure A5.17 below:

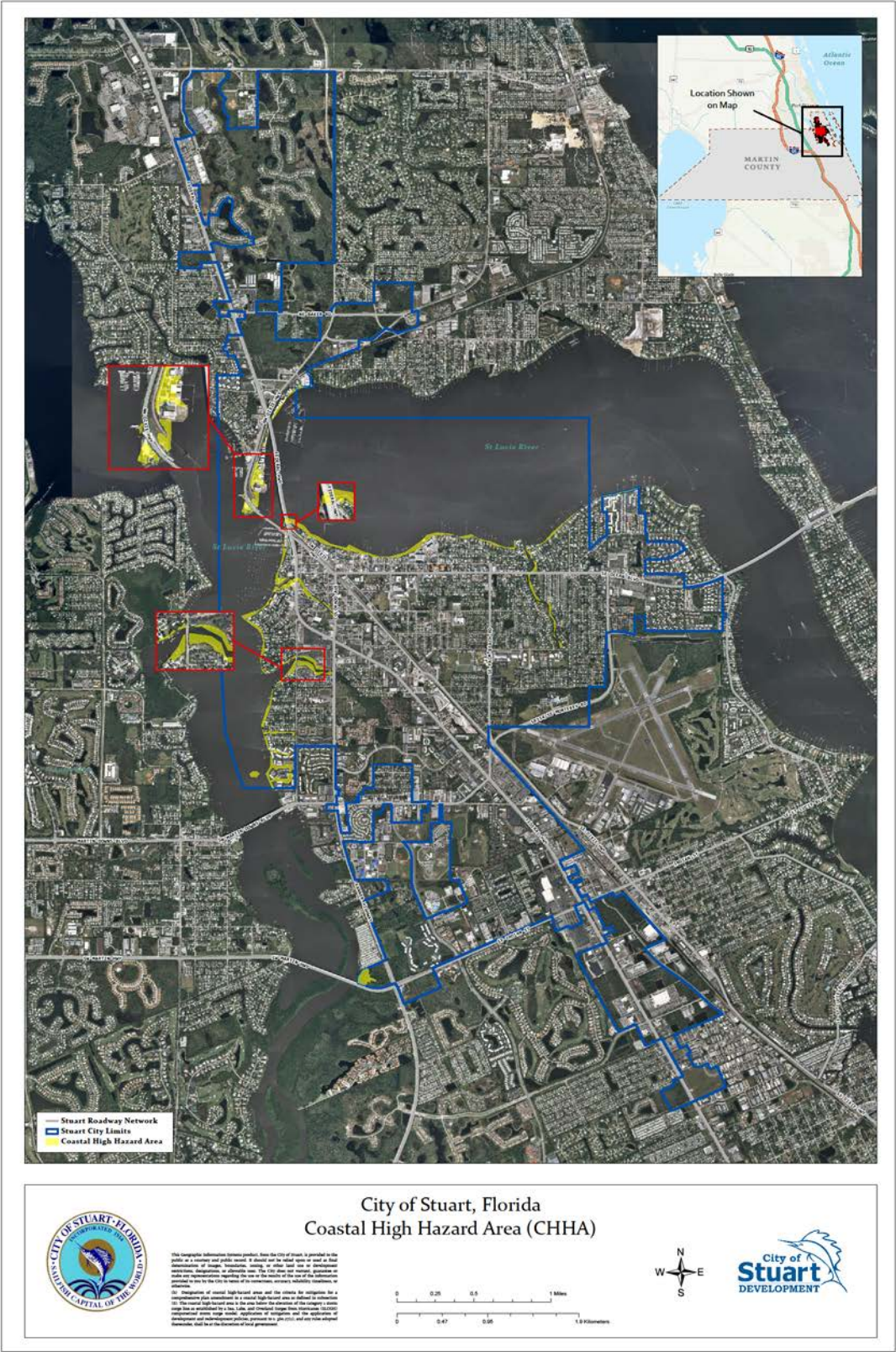


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Objective A6. - Water dependent and water related objective and policies.

In light of Martin County's Manatee Protection and Boat Facility Siting Plan, the City shall provide for ongoing maintenance and implementation of marina siting criteria to give priority to water-dependent and water-related land use activities which promote public access within the coastal area defined in this plan.

GOAL STATEMENT B

The protection of human life and capital facilities from the destructive effects of hurricanes and natural disasters by limiting public expenditures and development activities in identified hurricane vulnerability zones, providing for safe and effective emergency evacuation and establishing procedures for post-disaster redevelopment.

Objective B1. - Hazard mitigation and Evacuation and shelter space objective and policy.

To minimize the threat to human life and capital facilities from hurricane damage, floodings events, and sea-level rise, through limiting population within the Coastal High Hazard Area, intergovernmental coordination mechanisms, maintaining or reducing hurricane evacuation times upon adoption of this plan, and ensuring that hurricane damage is a primary consideration during siting of new capital facilities throughout the planning time frame.

Policy B1.1. The City police and fire departments and City Commission shall cooperate with the Martin County Fire Rescue Emergency Management OfficeAgency and the Treasure Coast Regional Planning Council to design and evaluate evacuation plans that use roadways and all emergency facilities and shelters in the City of Stuart.

Policy B1.2. The City shall cooperate with the Martin County Fire Rescue Emergency Management OfficeAgency and the Treasure Coast Regional Planning Council by providing technical data reports which may be needed for emergency management for hurricanes, floods, nuclear power plant emergencies and other emergencies. The City shall update such information annually as needed to reflect changes in population size and distribution, location of high-risk populations, adequacy of transportation systems and shelters, changes in sea level rise predictions, and the latest scientific findings affecting emergency management.

Policy B1.3. The City shall assist the Martin County Fire Rescue Emergency Management OfficeAgency in assuring that public information may continue to be developed and disseminated by this office-agency on who should evacuate, how to evacuate and what services are available for the population in a hurricane.

Policy B1.4. The City shall encourage Martin County to maintain adequate shelter spaces to serve the Stuart area and work closely with the Martin County Fire Rescue Emergency Management OfficeAgency to locate and secure additional shelter spaces.

Policy B1.57. The recommendations of any interagency hazard report which addresses future flood losses and is prepared in response to a Presidential Disaster Declaration, as well as existing local peacetime emergency plans of the Treasure Coast Planning Council and Martin County Fire Rescue Emergency Management OfficeAgency shall be incorporated into the City's adopted Disaster Plan.

Policy B1.68. The City shall develop new and enhance existing outreach programs to increase the awareness and knowledge of citizens regarding evacuation zones, shelter locations, safe home sheltering and disaster preparedness practices, and evacuation routes.

Policy B1.710. The City shall in conjunction with Martin County maintain or reduce hurricane evacuation clearance times.

Objective B2. - Post-disaster redevelopment.

By 2000, the City shall establish and adopt post-disaster procedures for immediate and long-term response to a hurricane or natural disaster including cleanup and redevelopment.

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~~To implement this objective the following policies are adopted:~~

The City shall continue implementation of ~~and update as-needed~~ the post-disaster procedures for immediate and long-term response to ~~floodings events~~, ~~-a hurricane~~s, or ~~other~~ natural disaster~~s~~, including cleanup and redevelopment.

To implement this objective the following policies are adopted:

Policy B2.1. On ~~a~~ continuing basis, the City shall review its comprehensive plan and other relevant plans as needed, for post-disaster redevelopment which will include at minimum:

- a. Review and approve or deny emergency building permits;
- b. Coordinate with Federal and State officials to prepare disaster assistance applications;
- c. Analyze and recommend to the City Commission hazard mitigation options including abandonment, reconstruction, or relocation of damaged public facilities;
- d. Prepare a redevelopment plan; and
- e. Recommend amendments to the Comprehensive Plan, Local Peacetime Emergency Plan and other appropriate plans.

Policy B2.2. Immediate cleanup and repair actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions include the following:

- a. Repairs to potable water, wastewater and power facilities;
- b. Removal of debris;
- c. Stabilization or removal of any structure which is about to collapse.

Objective B4. - Interjurisdictional resource management.

To ensure that resources occurring in or affecting more than one governmental jurisdiction are effectively managed to preserve, protect and enhance coastal natural systems, wildlife, fisheries and habitat through implementation of specific intergovernmental coordination mechanisms commencing upon adoption of this plan, and executed throughout the planning time frame.

To implement this objective the following policies are adopted:

Policy B4.1. The City shall continue to coordinate with the appropriate agencies to further and implement the Treasure Coast Regional Comprehensive Policy Plan, the North Fork of the St. Lucie River Lagoon Aquatic Preserve Management Plan and the St. Lucie Estuary Management Plan and other such plans and programs as require the involvement of the City. Appropriate agencies include, but are not limited to, the Treasure Coast Regional Planning Council, U.S. Army Corps of Engineers, South Florida Water Management District, Department of Natural Resources, Department of Environmental ~~Regulation~~ ~~Protection~~ and Department of ~~Economic Opportunity~~Community Affairs.

Policy B4.2. The City shall coordinate with the Martin County Soil and Water Conservation Districts and other related agencies in promoting awareness of new information concerning the St. Lucie River estuary system and the impacts of development ~~and redevelopment~~ on the functions and values of the estuary system.

Policy B4.3. The City will continue to coordinate with, and assist where appropriate, those agencies responsible for protection and management of waterways that occur within or adjacent to the City.

Policy B4.4. The City shall cooperate and coordinate with surrounding local governments as well as State agencies in an effort to protect and preserve existing natural systems.

Objective B5. – Natural disaster and sea-level rise mitigation objective and policy.

To reduce losses and minimize the threat to human life and capital facilities from hurricane damage, flooding events, and sea-level rise, through limiting construction within the Coastal High Hazard Area and

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ensuring that hurricane, sea-level rise, and flooding damage is a primary consideration during development and redevelopment activities, including siting of new capital facilities.

Policy ~~B51.15~~. The land development regulations shall enforce local, Federal and State building and sanitation (central and on-site sewage treatment systems) codes for floodplain and velocity zones, and stormwater and flood prevention ordinances, in accordance with Federal Emergency [Management] Agency guidelines.

Policy ~~B51.26~~. Potential for hurricane damage shall be a primary consideration for locational decisions and facility design for new capital facilities.

Policy ~~B51.39~~. The City shall limit development, redevelopment, and expansion of existing development, or altering land elevations in floodplain areas or flood-prone areas adjacent to emergency evacuation routes. When possible, preserve such lands in their natural state as water retention areas or floodwater pathways.

Policy B5.4. When building, expanding or planning for new facilities, the City shall consider redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas, which result from high-tide events, storm surges, flash floods, stormwater runoff and the related impacts of sea-level rise.

Policy B5.5. When approving development plans, the City shall encourage redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas, which result from high-tide events, storm surges, flash floods, stormwater runoff and the related impacts of sea-level rise.

Policy B5.6. As opportunities arise, the City shall consider acquiring land, through donation or purchase, that is located within FEMA-designated flood zones for the purpose of mitigating sea-level rise and flood-related impacts within low-lying coastal areas. The acquired land shall be used for conservation, open space, stormwater treatment, or recreational purposes.

Policy B5.7. The City will identify and seek, when and where appropriate, potential financial resources for land acquisition and flood-resiliency strategies in coastal areas, including seeking grant funding and/or joint venture partnerships with land owners, in order to limit public expenditures.

Policy B5.8. The City shall encourage use of site development techniques and practices that will reduce losses due to flooding and claims made under flood insurance policies issued in Florida.

Policy B5.9. Development within the coastal-high hazard area shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy B5.10. Any construction activities seaward of the coastal construction control lines established pursuant to section 161.053, F.S., must be consistent with chapter 161.

Policy B5.11. The City shall continue to participate in the Federal National Flood Insurance Program administered by the Federal Emergency Management Agency.

Policy ~~B51.121~~. In order to direct population concentrations away from the coastal high hazard area; maintain or reduce evacuation times; and limit public expenditures that subsidize development permitted in coastal high hazard areas: residential densities shall not exceed 15 dwelling units per acre unless the applicant can demonstrate that:

1. The adopted level of service for out-of-county hurricane evacuation, 16 hours for a category 5 storm event as measured on the Saffir-Simpson scale, is maintained; or
2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or

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3. Appropriate mitigation is provided that will satisfy the provisions of subparagraph 1. or subparagraph 2 above. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan (language extracted from F.S. § 163.3178 (9)(a)1, 2 and 3).

Adult congregate living facilities (ACLFs) shall continue to be prohibited within the Coastal High Hazard Area.

Element [14](#) - FUTURE LAND USE ELEMENT Goals, Objectives, and Policies City of Stuart, Florida Adopted December 2001 (effective April 2002) and October 14, 2002[\[1\]](#)

Footnotes:

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Cross reference— Housing element, Element III; conservation element, Element V; implementation, Element VII, Objective A1; coastal element, Element IX.

GOAL STATEMENT [1.A](#)

Maintain and enhance Stuart's quality of life, natural beauty and small-town waterfront character, its stable residential neighborhoods, and its status as the commercial/institutional hub for greater Martin County.

Objective [1.A1](#). - [Topographic and soil characteristics.]

Suitable topographic and soil characteristics shall be a basis for the establishment of future land uses.

Policy [1.A1.1](#). The location and distribution of topographic and soil conditions as well as all other land use factors specified in this Plan shall be used to establish appropriate land uses.

Objective [1.A2](#). - [St. Lucie River access and views.]

Enhance public access to and public views of the St. Lucie River waterfront through implementation of the following policies.

Policy [1.A2.1](#). City development regulations to implement this objective shall continue to contain provisions which allow cluster development, planned unit developments, mixed uses, limitations on impervious surfaces, [density allowances](#) and other innovative land development techniques. Such techniques shall be designed to maintain existing open space for recreation, groundwater recharge, and waterfront views.

Policy [1.A2.2](#). The City shall continue to seek funding for the development of river walks and acquisition of land to provide public access to the waterfront for both aesthetic purposes and to increase public fishing opportunities.

Policy [1.A2.3](#). City shall encourage extension and expansion of its river-walk system, along private properties, through public and private partnerships agreements, development incentives or other means deemed appropriate by the City Commission.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective [1.A3](#). - [Environmentally sensitive natural resources.]

Environmentally sensitive natural resources shall be protected and conserved. These resources include wetlands, floodplains, potable groundwater, shorelines, estuarine systems, rivers, bays, lakes, soils, native vegetative communities, listed wildlife species and associated habitat, and air quality. The City shall conserve and protect natural resources through a comprehensive planning process which considers the types, values, functions, sizes, conditions and locations of natural resources. Development shall be compatible with and suitable for the use, conservation and protection of natural resources. Incompatible development shall be directed away from natural resources to minimize any adverse impacts. Future land use designations shall be established to protect environmentally sensitive natural resources in conjunction with other goals, objectives and policies in the Comprehensive Plan. If incompatible land uses are designated in association with natural resources in order to achieve other goals, objectives and policies of this Plan, policies shall be implemented to minimize or compensate for impacts. Policies for the

conservation and protection of natural resources include the following policies plus policies in the Conservation Element of this Plan.

Policy 1.A3.1. The City shall continue to implement Martin County's wellfield protection ordinance (Ordinance Number 428) in effect on the date of this Plan amendment to control permitted activities in wellfield protection zones, so as to protect and maximize potable water sources. The wellfield protection zones shall be based upon the best hydrogeologic information available. Land use activities shall be restricted or regulated within the wellfield protection zones pursuant to the County's ordinance. Potable water wellfields will also be protected by Conservation Element Policies 5.A2.2 and 5.A2.3.

Policy 1.A3.2. The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services and schools exist or are planned in order to protect natural resources.

Policy 1.A3.3. The City shall designate and protect environmentally sensitive lands including viable and functioning wetlands as determined by the SFWMD and native vegetative communities that provide wildlife habitat for listed species. Protection measures will include performance standards regulating land use, public access, marina siting and activities, wetlands, shoreland alteration and seawalls, treatment of stormwater runoff, mangrove protection and provisions for developers to preserve environmentally sensitive land, including transfer of development rights and density bonuses.

Policy 1.A3.4. The City shall protect and conserve natural resources through conservation easements, transfer of development rights, cluster development, and buffer zones.

Policy 1.A3.5. The City shall continue to implement impact avoidance and minimization standards contained in its Land Development Code which require the protection of wetlands and other environmentally sensitive lands to the greatest extent practicable.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Conservation element, Element V.

Objective 1.A4. - Flood management.

Development planned in the immediate vicinity of or adjacent to the St. Lucie Estuary, the South Fork of the St. Lucie River, creeks, lakes, ponds, and drainage ditches shall be constructed in a manner that will not interfere with maintenance or increase potential flooding levels.

Policy 1.A4.1. The City shall monitor its stormwater management and flood prevention ordinances for effectiveness and review the ordinances at least once every five years.

Such ordinances shall be reviewed for consistency with established Federal Emergency Management Agency (FEMA) flood insurance guidelines, rates, and maps, as well as the latest South Florida Water Management District's stormwater ordinance criteria, ~~found in SFWMD Permit Manual IV.~~

Policy 1.A4.2. City shall continue to ensure effective stormwater management and flood prevention throughout the City, including the CRA, through application of its Land Development Code, Code of Ordinances and Master Stormwater Management Plan.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 1.A5. - Residential development.

Ensure land use compatibility by grouping complementary land use activities, including mixed-use land use developments in appropriate areas of the City. Work with the developers to integrate vehicular and pedestrian circulation systems, bike paths, parking, building location, and architectural design into a cohesive development.

Policy 1.A5.1. The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern. This shall include sufficient land suitable for the public utility facilities needed to support the projected level and pattern of development.

Policy 1.A5.2. Development on all vacant, un-platted areas designated as residential should be compatible with any surrounding existing homes.

Policy 1.A5.3. Wherever possible, medium density residential and recreation/open space areas should serve as buffers between higher and lower intensity residential uses to achieve an orderly land use transition.

Policy 1.A5.4. City land development regulations and housing programs should support the provision of housing for very-low-income to moderate-income residents. (More detailed policies contained in the Housing Element.)

Policy 1.A5.5. The City shall market itself as a community for families.

Policy 1.A5.6. The City shall maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The City shall require landscaping of all new development and redevelopment to promote an aesthetic streetscape. The City shall require landscape buffers between single family residential and non-residential uses.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Housing element, Element III.

Objective 1.A6. - Neighborhood stability.

Established residential neighborhoods shall be protected from the intrusion of competing intense uses through adherence to the Future Land Use Map, densities and intensities established in the Future Land Use Element, implementation of the City's Land Development Regulations, and control of traffic and access for the protection of the established residential uses.

Policy 1.A6.1. To minimize future disruption of neighborhood areas, the City shall protect, retain, and designate adequate rights-of-way to provide those roadways, bikeways, sidewalks, and parking identified as the future traffic circulation system in the adopted Transportation Element. The City also shall monitor Martin County and Florida Department of Transportation plans for expansion of the roadway network through the City for their impacts on neighborhood stability.

Policy 1.A6.2. Vehicular traffic shall be reduced through residential neighborhoods by expanding and maintaining the City's comprehensive system of bikeways and sidewalks.

Policy 1.A6.3. Future neighborhood commercial development that reduces vehicular trips shall:

- a. Be clustered with other neighborhood commercial uses in a single location;
- b. Be compatible in size, style, architecture, and materials to surrounding residential buildings;
- c. Provide buffering from noise, light, and pollution;
- d. Mixed use development will be encouraged.

Policy 1.A6.4. All non-residential uses shall provide adequate buffering and screening through the use of landscaping and other materials to minimize any adverse noise, light, and pollution impacts on surrounding residential neighborhoods. However, buffers between residential uses exceeding six (6) dwelling units per acre and

- A. Neighborhood and community parks;
- B. Golf courses;
- C. Open space areas;

- D. Public schools; and
- E. Day care centers;

shall maximize the opportunities for passages to facilitate pedestrian or vehicular traffic between the adjacent developments in order to reduce off site vehicular impacts.

Additionally, buffers between residential uses exceeding 12 units per acre and,

- A. Offices, including private and governmental;
- B. Hospitals;
- C. Nursing homes; and
- D. Retail commercial;

shall maximize the opportunities for passages to facilitate pedestrian or vehicular traffic between the adjacent developments in order to reduce off site vehicular impacts.

Policy 1.A6.5. The City shall promote energy efficiency through mixed-use developments that increases multi-modal accessibility and reduces automobile travel. The characteristics of mixed use may include but not limited to the following:

- Provide housing and commercial services near employment centers.
- Contain the mix of uses allowed within the underlying land use designation.
- Accessibility to existing or planned transportation system.
- Provide transit stops in new developments.

(Ord. No. 1867-02, 10-14-2002; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 1.A7. - Future land use categories.

The future land use categories defined below provide general descriptions intended to encompass all present and future land uses in the City of Stuart. The "Table of Land Use Densities and Intensities" provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land use shall be more limited than the maximum allowable under the future land use category; provided, that the City shall approve some development that is consistent with the City's plan.

Policy 1.A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

- A. *Low Density Residential:* One or two dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, foster homes, adult congregate living facilities of four or fewer unrelated residents, and zero-lot-line residences. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.
- B. *Multi-Family Residential:* One to three or more dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, apartments, condominiums, foster homes, group homes of four or fewer unrelated residents, and adult congregate living facilities (ACLF) of five or fewer unrelated residents. A limited amount of Commercial is allowed. Stealth

communication towers are allowed. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.

- C. ~~Commercial~~: Land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses are allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.
- D. *Office/Residential*: This mixed-use category allows offices and living residential quarters in the same building or in adjacent buildings. Zoning controls the compatibility of these buildings with adjacent land uses. Commercial uses are allowed. Also, public facilities and electric distribution substations are allowed.
- E. *Industrial*: Land uses and activities predominantly connected with manufacturing, assembly, processing, packaging, research, or storage of products. Additional permitted uses in such areas include warehousing, wholesale activity, machine repair, and limited indoor retail sales and professional and other offices. Also, public facilities and electric distribution substations are allowed.
- F. *Public*: Public facilities and uses such as schools, government offices, recreation, cellular telephone towers, utilities, historic structures with public or private uses therein, and City sponsored or approved economic development or redevelopment projects. Additionally, uses which are determined to contribute to the overall community welfare such as vending or entertainment uses directly in support of the primary public use associated with a park, plaza, or community center, or City sponsored or approved community festival, fair, concert, parade, exhibition, farmers or craft market, or similar events are allowed. "Public" uses shall include those uses that are permitted in the "Recreation" and "Conservation" land use categories. Also, electric distribution substations are allowed.
- G. *Institutional*: Private facilities that fulfill a public or quasi-public purpose or that are similar in nature or function to public facilities, and including public facilities. These include schools, nursing homes, hospitals, churches, cemeteries, utilities, transmission towers, clubs, day care centers, and adult congregate living facilities. Also, electric distribution substations are allowed.
- H. *Recreation*: Lands and public facilities, including public recreational uses that are both "active" and "passive" in nature. These include, but not limited to, neighborhood and community parks, golf courses, and spectator sport facilities, and open space areas. Additionally, vending or entertainment uses directly in support of the primary recreational use are allowed. Cellular telephone towers are allowed. "Recreation" uses shall include those uses that are permitted in the "Conservation" and "Public" land use categories. Also, electric distribution substations are allowed.
- I. *Downtown Redevelopment*: Includes the land area within the Stuart Community Redevelopment Agency. General uses permitted include low density residential, multi-family residential, office, commercial, recreation, lodging, public facilities, conservation, and mixed-use projects. Individual projects and sites may consist of single uses. However, a mix of residential uses and non-residential uses shall be required within this designation as a whole. Also, electric distribution substations are allowed.
- J. *Neighborhood/Special District*: Mixed-use category allowing residential, commercial, and recreation land uses such that a functional vertical or horizontal mix of uses is achieved. Developments shall include a mix of residential and commercial or office. Uses may be mixed within a single building and on a single site provided that impacts from differing uses are mitigated through urban design techniques. Also, public facilities and electric distribution substations are allowed.

- K. *East Stuart District*: General uses permitted include low density residential, multi-family residential, office, commercial, recreation and mixed-use projects. Also, public facilities and electric distribution substations are allowed.
- L. *Conservation*: The purpose[s] of the conservation category include: to conserve and protect natural resources including wetlands, floodplains, unique native vegetation, and habitat of listed species; to provide flood control; and to provide a general open space amenity. Uses allowed include passive recreation support facilities and other public facilities and utilities which do not conflict with the purpose of this land use category.
- M. *Marine/Industrial*: Waterfront district which permits continuation of industrial/marine uses while encouraging mixed use development including multi-family residential; commercial; office; lodging; marinas; and civic uses. Also, public facilities and electric distribution substations are allowed.

Policy 1.A7.2. Gross densities, gross intensities and proportional use amounts for each land use category are established in the "Table of Land Use Densities and Intensities" that is adopted as part of this element. In order to promote the efficient use of land and to provide an attainable housing stock (Policy 3.A2.6. Housing opportunities), the City's Land Development code shall provide adjustment, through the planned unit development process, to accommodate smaller residential units and allow smaller housing units to be calculated at no less than 0.5 density per unit.

TABLE OF LAND USE DENSITIES AND INTENSITIES

Land Use Category	In/Out CRA ¹	Residential			Non-Residential			
		General	Not ALF ⁴	ALF	% Residential	General	>2.0 FAR ₃	% Non-residential
Low Density Residential	NA	<8.72 du/ac to 11.62 du/ac ⁵	<8.72 du/ac to 11.62 du/ac ⁵	none	95-100%	<0.75 FAR		0—5%
Multi-Family Residential	In	<15 du/ac	<30 du/ac	<30 du/ac	70—100%	<3.0 FAR	<20 ac	0—30%
	Out	<10 du/ac to 11.62 du/ac ⁹	<30 du/ac	<30 du/ac	70—100%	<0.5 FAR		0—30%
Commercial	In	<15 du/ac	<15	<30 du/ac	0—15%	<3.0 FAR	<50 ac	85—100%

	Out	<10 du/ac	<10	<30 du/ac	0—15%	<1.5 FAR		85—100%
Office/Residential	In	<15 du/ac	<30 du/ac	<30 du/ac	0—25%	<3.0 FAR	<10 ac	75—100%
	Out	<10 du/ac to 11.62 du/ac ⁹	<30 du/ac	<30 du/ac	0—25%	<1.5 FAR		75—100%
Industrial	In	None			0%	<3.0 FAR	<10 ac	100%
	Out	None			0%	<1.0 FAR		100%
Public		None			0%	<1.0 FAR		100%
Institutional		<10 du/ac	<30 du/ac	<30 du/ac	0%	<0.75 FAR		100%
Recreation		None				<0.5 FAR		100%
Downtown Redevelopment		<15 du/ac ⁸	<30 du/ac	<30 du/ac	0—70%	<4.0 FAR	<50 ac	0—70% ⁶
Neighborhood/Special District	In	<15 du/ac		<30 du/ac	30—90%	<3.0 FAR	<10 ac	10—70%
	Out	<15 du/ac		<30 du/ac	30—90%	<2.0 FAR		10—70%
East Stuart	NA	<17 du/ac	<25 17 du/ac	<30 du/ac	70—100%	<1.5 FAR		0—30%
Conservation		None			0%	<10% ISR		100%

Marine/Industrial		<15 du/ac	<15 du/ac	NA	0—25%	<3.0 FAR	<5 ac	0—75%
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¹ CRA = Community Redevelopment Agency. A delineated area.

² RPUD = Residential Planned Unit Development; Major UCCU = Major Urban Code Conditional Use.

³ The total number of acres in developments approved and constructed after the policy effective date that exceed 2.0 FAR shall not exceed the specified amount.

⁴ ALF = Assisted Living Facility

⁵ This designation is intended for parcels that are suited for single family attached and detached and duplex development ranging in density from 8.72 for single family units to 11.62 for duplex units.

⁶ Recreation uses shall not exceed 25 percent of the land area.

⁷ ISR = Impervious surface ratio. Not to exceed 10,000 square feet for any contiguous parcel.

⁸ Shall be interpreted on an Urban Subdistrict basis within the CRA (including Urban Neighborhood, Urban General, Urban Center, Urban Waterfront, and Urban Highway).

⁹ This designation is intended for parcels that are suited for single family attached and detached, duplex and multi-family development ranging in density from 10 for single family units to 11.62 for multi-family and duplex units.

Note: Throughout the City, properties located in the Coastal High Hazard Area (CHHA), as identified on the future land use map in the Coastal Element of the Comprehensive Plan, are limited to 15 dwelling units per acre unless the applicant can demonstrate to comply with Florida Statute 163.3178 (9)(a)1,2 and 3. ALFs shall continue to be prohibited within the Coastal High Hazard Area.

Policy 1.A7.3. The term "mixed use project" means one which allows for a mix of residential, non-residential and recreational land uses such that a functional vertical or horizontal mix of uses is achieved. These uses may be mixed within a single building or on a single site, providing that any impacts are mitigated through urban design techniques.

Policy 1.A7.4. The City will establish and monitor land use tracking and monitoring procedures to ensure that the specified proportions and acreage limitations are not exceeded and that plan amendments will be adopted in a timely manner if development does not occur as expected and desired.

Policy 1.A7.5. Properties that are annexed into the City shall be given a City land use designation as soon as possible after the annexation is finalized.

Policy 1.A7.6. It is the policy of the City of Stuart that neither the provisions of this Comprehensive Plan nor the Land Development Code shall deprive a property owner of all reasonable economic use of a parcel of real property, unless it is the intent of the City to exercise its eminent domain authority. Accordingly, the City recognizes the effectiveness of F.S. § 70.001 (Bert J. Harris, Jr. Act), in assuring that any potential total "taking" of property rights by the City of Stuart is properly identified and that all total private property rights takings are given an opportunity for adequate compensation, if required by law and requested by the property owner.

The relief to which an owner may be entitled shall be any one or more of the following:

- a) Granting of a permit for development;

- b) Clustering, or allowing development rights to be transferred to other properties within the City;
- c) Government purchase of all or a portion of the lots or parcels upon which all beneficial use is prohibited;
- d) Such other relief as the City may deem appropriate and adequate.
- e) Any relief granted by a court of competent jurisdiction.

Development approved pursuant to the protections in F.S. § 70.001 shall be the minimum necessary to avoid a "taking" of the property under state and federal law, and shall be consistent with all other objectives and policies of the Comprehensive Plan and the Land Development Code.

Policy 1.A7.7. It is the policy of the City of Stuart that no development order issued by the City shall be unreasonable or shall unfairly burden the land of a property owner. Accordingly, the City recognizes the effectiveness of F.S. § 70.051 (Florida Land Use and Environmental Dispute Resolution Act), in resolving disputes and assuring that any potentially unreasonable or unfairly burdensome development order of the City is properly identified and that all private property rights are given an opportunity for adequate dispute resolution, if required by law and requested by the property owner.

Where a development order is disputed as being unreasonable or unfairly burdensome by a property owner, the use of the relief in F.S. § 70.051 is specifically encouraged as a means of identifying and resolving any unreasonable or unfair burden on the use of an owner's property.

The relief to which an owner may be entitled shall be the following:

- a) Granting of a permit for development consistent with the relief recommended by a special magistrate, or as otherwise agreed upon by the property owner and the city;
- b) Development approved pursuant to the protections in F.S. § 70.051 shall be consistent with all other objectives and policies of the Comprehensive Plan and Land Development Code.

Policy 1.A7.8. The development of a public school site shall be permitted in any future land use category in the City of Stuart without need for future land use map amendment. Consistency with the City of Stuart Comprehensive Plan shall be determined pursuant to the terms of the School Siting Interlocal Agreement between the City of Stuart, Martin County Board of County Commissioners, and the Martin County School Board. Per the terms of this agreement, the selection of a potential school site must include a standardized process for identifying potential sites and objectively ranking potential sites which evaluates, at a minimum:

- a) The proximity of potential sites to existing population centers;
- b) The availability of public facilities for transportation, including bicycle and pedestrian facilities, stormwater drainage, potable water and wastewater facilities;
- c) The proximity of complementary uses and facilities;
- d) The potential for negative impacts to native upland and wetland habitats;
- e) The functional ~~hydology~~hydrology of the proposed site, including an evaluation of the predevelopment and post-development runoff, wetland management, flood protection, water quality, design standards for stormwater storage and conveyance facilities, positive legal outfall, and maintenance;
- f) The ability to redevelop existing underutilized sites; and
- g) The ability to maintain the diversity of the student population at existing schools and the proposed school which reflects the demographic composition of the Martin County student population as a whole.

Policy 1.A7.9. The City's Future Land Use Map series shall consist of the following:

- a) 2030 Future Land Use Map
- b) 2030 Planned Wells

- c) 2030 Flood Zones Map
- d) 2030 Wetlands Map
- e) 2030 Soils Map
- f) 2030 Land Cover Map

(Ord. No. 1867-02, 10-14-2002; Ord. No. 1974-04, § 1, 12-13-2004; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010; Ord. No. 2342-2017, § 1(Exh. A), 8-28-2017)

Objective 1.A8. - Land Development Regulations.

Future growth, development, and redevelopment will be managed through the preparation, adoption, implementation and enforcement of Land Development Regulations.

Policy 1.A8.1. The City shall continue to include in the land development regulations specific and detailed provisions required to implement the adopted Comprehensive Plan, and which at a minimum: (9J-5).

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
- c. Regulate areas subject to periodic flooding and provide for drainage and stormwater management;
- d. Protect potable water wellfields and aquifer recharge areas by not allowing more than 75 percent impervious surface coverage. Impervious surface coverage restrictions do not apply in the Downtown Development land use category;
- e. Regulate signage;
- f. Ensure safe and convenient on-site traffic flow and vehicle parking needs including shared-use parking where appropriate; and
- g. Provide that development approvals and permits shall not be issued that result in a reduction of the level of service standards adopted in this Comprehensive Plan;
- h. Establish site plan review procedures;
- i. Establish official sources for defining "native vegetation";
- j. Define "open space" as defined by Policy 1.B3.7 and require not less than 25 percent on a development site outside the CRA; and
- k. Establish a permitting process for the clearing of land;
- l. Establish an urban code overlay zone to promote appropriate infill development and redevelopment within the TCEA which promotes a mix of uses, traditional neighborhood development, and a pedestrian-oriented land use pattern; complements transit-oriented development; and discourages large expanses of parking area.

Policy 1.A8.2. All regulations pertaining to land development shall be integrated into one development code and shall be reviewed within the EAR-based amendment cycle to ensure internal consistency and consistency with the City's adopted Comprehensive Plan.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

GOAL STATEMENT 1.B

Commented [MS1]: State Required, eliminate 9J5 references

Minimize costs to current residents of growth, new development, and redevelopment, and encourage future land uses that maintain or enhance economical and efficient delivery of government utilities and services.

Objective 1.B1. - Compact urban form.

Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

Policy 1.B1.1. The City shall continue to market itself as a hub for commercial, social, and institutional governmental activities in Martin County. Provide for commercial opportunities within Stuart beyond the historical conditions in order to provide alternatives to urban sprawl.

Policy 1.B1.2. Identify priority areas for future annexation and identify future needs (parks, fire stations, lift stations, etc.).

Policy 1.B1.3. Parcels that are annexed or agree to be annexed through sewer and water agreements should have proposed land use designations.

Policy 1.B1.4. Annexation and redevelopment strategies for infill development and redevelopment should be formulated to produce a future viable economy for the City.

Policy 1.B1.5. As resources permit, the City shall study the application of aesthetic design policies for Colorado Avenue, Monterey Road, East Ocean, the Willoughby corridor, Palm Beach Road, U.S. 1/Federal Highway, SR 707, and other significant arterial corridors.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 1.B2. - Provision of facilities and services.

The Future Land Use Element shall establish land uses which can be served by existing and planned facilities and services. The plan shall achieve and maintain the level-of-service (LOS) standards adopted in the Capital Facilities Element and shall provide sufficient land suitable for public facilities needed to support the projected level and pattern of development.

Policy 1.B2.1. Impact fees and other means of offsetting capital costs are required of all new development to offset the capital costs of providing water and sewer service, drainage facilities, roads, recreation and park facilities, police and fire/EMS services and public facilities required by that development. Such fees should be updated to ensure that new development adequately pays for its costs.

Policy 1.B2.2. No approval for new development or redevelopment shall cause facilities or services to fall below adopted local level-of-service standards as contained in the Capital Improvements Element of this Comprehensive Plan except for temporary reductions allowed by capital improvements policies. Public facilities and services necessary to serve the proposed development or redevelopment must be available, at the adopted local levels-of-service, concurrent with the impacts of development or must meet the requirements specified in Capital Improvements Element policies.

Policy 1.B2.3. Approvals necessary for utility facilities to serve a proposed new development or redevelopment must be issued at the same time as approvals for the development itself.

Policy 1.B2.4. The City of Stuart is located entirely within the Martin County urban service area and is itself an urban service area consistent with F.S. § 163.3164(29). This area is mapped on the Future Land Use Map and encompasses the entire City.

Policy 1.B2.5. At the time of each required Evaluation and Appraisal Report, the City shall update the Water Supply Facilities Work Plan to assess whether or not adequate water supply is available to meet projected needs of the ensuing ten-year period.

(Ord. No. 2166-08, § 1, 1-12-2009; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Capital improvements element and concurrency management system, Element VIII.

Objective 1.B3. - Desirable pattern of land uses.

Promote and enhance a pattern of land uses that are ~~compatible; that are~~ convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.

Policy 1.B3.1. Existing land uses which are inconsistent with the Future Land Use Plan of the City shall be eliminated upon redevelopment. Exceptions may be made if: A) less than 50 percent of the existing use is destroyed by accident or act of God; B) neighboring landowners support the rebuilding to the prior state; and C) such rebuilding does not pose a serious health or safety threat to the public. All three conditions must be met.

Inconsistent uses shall not be expanded by more than 25 percent. However, maintenance in order to meet health, safety, welfare and any obvious aesthetic upkeep is allowable. Examples include painting, structural and roof repair, and plumbing and electrical repair.

Residential structures in the Coastal High Hazard Area (CHHA) that are damaged less than 50 percent by a wind or water damage may be repaired but they may not be replaced by new structures at a density that is higher than allowed by this Plan.

Policy 1.B3.2. All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

Policy 1.B3.3. (blank)

Policy 1.B3.4. For enclaves served by City utilities and services, the City shall continue to charge higher fees and pursue other administrative policies that encourage the elimination or reduction of those enclaves.

Policy 1.B3.5. The City shall implement the Special District land use regulations for historic areas of mixed land use, including downtown Stuart, the CRA, and East Stuart.

Special Districts are addressed in Goal C and Goal D of this Future Land Use Plan.

Policy 1.B3.6. The City shall protect traditional single-family residential areas by limiting commercial encroachment through zoning, comprehensive planning, traffic calming, and other land use techniques.

Policy 1.B3.7. Open spaces are relatively undeveloped areas used to enhance natural resource conservation, recreation or aesthetic functions of an urban environment. Open spaces may include preserved wetlands, landscaped stormwater facilities, landscaped areas, playgrounds, parks and golf courses. Within the CRA, urban plazas may be considered open space, e.g., public fountains, courtyards, gazebos and amphitheaters. Parking areas shall not constitute open space. Open spaces do not include parking areas.

Policy 1.B3.8. Continue to reduce blighted areas through application of the CRA Plan.

Policy 1.B3.9. The City shall implement architectural and site design requirements for commercial development that utilize "Crime Prevention Through Environmental Design" principles including natural surveillance and defensible space. This shall include site designs that provide for unobstructed supervision of public activity areas and access points by occupants and law enforcement while conducting routine activities and thereby discouraging criminal activity.

Policy 1.B3.10. All commercial buildings shall be designed to maintain and enhance the attractiveness of the streetscape and promote the architectural heritage of the City. Buildings shall include architectural features and patterns that provide visual interest from the perspective of the pedestrian, reduce building

massing and recognize local character. Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale. The building's mass shall be varied in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian. Corner lots at an intersection of two or more arterial or collector roads shall be designed with additional architectural embellishments, such as corner towers or other design features, to emphasize their location as gateways and transition points within the community.

Policy 1.B3.11. ~~To ensure compatibility of land uses,~~ The City shall continue to monitor Martin County's Airport Master Plan and where appropriate shall seek to make its positions known with regard to the plans implementation or modification through direct communication or interlocal agreement.

With regard to the vacant property within the City limits located south of Monterey Road on the Martin County Airport site, future development shall be regulated through a Planned Unit Development agreement.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 1.B4. - Hurricane evacuation and planning.

The City shall ensure the safe evacuation of people threatened by a hurricane or other disasters through coordination with Martin County, other municipalities, and the Treasure Coast Regional Planning Council and through application of its own emergency management plan.

Policy 1.B4.1. The City Police and Fire departments and City Commission shall cooperate with the Martin County Emergency Management Office and the Treasure Coast Regional Planning Council to design and evaluate evacuation plans that use roadways in and through the City of Stuart.

Policy 1.B4.2. In order to direct population concentrations away from the coastal high hazard area; maintain or reduce evacuation times; and limit public expenditures that subsidize development permitted in coastal high hazard areas: residential densities shall not exceed 15 dwelling units per acre unless the applicant can demonstrate compliance with evacuation time and mitigation requirements in accordance to F.S. § 163.3178(9)(a)1, 2, and 3. ACLFs shall continue to be prohibited within the Coastal High Hazard Area.

(Ord. No. 1892-02, § 1, 1-27-2003; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Traffic evacuation capacity, Element II, Objective 3; coastal element, Element IX.

GOAL STATEMENT 1.C

The future land use goal for the Community Redevelopment Area (CRA) [is] to maintain and strengthen the beauty, economic viability, cultural resources and social importance of the area. This shall be accomplished through mixed-use zoning, preservation of historic buildings, innovative zoning and land use regulations, demolition, reconstruction or substantial renovation of existing buildings and infrastructure, enhancement of marine resources, and other measures to promote urban redevelopment.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 1.C1. - [Urban Code Overlay Zone.]

The City shall implement the Stuart Urban Code Overlay Zone in the CRA which provides for adequate parking; encourages the ability of people to live, work, and shop without need of a car; defines urban spaces with buildings; creates interesting and pleasant itineraries along sidewalks; conceals parking lots; promotes alternative modes of transportation; and provides for harmony of architectural style.

Policy 1.C1.1. The City of Stuart shall continue to implement the Architectural Regulations and the Stuart Urban Code in the CRA to regulate building size, height, and orientation.

Policy 1.C1.2. The City of Stuart shall continue to implement the Stuart Architectural Regulations which have been adopted based on the Stuart Urban Code for the CRA to regulate materials, colors, and landscaping for buildings. These regulations shall encourage traditional, durable construction with materials that age well and fit with the existing architectural heritage of Stuart.

Objective 1.C2. - Historic resources.

The City shall continue to encourage the protection of identified historic resources through the application of historic preservation standards set forth in the Resource Protection, Chapter V of the City's Land Development Code.

To implement this objective the following policies are adopted:

Policy 1.C2.1. The City shall maintain and from time to time update its inventory of historic and archaeological resources completed in 2002 and shall establishment of local historic districts and landmarks designation.

Policy 1.C2.2. The City shall support and cooperate with efforts to inventory, designate, and preserve buildings, sites, and other resources of historic significance in Stuart.

Policy 1.C2.3. The City's Main Street Program allows inventory and analysis of preservation needs of historic properties in the downtown area. The City shall encourage redevelopment efforts in the downtown area which will maintain the historical integrity of historical buildings; reuse of historical buildings shall be promoted.

Policy 1.C2.4. The City shall encourage and allow innovative techniques for new development which protect historic and archaeological resources, such as buffering, cluster housing and density bonuses.

Policy 1.C2.5. The land development regulations shall continue to eliminate zoning or other conflicts which would hamper preservation efforts.

Policy 1.C2.6. The City shall continue to apply its historical preservation standards set forth in the Land Development Code.

Policy 1.C2.7. The City supports public and private efforts to identify, evaluate, and protect historic and archeological resources.

Policy 1.C2.8. The conservation and rehabilitation of substandard housing of historical significance shall consider the standards of the Division of Historic Resources and the City's adopted local historic ordinance.

Policy 1.C2.9. If a potential archaeological or historic site is located during development activity, the developer shall be required to notify the City and the State Division of Historic Resources concerning procedures to be followed prior to completing additional work which would impact the site.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 1.C3. - Urban redevelopment.

Revitalize the designated Urban Redevelopment Area (URA), including the CRA, by:

- A. Maintaining or increasing the amount of development and redevelopment.
- B. Maintaining or increasing the percentage of County-wide employment located in the URA and CRA and the City of Stuart as a whole.
- C. Reducing blight conditions as defined by F.S. § 163.340(8)(a) and (b).
- D. Achieving and maintaining a 90 percent occupancy rate of commercial and office spaces.

E. Enhancing the City's marine resources.

F. Promote ~~multi-modal pedestrian~~ mobility throughout the CRA.

Policy 1.C3.1. The URA is a specific geographic area established in the Comprehensive Plan for urban redevelopment as shown in Stuart Redevelopment Map. The Community Redevelopment Area (CRA) established pursuant to the Community Redevelopment Act of 1969 is a specific geographic area identified in the Comprehensive Plan as shown in the Stuart Redevelopment Map.

Policy 1.C3.2. The Transportation Concurrency Exception Area (TCEA) is established within the URA and is consistent with the boundaries of the CRA. The CRA and URA are shown in the Stuart Redevelopment Map.

Policy 1.C3.3. The City shall promote waterfront access through FLUE Objective 1.A2 and its associated policies in order to increase the attractiveness and desirability of the CRA for new development and redevelopment.

Policy 1.C3.4. The City shall implement land use categories in the URA that encourage mixed uses and higher intensities and densities consistent with FLUE Objective 1.A7, its associated policies and the Future Land Use Map.

Policy 1.C3.5. The City shall promote compact urban form and discourage urban sprawl consistent with FLUE Objective 1.B1 and Policy 1.B1.1.

Policy 1.C3.6. The City shall encourage development and redevelopment by ensuring that adequate public facilities and services are available to serve the development in the URA consistent with FLUE Objective 1.B2, its associated policies and the Capital Improvements Element.

Policy 1.C3.7. The City shall reduce blighted areas through implementation of the CRA Plan adopted in June 1998.

Policy 1.C3.8. The City shall implement the regulations of the Stuart Urban Code Overlay Zone consistent with the direction under Objective 1.C1 and its associated policies in order to promote desirable development and redevelopment in the URA.

Policy 1.C3.9. The City shall promote economic development in the URA by implementing FLUE Objective 1.E1 and its associated policies.

Policy 1.C3.10. The City shall encourage development and redevelopment in the URA by reducing crime by implementing FLUE Policy 1.B3.9.

Policy 1.C3.11. The City shall require commercial development in the URA to utilize urban design features consistent with FLUE Policy 1.B3.10 so as to create a more attractive and distinctive environment, promote pedestrian friendly design and establish a "sense of place" and character unique to Stuart that will attract complementary non-residential uses.

Policy 1.C3.12. The City of Stuart shall promote land use patterns which complement multiple modes of transportation, including transit, pedestrian and bicycle amenities, and marine transit such as ferries, water taxis and upland support facilities (e.g., designated anchorages, marinas, dinghy accommodations, canoe/kayak launches and the City's "blueways" program).

Policy 1.C3.13. The City shall utilize financial, regulatory and land use incentives to promote residential and mixed-use development within the URA and CRA.

Policy 1.C3.14. The City through the CRA redevelopment shall encourage and promote ~~multi-modal pedestrian~~ mobility and linkages throughout the CRA.

GOAL STATEMENT 1.D

The goal of establishing an East Stuart Overlay Zone District is to address the unique and special land use and related development issues of this neighborhood. This item is included as Goal 3.C in the Housing Element.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 1.D1. - [East Stuart Special Studies District.]

To reduce substandard housing conditions, increase affordable housing opportunities, improve infrastructure and safety conditions, and provide for land use regulations that reflect and strengthen the neighborhood character of East Stuart.

Policy 1.D1.1. The City shall encourage new and in-fill development in the East Stuart neighborhood:

- Replace substandard housing with code compliant housing;
- Create accessible and safe neighborhood;
- Encourage a mix of housing types;
- Encourage neighborhood infrastructure, such as sidewalks and walkway linkages.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Housing element, Element III.

GOAL STATEMENT 1.E

Economic development is a comprehensive goal for the City.

Objective 1.E1. - Economic development.

The City shall research major land use issues which impact economic development and may potentially generate City revenues.

Policy 1.E1.1. The airport shall be addressed more specifically as a land use issue that affects economic development.

Policy 1.E1.2. The City shall encourage and coordinate with Martin County for the master planning of the airport in a manner consistent with surrounding land uses.

Policy 1.E1.3. City owned parcels should be identified with the purpose of leasing or selling properties that could produce revenue or other benefits for the City.

Policy 1.E1.4. The City should consider the purchase of land for cultural/recreation/open space or to generate revenue by future lease or sale of the property.

Policy 1.E1.5. The City should develop goals for economic development.

Policy 1.E1.6. As economic development opportunities present themselves, the City should continue to strive to be straightforward and streamlined in its development review process.

Policy 1.E1.7. The City should identify and recruit appropriate uses for the area north of the Roosevelt bridge (i.e., marine, mixed-use, tourism, industrial, etc.).

Policy 1.E1.8. The City should develop specific economic development programs for the area north of the Roosevelt bridge.

GOAL STATEMENT 1.F

The future land use goal for the Neighborhood/Special District category is to promote infill and redevelopment efforts; allow for the creation of traditional neighborhood developments (TNDs); lessen the need for vehicular trips; deter urban sprawl; and encourage the development of mixed-use developments.

Objective 1.F1. - [Development standards for Neighborhood/Special District land use category.]

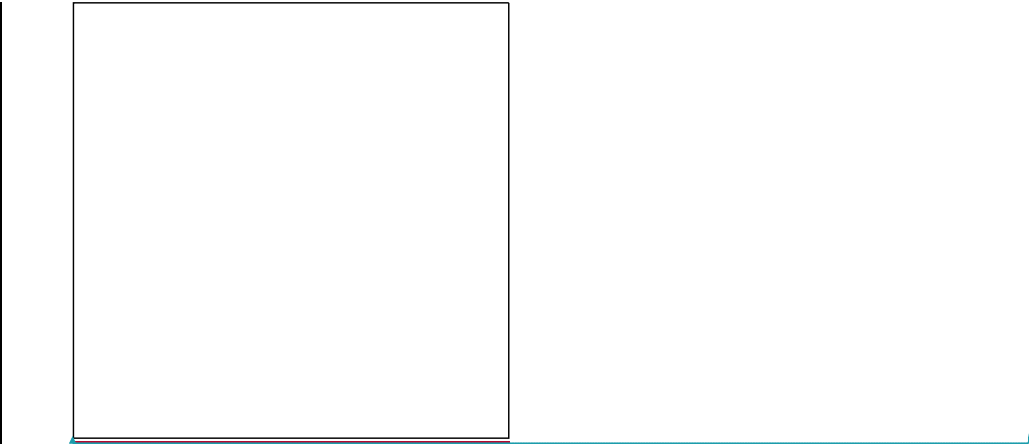
The City shall allow mixed-use and traditional neighborhood development, pedestrian accessibility, and innovative planning and land use techniques that strengthen the small-town character of Stuart through the application of the Neighborhood/Special District land use category.

Policy 1.F1.1. Of the developable acreage of the site, not less than 30 percent shall consist of residential use and not less than ten percent shall consist of non-residential and non-recreational land uses.

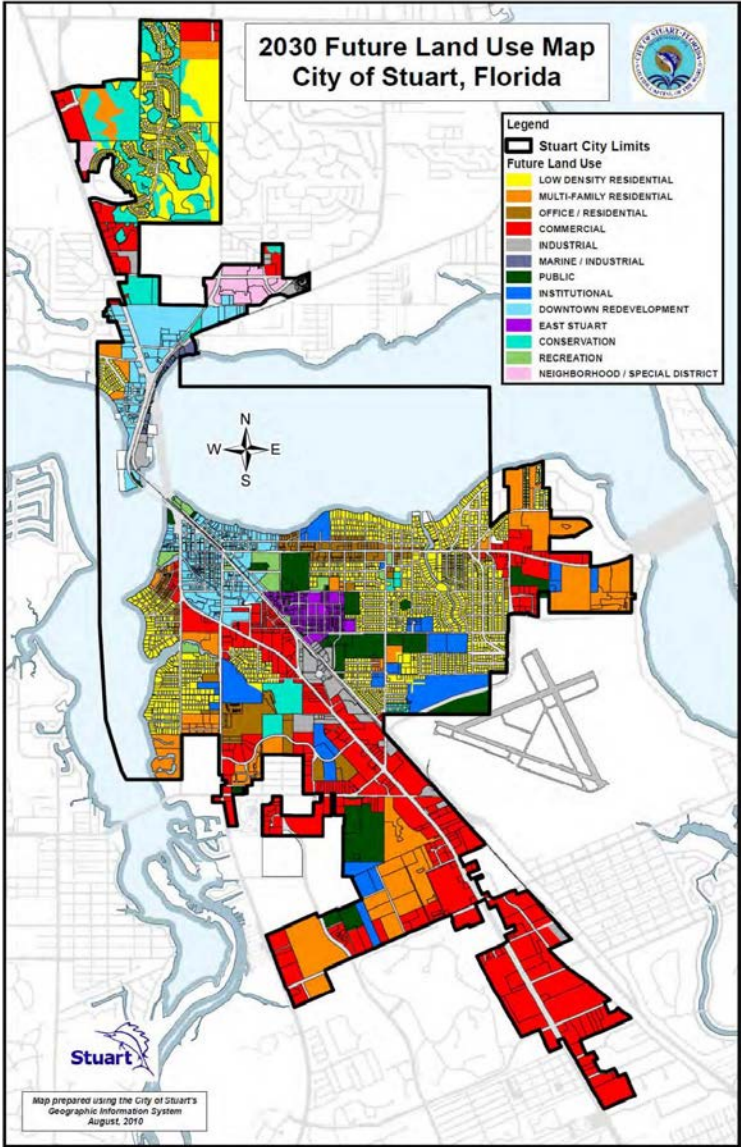
Policy 1.F1.2. Mixed-use development within the Neighborhood/Special District category shall integrate distinct uses together in order to create a functioning, multifaceted type of development. Integration is defined as the combination of distinct uses on a single site where impacts from differing uses are mitigated through urban design techniques and where differing uses are expected to benefit from the close immediate proximity of complementary uses. This may include horizontal and vertical integration.

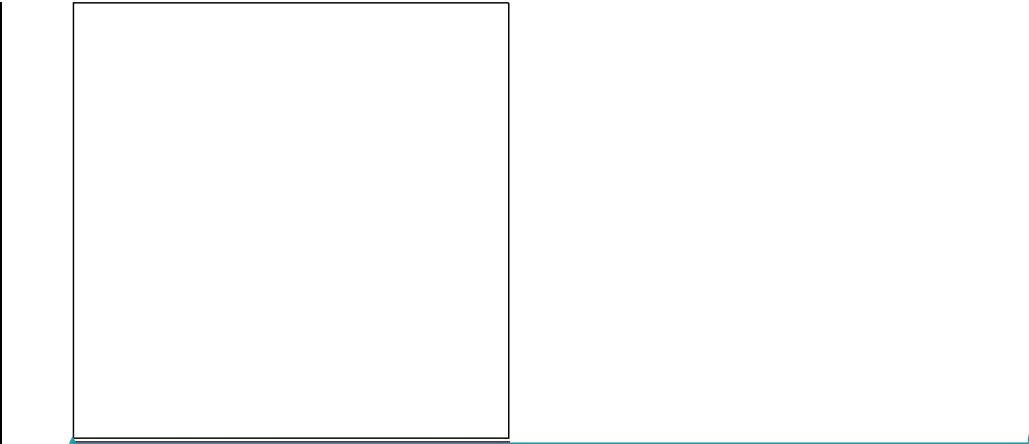
Policy 1.F1.3. To promote pedestrian friendly and neighborhood-scale development, blocks within a mixed-use development should not exceed an average block perimeter of more than 1,600 linear feet, or a five-minute walk, unless the block perimeter has pedestrian access points at intervals not exceeding 550 feet. No block frontage along a single street should exceed 550 feet.

Policy 1.F1.4. Large expanses of parking area discourage neighborhood scale and pedestrian friendliness. Therefore, where possible, development shall include smaller scattered parking lots of "nodes" that are approximately located such that the massing or "bunching" of parking into large expanses of parking area is prevented.

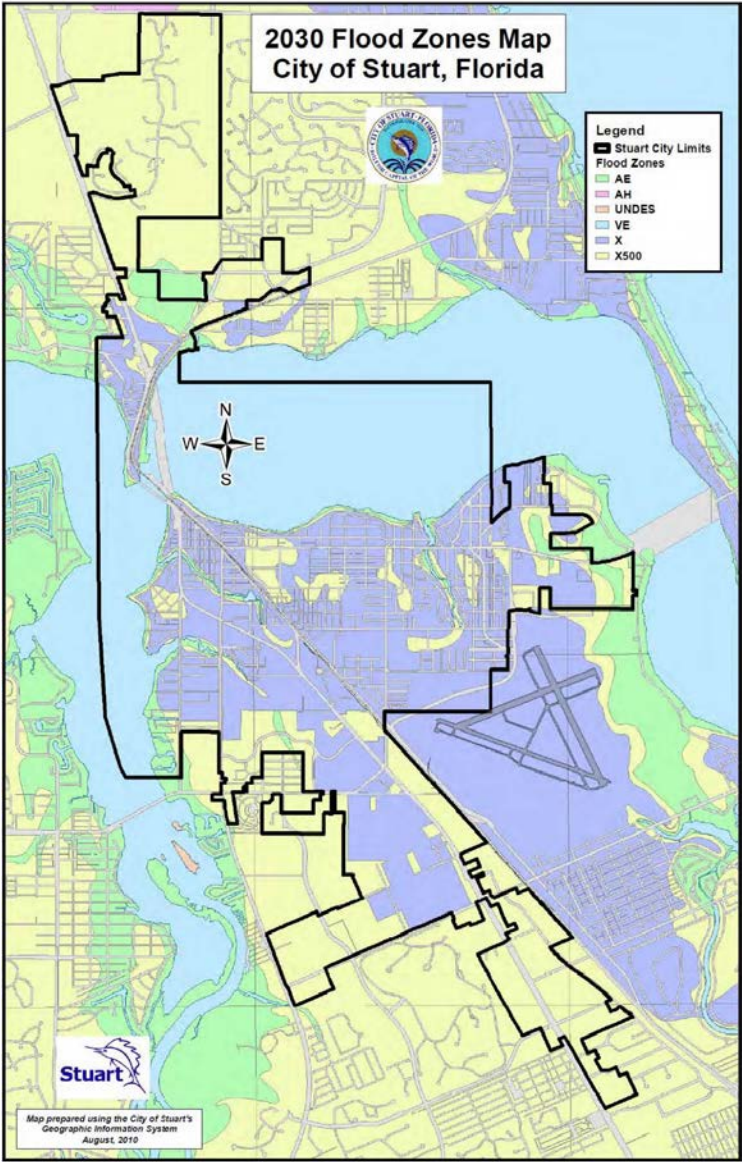


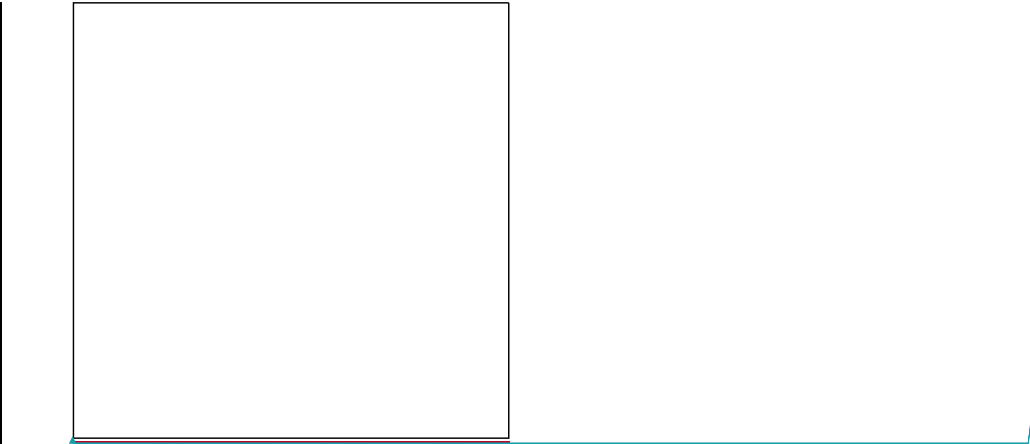
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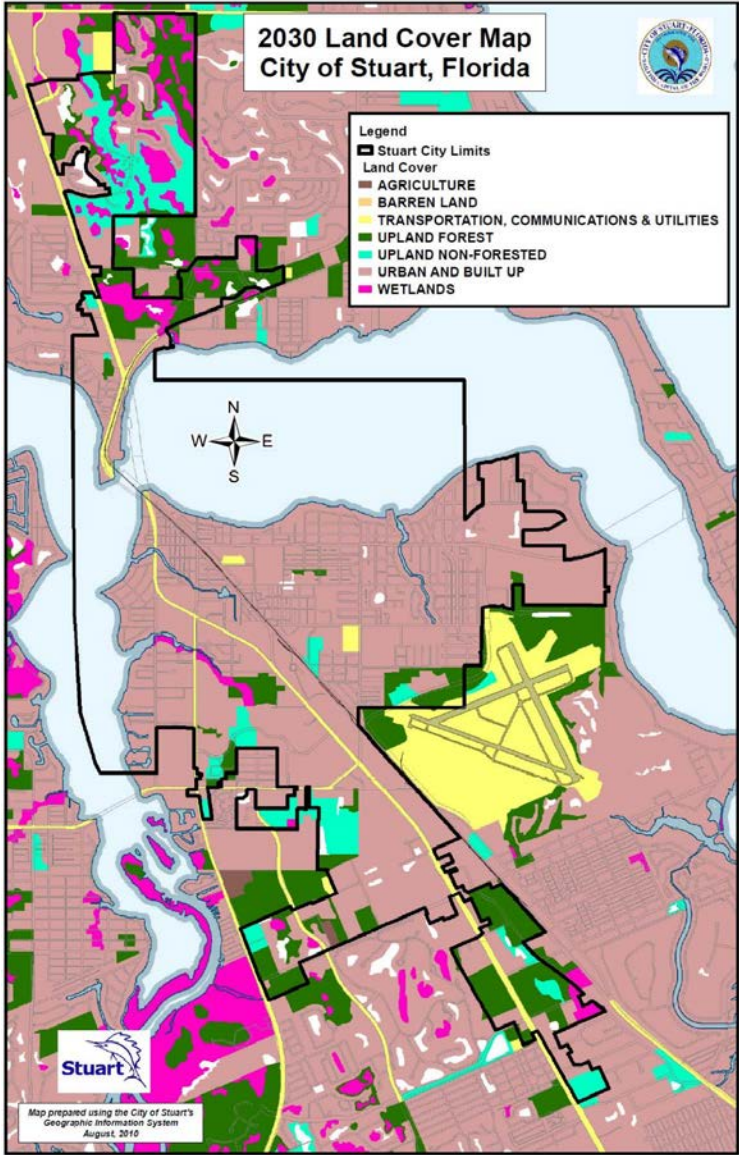


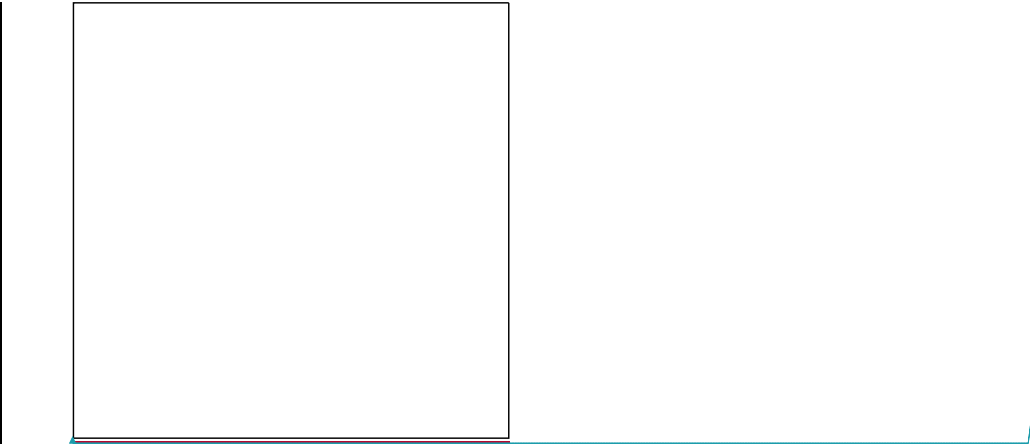
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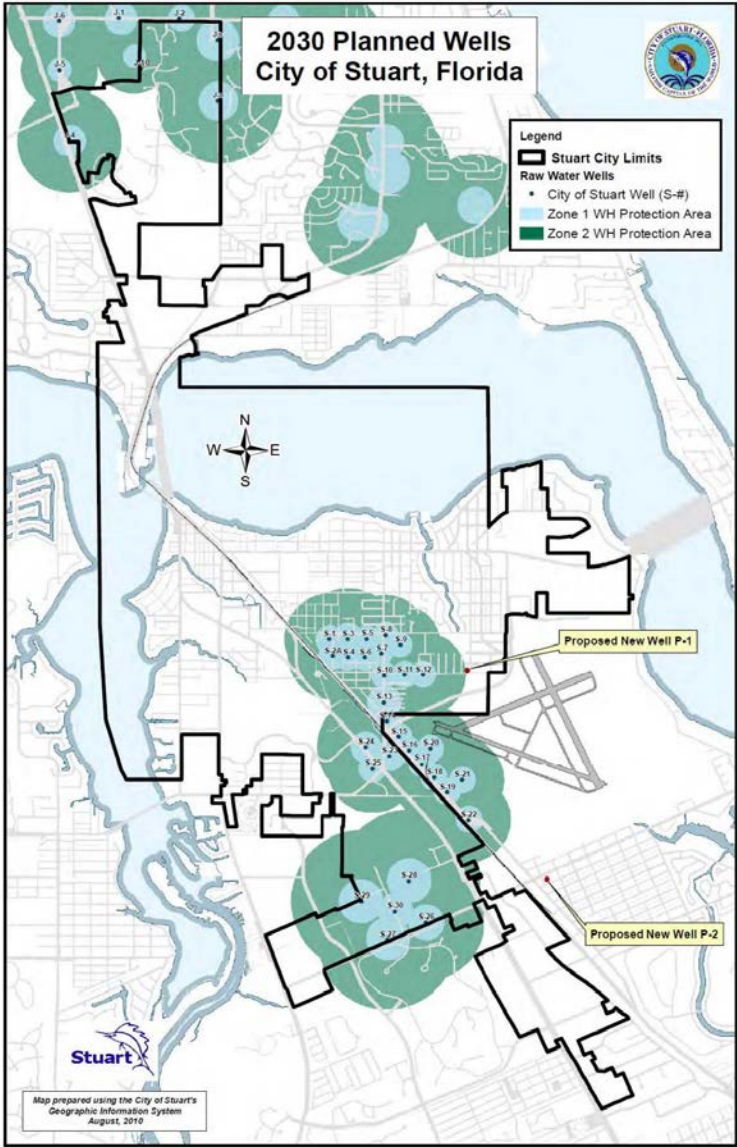


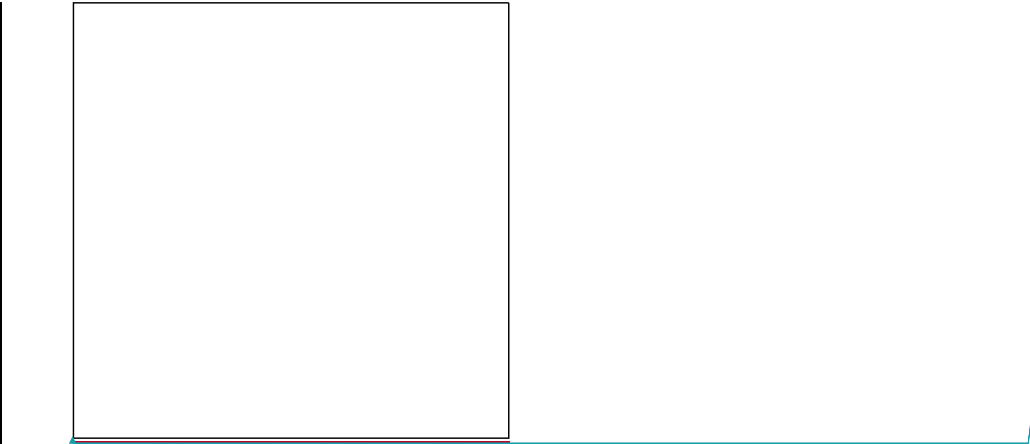
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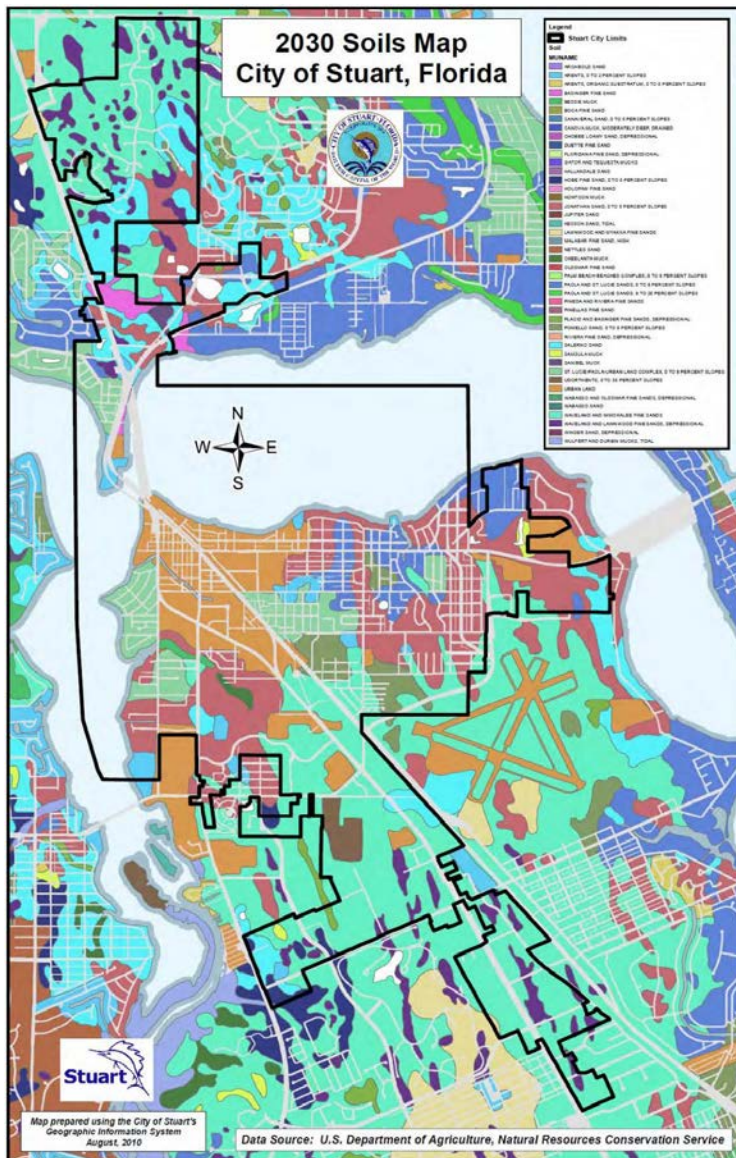


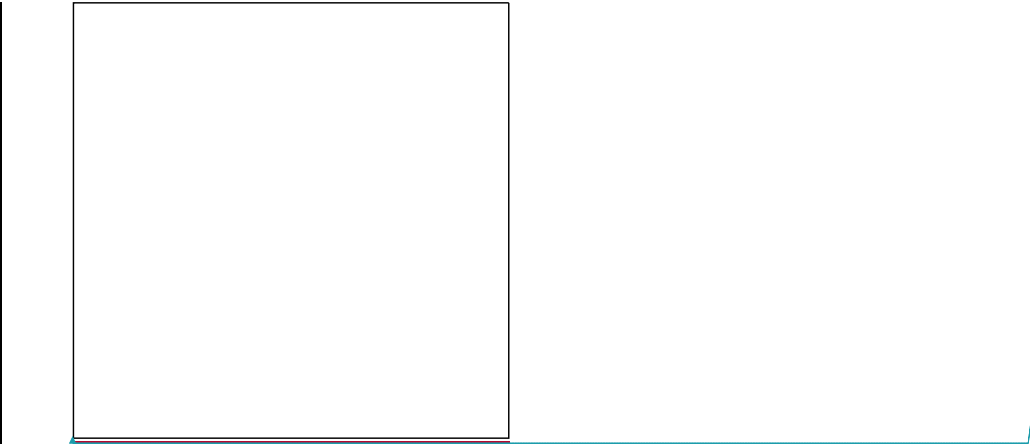
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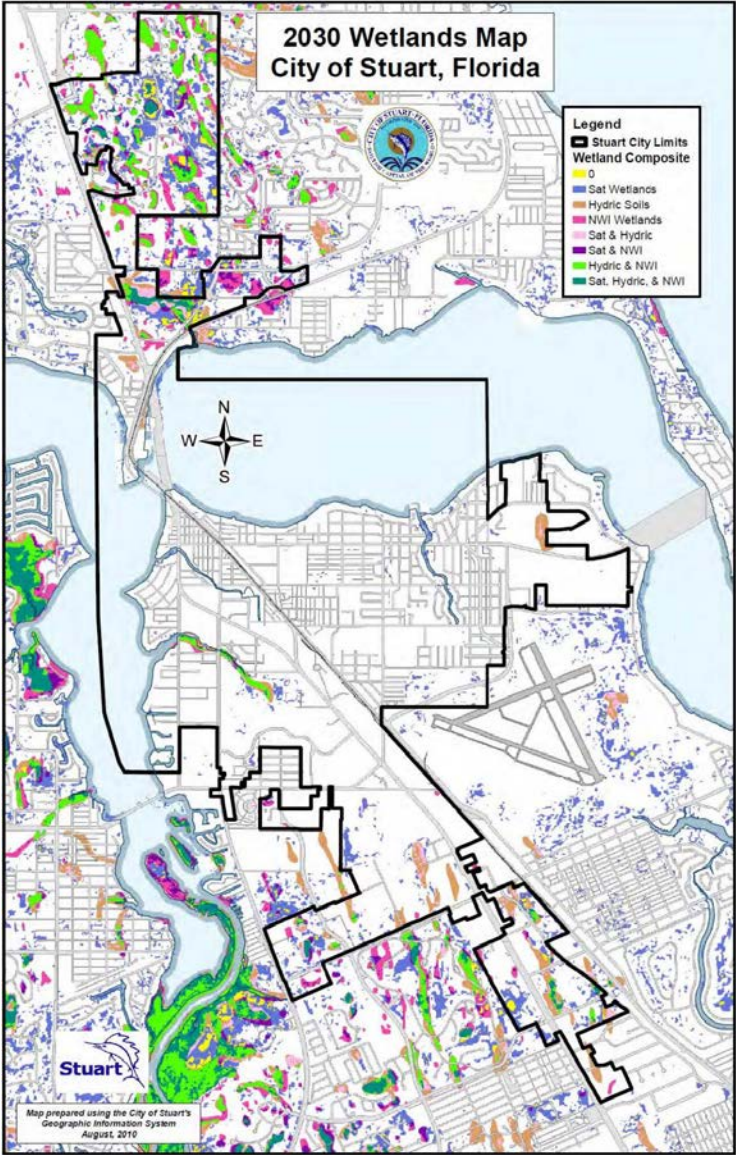


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Element [2H](#) - TRANSPORTATION ELEMENT Goals, Objectives, and Policies City of Stuart, Florida Adopted October 14, 2002^[1]

Footnotes:

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Cross reference— Infrastructure element, Element IV; implementation, Element VII, Objective A2; capital improvements element and concurrency management system, Element VIII.

GOAL STATEMENT [2.A](#)

Implement a transportation program that provides for a safe and efficient traffic network and provides optimum access to the City's major activity centers. As resources permit, the City shall support mobility citywide through alternate modes of transportation.

The City shall seek to reduce greenhouse gas emissions by discouraging urban sprawl; promoting compact development and maximize internal trips within the development; promote transit oriented development within urban service area; promote affordable and workforce housing in proximity of major employment centers; and promote infrastructure investment in greenhouse gas efficient projects.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective [2.A1](#). - [Roadway system levels of service.]

The City shall provide a safe, convenient and efficient roadway system by maintaining adopted levels of service on all roadways within the City throughout the planning period.

Policy [2.A1.1](#). Establish an annual traffic count program with the use of traffic counting equipment to monitor peak season and off season traffic. This program shall be coordinated wherever possible with the FDOT and Martin County traffic count information.

Policy [2.A1.2](#). Establish an annual traffic count program with the purchase of traffic counting equipment to monitor peak direction/peak hour/peak season and off season traffic. This program shall be coordinated (wherever possible) with the FDOT and Martin County traffic count information through advance scheduling of count station locations between all agencies. The use of peak hour traffic counts shall be used to benchmark conditions.

Policy [2.A1.3](#). The City shall continue to monitor traffic counts on City roadways. With regard to state and county roads within the City, timely traffic data will be obtained by the City through close coordination with FDOT and Martin County.

Policy [2.A1.4](#). Except as specified in policies [2.A1.2](#), 15.1 and 15.2, the City adopts the following level of service (LOS) for all arterial roadways: LOS E at peak hour.

Policy [2.A1.5](#). The following table includes roadways which have been assigned a tier II interim levels of service. These interim standards are designated to provide a service volume to evaluate traffic generated by proposed developments until the roadway is improved. The table also includes expiration of these interim levels of service.

Segment	From	To	Interim LOS Standard	Volume Threshold (peak hour/peak direction)	2008 Generalized LOS

SR 5/US 1	Wright Boulevard	Jensen Beach Blvd.	Martin County 2008 Roadway Level of Service Inventory Report	3,600	Interim
SR 714	Mapp Road	SR 76	Martin County 2008 Roadway Level of Service Inventory Report	2,810	Interim
SR 714	SR 76	CR A1A	Martin County 2008 Roadway Level of Service Inventory Report	2,015	Interim
* The Green River Parkway project is a County funded project, which consists of construction of a new 2 mile long of roadway from Jensen Beach Boulevard to SR 707 that is expected to be completed by November 2010. Project is an alternate north/south corridor to relieve Level of Service deficiencies on US1.					
The Indian Street Bridge project is also a County funded project, which consist of construction of a new bridge across the South Fork of the St. Lucie River to connect Palm City with the City of Stuart. The project includes new roadway construction from the intersection of SR 76 and Indian Street to the intersection of Martin Highway and Mapp Road.					
The Level of Service shall be updated in the first amendment opportunity as the roadway construction projects are completed.					

Policy 2.A1.6. The City shall update analysis of existing level of service standards for all roadways in the City using the FDOT Level of Service Manual and amend the adopted level of service standards for roadways in the Comprehensive Plan as necessary.

Policy 2.A1.7. In cooperation with Martin County, the City will utilize the results of the North Stuart Traffic Operations Study to analyze major traffic corridors, such as Roosevelt Bridge, Green River Parkway, and other roadways, in the north Stuart area.

Policy 2.A1.8. The following strategies shall be implemented by the City in its efforts to maintain and improve traffic conditions throughout the City.

TRANSPORTATION SYSTEMS AND DEMAND MANAGEMENT STRATEGIES

Strategy	Action
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Traffic operation	Intersection and roadway widening. One-way streets. Turn-lane installation.
Traffic signalization	Coordinate with Martin County and the State of Florida regarding synchronization of traffic signals, intelligent traffic systems (ITS) and similar programs.
Pedestrian, bicycle and other alternative modes	Widen sidewalks. Pedestrian grade separation. Increasing bikeways visibility connectivity and bike parking opportunities. Bike storage. Interconnected sidewalk system: sidewalks and/or bikeways shall be provided for internal circulation and linkage to other projects when such facilities are possible given the particular physical characteristics of the site, type of project, and adjacent land uses. Traffic calming. Downtown rail station/transportation depot. Increase visibility and safety through streetscape and crosswalk improvement initiatives Enhance pedestrian safety thru print, social media and City website education
Route diversion	Auto restricted zones. Residential traffic control. Truck-restricted zones and routes.
Parking management	Curb parking restrictions on U.S. 1 within the TCEA. On-street parking. Common parking areas. Off-street parking incentives. "In-lieu of" parking incentives. Public/private shared parking. Public/private shared parking through joint ownership or leasing or issuing licensing agreements. Valet parking for commercial businesses.

	Advanced parking guidance system and other wayfinding signs Encourage electric vehicle charging facilities
Inter-modal coordination (Implementation is contingent upon a joint Martin-St. Lucie public transit system that serves Stuart.)	Park-and-ride facilities. Coordinate transfer improvements with Martin and St. Lucie Counties (see Policy 2.A6.3).
Commercial vehicles	On-street loading zones. Off-street loading zones. Restrict peak-hour on-street loading. Truck route system. Restrict truck traffic in residential neighborhoods.
Work schedule	Encourage flexible work scheduling to maximize infrastructure efficiency, including compressed work weeks, off-peak work hours and telecommuting. Encourage establishment of home offices.
Pricing The City of Stuart supports the application of these policies by the service providers.	Peak/off-peak transit fares. Fares for elderly and handicapped. Reduced transit fares.
Para-transit	Support the para-transit provided by the Council on Aging of Martin County, including service for the elderly and handicapped. Taxi/group riding program. Dial-a-ride. Jitney service.
Carpool and vanpool	Encourage carpool and vanpool matching programs by public and private employers. Preferential parking for carpool and vanpool.
Complete Streets	Support and encourage complete streets where possible
Transit Oriented Development	Promote walkable neighborhoods by using Transit Oriented Development (TOD) principals in new development

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Resiliency	Consider Climate change modals in the planning and design of new transportation infrastructure Evaluate transportation infrastructure vulnerability as it related to climate change and resiliency Prioritize improvement for identified vulnerable transportation infrastructure
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Policy [2.A1.9](#). The City's Future Transportation Map Series shall consist of the following:

- a) 2030 Transportation Map Airport Facilities
- b) 2030 Transportation Map Roadway Maintenance
- c) 2030 Transportation Map Non Motorized Transportation System
- d) 2030 Transportation Map Public Transportation
- e) 2030 Transportation Map Roadway Lanes
- f) 2030 Transportation Map Roadway Functional Class and Evacuation
- g) [203040](#) Needs Assessment (2030 RL RTP Martin and St Lucie MPO)
- h) Existing Plus Committed/[204030](#) Volume to Capacity (2030 RL RTP Martin and St Lucie MPO)
- i) [2040 Regional Long-Range Transportation Plan \(Martin MPO\)](#)
- j) [2017 Bicycle, Pedestrian and Trails Master Plan \(Martin MPO\)](#)

(Ord. No. 1867-02, 10-14-2002; Ord. No. 2021-05, § 1, 6-27-2005; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective [2.A2](#). - Data base.

Promote improved travel safety and efficiency by identifying locations where specific improvements can be installed to create a safer, more efficient transportation network as funds become available.

Policy [2.A2.1](#). Through its Land Development Code, the City shall continue to promote effective pedestrian and vehicular access to development sites. Where appropriate, FDOT and Martin County access standards shall be applied.

Policy [2.A2.2](#). The City shall continue to provide for safe and efficient on-site traffic flow.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective [2.A3](#). - [Traffic evacuation capacity.]

The City transportation network should have adequate roadway capacity to efficiently evacuate traffic during hurricanes and accidents at Florida Power and Light's St. Lucie Nuclear Power Plant in accordance with the regional hurricane evacuation plan update produced by TCRPC.

Policy [2.A3.1](#). The City will continue to coordinate its emergency evacuation efforts for its at-risk population through close coordination with the Martin County Emergency Management Division and through application of its own emergency's management plan.

The Treasure Coast Region Hurricane Evacuation Study Update Report will be implemented by the City along with the Plan's directives, programs and activities.

Policy 2.A3.2. Institute intergovernmental coordination mechanisms to allow City input in the review of proposed development in Sewall's Point and on the portion of Hutchinson Island's Martin County portion for consistency with the City's ability to accommodate the roadway, shelter and public safety needs of island residents and visitors during hurricane evacuation.

The City shall set standards for determining which private and public development proposals and changes to local comprehensive plans in Sewall's Point and Martin County shall come under this type of review.

Policy 2.A3.3. Evacuation of coastal populations will continue to be evaluated.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Hurricane evacuation and planning, Element I, Objective B4.

Objective [2.A4](#). - [Access to downtown area.]

Maintain direct and easy access to downtown Stuart via the U.S. 1 and Second Street intersection for traffic entering Stuart from the north.

Policy 2.A4.1. The City continues to support enhanced north/south roadway capacity, both within the eastern and western corridors, provided that proposed improvements take into account negative impact on established residential neighborhoods and traditional business districts.

Policy 2.A4.2. The City will continue to evaluate the extension of Seventh Street to Colorado Avenue as surrounding neighborhoods continue to transition.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective [2.A5](#). - [Width of roadway corridors.]

Through smart growth principles [and to reflect the Florida Department of Transportation \(FDOT\) Complete Streets Design Manual recommendations](#), the City shall maintain its small-town character by limiting the width of roadway corridors throughout the City to no more than six through lanes [and implement Complete Streets policies where feasible](#).

Policy 2.A5.1. East Ocean Boulevard shall not be more than four through lanes.

Policy 2.A5.2. No roadway facility in the City shall be more than six through lanes.

Policy 2.A5.3. While seeking to minimize impacts on residential neighborhoods and established business districts, the City and Martin County shall continue to work together to develop and effectively utilize major north-south alternate corridors for U.S. 1, including Green River Parkway (~~which is currently under construction and scheduled for completion by November 2010~~) and the Willoughby Boulevard extension project.

Policy 2.A5.4. The City shall emphasize intersection improvements and the synchronization of signals prior to the widening of roadways.

Policy 2.A5.5. Where space allows, pedestrian accessways (sidewalks) shall be separated from traffic by landscape areas, on-street parking and other design elements.

Policy 2.A5.6. Within the CRA and where appropriate, the City shall encourage increased transportation efficiency and pedestrian mobility by advocating creative transportation planning methods such as the reduction of lane ~~widths~~ [sage](#) to promote pedestrian access, on-street parking, and landscaping.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 2.A6. - [Mass transit and para-transit services.]

The City will continue to pursue grant funding and technical assistance through Metropolitan Planning Organization (MPO) and other sources for creation of multi-modal transportation opportunities, with a particular emphasis on developing downtown Stuart as a transportation hub.

Policy 2.A6.1. The City will continue to endorse the public transit efforts of the Council on Aging of Martin County, the designated provider of FDOT support to the transportation disadvantaged.

Policy 2.A6.2. The City will participate in efforts to establish an expanded public transit system as outlined in the MPO Long Range Transit Plan, as amended and the Martin County Comprehensive Plan, should the County or private enterprise implement the recommendations or policies of the respective plans. The City will continue to provide financial support to the Council on Aging of Martin County, Inc., for the provision of transit and para-transit services to Stuart and the Stuart Transportation Concurrency Exception Area (TCEA).

Policy 2.A6.3. The City shall work with transit providers in Martin and St. Lucie Counties to promote transit to and from the TCEA by:

- A. Supporting the MPO's Long Range Transit Plan, as amended.
- B. Collecting TCEA ridership statistics annually.
- C. Requesting both counties, other cities in Martin County, and Port St. Lucie to participate in a joint study to examine the effects of urban sprawl on public transit usage and feasibility so that land use plans throughout the region may be modified to encourage rather than discourage public transit and its associated benefits: energy conservation, reduction in air pollution, less traffic congestion, and infill development and redevelopment.
- D. Coordinating planning, design and implementation of infrastructure to support transit and para-transit programs, such as park-and-ride lots, transfer stations, and similar facilities.

Policy 2.A6.4. The City shall continue to work with Martin County and the Martin County MPO as well as local and regional transportation providers, to maintain and enhance the use of existing park-and-ride facilities in the downtown area.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 2.A7. - [Bicycle paths, pedestrian pathways and multi-modal transportation.]

A safe, convenient and energy efficient multi-modal transportation system enhanced through mixed use development patterns.

Policy 2.A7.1. Prepare a bicycle path master plan that reduces reliance upon automotive travel and, whenever feasible, connects residential areas to recreational areas, schools and shopping areas.

Policy 2.A7.2. The City shall encourage private developers to plan for pedestrian circulation including internal walks, bicycle paths and linkages to other projects where possible. The City shall require all new development and redevelopment to install sidewalks along all abutting public rights-of-way.

In the land development codes the City shall encourage private developers to plan for and adopt standards addressing the provision of pedestrian circulation facilities including internal walks, bicycle paths and linkages to other projects where possible.

Policy 2.A7.3. The City land development regulations shall address the determination of feasibility for the consideration of bicycle paths with construction of new developments or roadways facilities. This will include review of FDOT district Transportation Improvement Programs, the State Transportation Plan (Bicycle Element) and future community comprehensive bicycle transportation plans.

Policy 2.A7.4. All new development and redevelopment shall be required to install and maintain a pedestrian sidewalk network with ramps.

Policy 2.A7.5. The City shall investigate the possibility of reduced roadway impact fees for mixed-use development which promotes trip capture.

Policy 2.A7.6. The City shall continue to consider the use of roadway and other impact fees to promote multi-modal transportation (e.g., sidewalks and their beautification, park-and-ride lots, bicycle amenities, trolley stops and common parking areas).

Policy 2.A7.7. Annually, the City will seek grant funding from FDOT to design and construct multi-modal improvements (e.g., TEA-21, ferry boat and water taxi grant program).

Policy 2.A7.8. The City shall require all new large-scale (greater than 20,000 square feet in gross building area) non-residential development to provide pedestrian and bicycle amenities, such as bike racks, benches, shaded seating areas and water fountains.

Policy 2.A7.9. Where sufficient right-of-way exists, the City shall require bicycle and pedestrian amenities along all new and reconstructed roadways.

Policy 2.A7.10. As resources permit, the City shall consider supporting the developing of a design plan to utilize SR 707 and the old Roosevelt Bridge as a bicycle/pedestrian multi-modal pathway linking the northern and southern sections of the TCEA.

Policy 2.A7.11. As resources permit, the City will consider completing the Riverwalk from Shepard's Park to the Festival Deck at City Hall Park.

Policy 2.A7.12. The City shall maintain a City-wide sidewalk master plan and provide for annual funding through its CIP.

Policy 2.A7.13. The City shall promote the development of the Green River Parkway as a bicycle/pedestrian multi modal corridor between the Jensen Beach CRA and the Stuart CRA.

Policy 2.A7.14. A commercial development for which more than 200 parking spaces are required shall also make provisions for the inclusion of a transit stop in a location which is proximate to the roadway network. When demand for such transit stops is identified and documented, the developer/landowner shall provide transit stop infrastructure which may include seating facilities, trash receptacles, lighting and a covered structure for the transit stop. If there is no existing transit service on the proximate roadways, the immediate construction of a transit stop may be temporarily postponed provided that a binding agreement is executed which would require such a transit stop at such future date when transit becomes available.

Policy 2.A7.15. All commercial development shall be designed to provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle pathways within the City and the County and to provide safe passage from public right-of-way to the building or project, between projects and between alternative modes of transportation.

Policy 2.A7.16. In the event the number of parking spaces that are constructed by the developer exceeds the number of parking spaces required by the Stuart land development regulations, the required landscape area shall be increased to offset additional impervious area for each additional parking space. Development within the CRA which is governed by the Urban Code and is consistent with the Urban Code and adopted CRA Master Plan shall be exempted from this policy.

Policy 2.A7.17. Buffer areas separating residential and non-residential uses shall allow for interconnecting passages to facilitate pedestrian or vehicular traffic to reduce off-site vehicular impacts consistent with FLUE Policy 6.4.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 2.A8. - [Upgrading and maintenance of local streets.]

Upgrade and maintain local streets in a condition that promotes the safety of the City's residents.

Policy 2.A8.1. As resources permit, the City shall continue to monitor existing conditions of roadways within the City, including pavement and sub-base conditions, pavement marking, signs, drainage, and lighting.

Policy 2.A8.2. Annually, the City will continue to maintain and resurface or pave a portion of the streets for which it is responsible. The existing conditions will be prioritized by roadways to prepare the capital improvement program. The base and subgrade of roadways shall be repaired where necessary prior to repaving. Where possible, pavement or surfacing materials will be recycled.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 2.A9. - [Coordination of transportation system needs with land use.]

Throughout the planning period, transportation system needs will be coordinated with needs and impacts associated with the land use designations as indicated on the Future Land Use Map. As new development and redevelopment activities are proposed, the City's Development Department shall forecast and quantify the extent of impacts on transportation system and shall ensure that these impacts are accounted for in the City's capital planning efforts.

Policy 2.A9.1. Consistent with its Land Development Code, the City shall continue to review all development proposals in terms of their transportation impacts.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 2.A10. - [Intergovernmental coordination.]

The City shall, throughout the planning period, coordinate with FDOT and Martin County concerning those projects identified in the Five-Year Transportation Plan, as well as other regional plans. The City will continue to actively coordinate with local, regional, state and federal transportation agencies. In coordinating transportation impacts with Martin County, the City shall place particular emphasis on monitoring future development and expansion activities on the Martin County Airport site.

Policy 2.A10.1. In order to provide for more efficient and effective transportation system planning, the City planning staff will coordinate its transportation planning efforts with those of FDOT, Martin County, St. Lucie County and TCRPC.

Policy 2.A10.2. The City shall continue to encourage expansion of Tri-Rail, passenger rail service, bus service and other multi-modal forms of transportation, with a particular emphasis on developing downtown Stuart as a transportation hub.

Policy 2.A10.3. Through (1) direct advocacy aimed at elected officials, as well as federal, state and local transportation agencies, (2) active participation in the Martin County MPO, and (3) acquisition of grants and other appropriate funding sources, the City shall actively support the reestablishment of passenger rail service on the Florida East Coast (FEC) Rail Road right-of-way, including the construction of a downtown rail station/transportation depot, preferably on Flagler Avenue between East Ocean Boulevard and Martin Luther King Jr. Boulevard. Moreover, the City shall actively support the introduction of commuter rail services to the FEC right-of-way.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

[Objective 2.A11. - Reserved.]

Objective 2.A12. - [Coordination with Metropolitan Planning Organization.]

The City shall continue to utilize the MPO and its processes to guide long range transportation decisions and to coordinate transportation plans with the Florida Transportation Plan; Adopted Work Program; and the MPO's Regional Long-Range 2030 Plan, Annual Transportation Improvement Program, Regional Transit Development Plan, and Congestion Management System (including Automated Traffic Management System (ATMS)).

Policy 2.A12.1. The City shall provide available data to the MPO concerning highway pavement condition, bridge condition, accident reports, traffic counts and congestion, transit facilities/equipment and capital plans.

Policy 2.A12.2. The City shall include findings from the highway pavement, bridge, safety, congestion, public transportation and intermodal management systems to determine capital improvements priorities.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 2.A13. - [Services for transportation disadvantaged persons.]

Through the MPO, the City shall continue to provide a coordinated and comprehensive approach to planning, development and transportation services that meet the needs of transportation disadvantaged persons.

Policy 2.A13.1. The City shall support and shall continue to help fund the Transportation Disadvantaged Program with County tax dollars.

Policy 2.A13.2. As resources permit, the City shall select projects to be funded under the capital improvement programs based on criteria which ensure that priority needs are met, including needs of the transportation disadvantaged.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 2.A14. - [Right-of-way protection.]

Preserve existing rights-of-way from building encroachment. Discourage and limit the encroachment of development in future rights-of way.

Policy 2.A14.1. The City shall adopt minimum Right-of-Way (ROW) standards for roadway corridors based on type.

Policy 2.A14.2. The rights-of-way program shall provide protection for regional and local transportation corridors as indicated in the Florida Transportation Plan prepared by the FDOT, Division of Planning and Programming.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 2.A15. - [Transportation Concurrency Exception Area.]

Establish a Transportation Concurrency Exception Area (TCEA) consistent with the boundaries of the Community Redevelopment Area (CRA) and included within the Existing Urban Service Area (EUSA) to promote urban redevelopment and infill development. Establish policies to promote urban redevelopment and infill development and mitigate (reduce) potential traffic congestion increases caused by the concurrency exemption and provide for a level of service transition zone to mitigate the impact of the TCEA on adjacent properties.

Policy 2.A15.1. The TCEA is a specific geographic area established in the Comprehensive Plan for urban redevelopment and infill development. The TCEA exists entirely within the designated CRA and EUSA. Transportation level of service standards shall not be applied (for concurrency purposes) to any

development occurring within the TCEA as depicted on the TCEA Map in order to promote urban redevelopment and infill development.

Policy [2.A15.2](#). Transportation level of service standards for arterials within the TCEA Buffer Area as depicted on the TCEA Buffer Area Map shall allow an additional 30 percent increase in peak hour traffic over the adopted level of service standards set in Policies [2.A1.1](#) and [2.A1.2](#) of this element.

Policy [2.A15.3](#). Where appropriate, parking requirements shall be reduced citywide, including within the TCEA. The City shall promote the use of shared parking arrangements throughout its jurisdiction in order to reduce vehicular movement on roadways thereby reducing congestion and increasing the amount of land available for building or attractive landscaping when the following conditions are met:

1. The shared parking spaces are in close proximity and readily accessible to the uses served thereby; and
2. The uses served thereby have different peak parking demands and operating hours; and
3. There will be a reduction in vehicle movements by the users of the shared parking spaces; and
4. The design of the parking area in terms of traffic circulation, vehicular and pedestrian access, stormwater management, landscaping, open space preservation and public safety will be improved.

Policy [2.A15.4](#). The City shall develop incentives for developers who provide preferential parking and other support facilities for high-occupancy vehicles, community bus services, shuttle services and car pools within the TCEA. The policies addressing mobility strategies must be developed by July 1, 2011.

Policy [2.A15.5](#). The City shall require the interconnection of parking lots on adjacent commercial properties at the time of development or redevelopment.

Policy [2.A15.6](#). Where possible, the City shall expand multi-modal transportation facilities within the TCEA as described in Policies [2.A7.7](#) through [2.A7.12](#).

Policy [2.A15.7](#). The City shall support public transit within the TCEA as described in Policies [2.A6.3](#), [2.A6.4](#), [2.A7.8](#), [2.A7.14](#), [2.A7.15](#), [2.A7.16](#), and [2.A7.17](#).

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Capital improvements element and concurrency management system, Element [8VIII](#).

Objective [2.A16](#). - [Community Redevelopment Area parking plans and program.]

Within the CRA, parking plans and program should be established to serve and facilitate existing and future mixed-use development.

Policy [2.A16.1](#). The City shall encourage public/private shared parking areas.

Policy [2.A16.2](#). The City shall prepare a master parking plan.

Policy [2.A16.3](#). The City shall establish "in-lieu of" parking fee.

Policy [2.A16.4](#). Where appropriate, the City shall allow adjacent on-street parking spaces to count towards parking requirements for private development.

Policy [2.A16.5](#). The City shall review the Comprehensive Plan and Land Development Regulations to establish incentives for redevelopment.

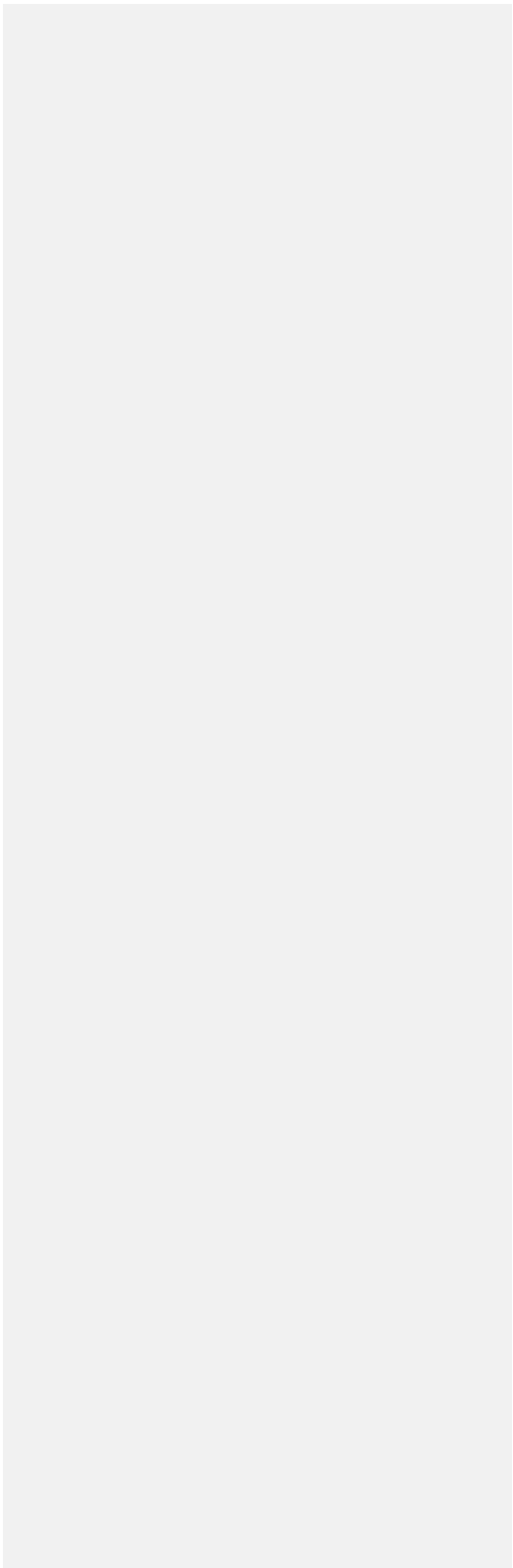
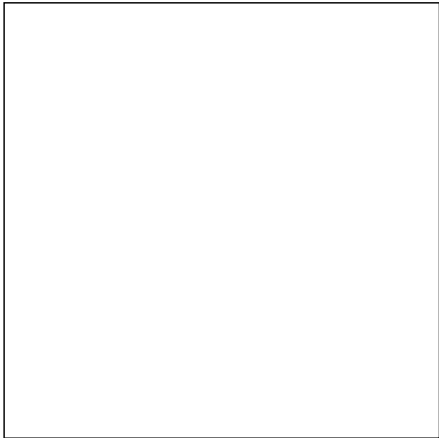
Objective [2.A17](#). - [Greenhouse gas emission reduction.]

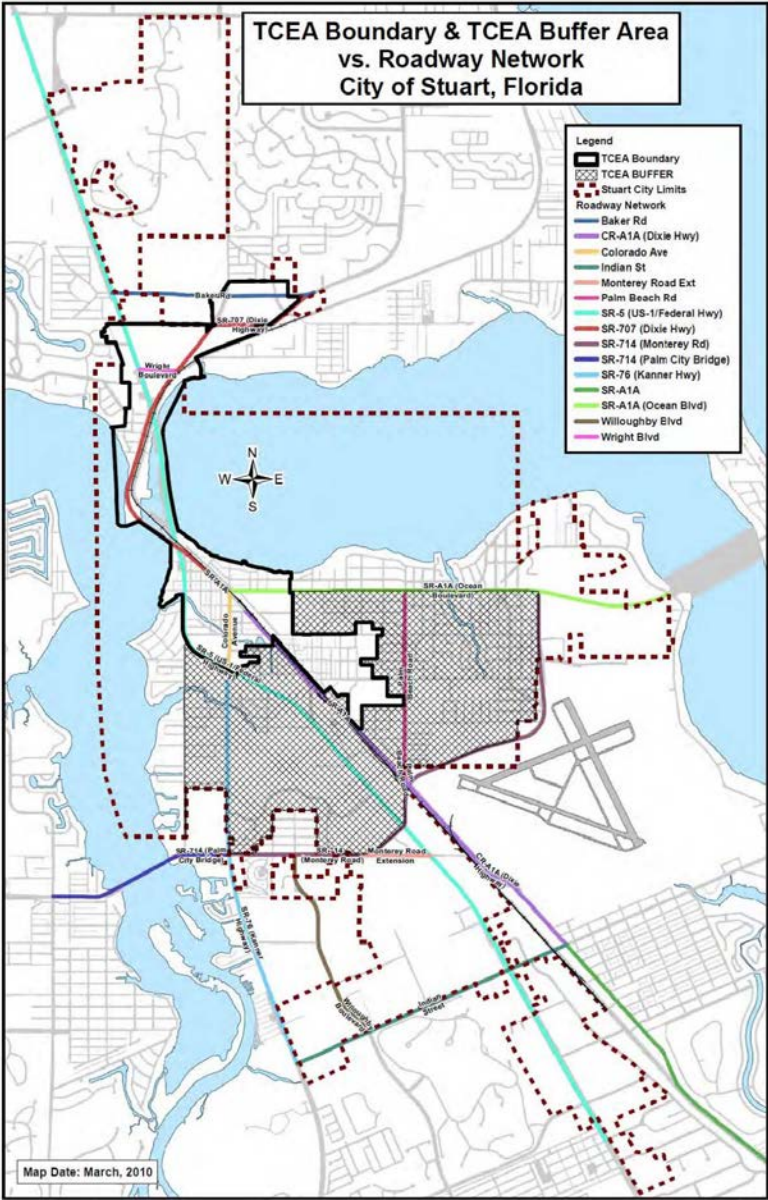
The City shall pursue and support transportation systems (e.g. high-speed rail, express buses, high-occupancy vehicles, bikeways) that reduce air quality degradation and help conserve energy.

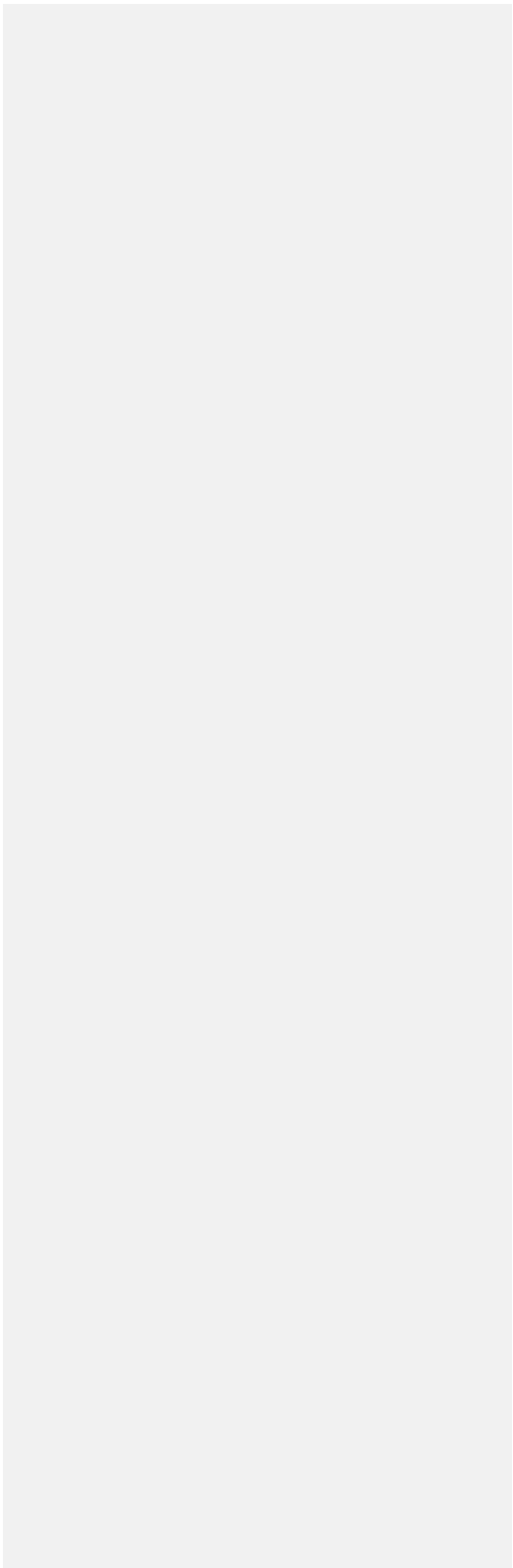
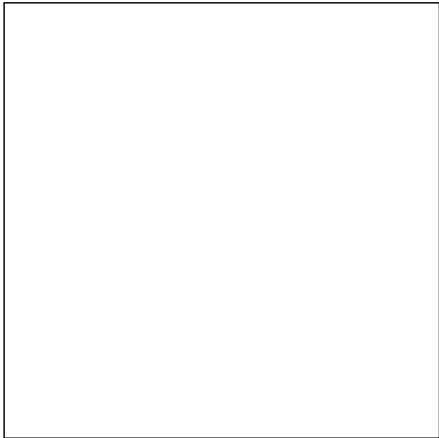
| *Policy 2.A17.1.* Through incentives, which may include development review fast tracking, permit fee rebates, impact fee deferrals, and reduced parking requirements, the City will encourage private and public sector employers to promote fewer work-based vehicle trips through methods including but not limited to:

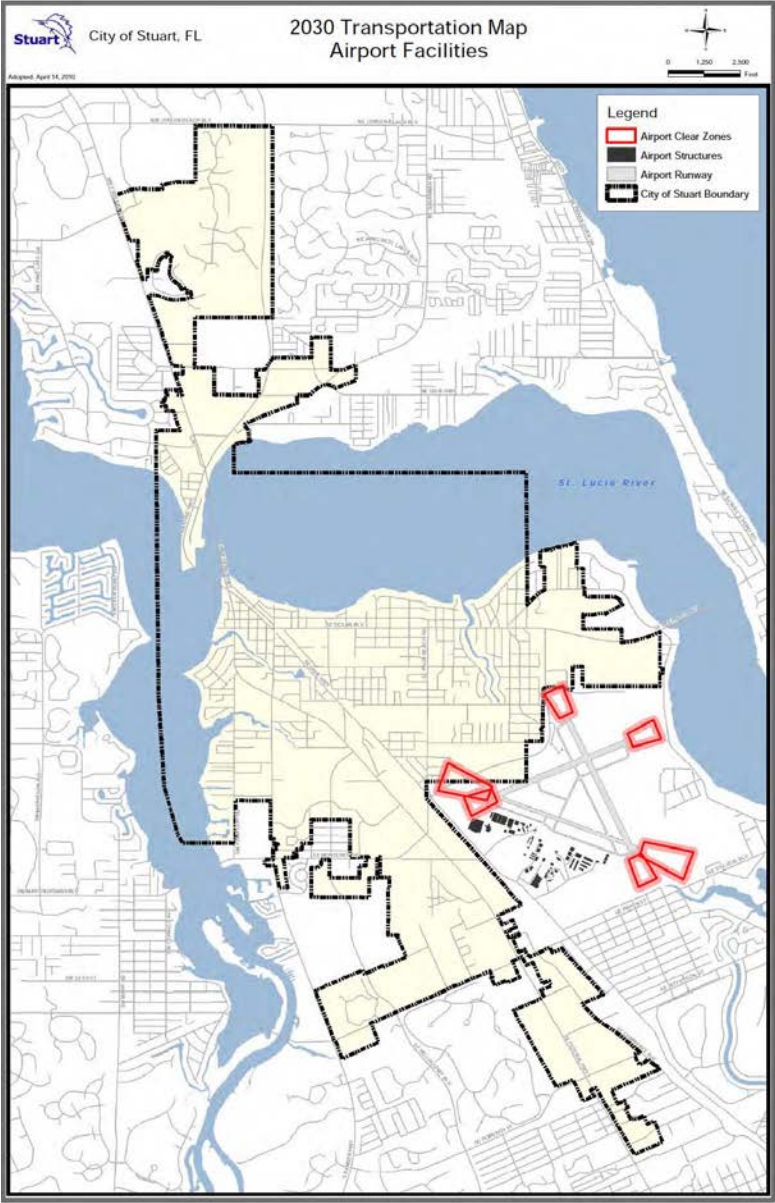
- Carpooling, bicycling and public transit use.
- Video conferencing or conference calls.
- Flex time programs for eligible employees.
- Green building educational materials to the community.
- Energy efficiency and cost saving measures.

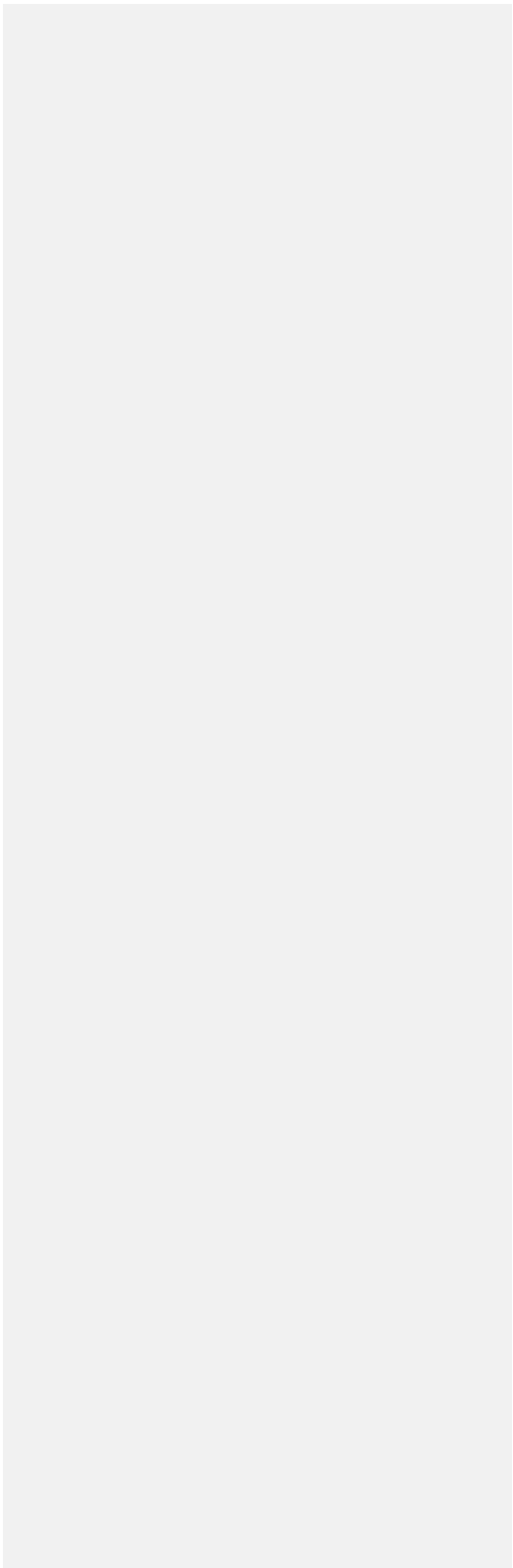
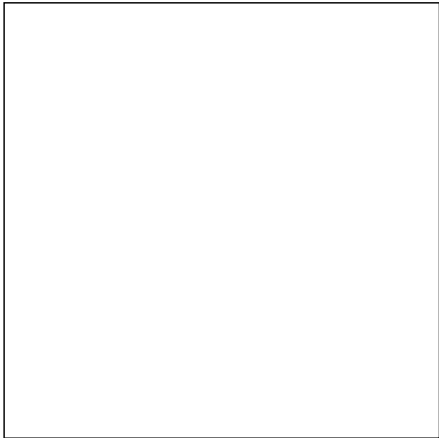
(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

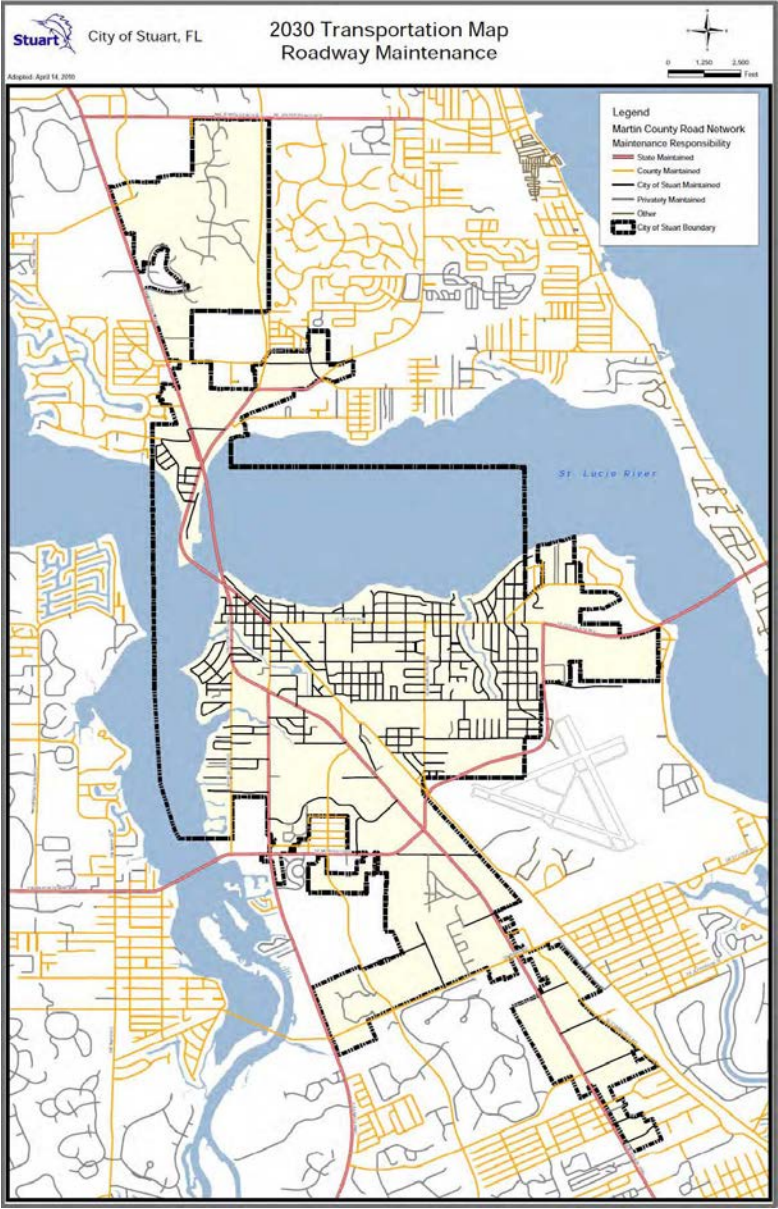


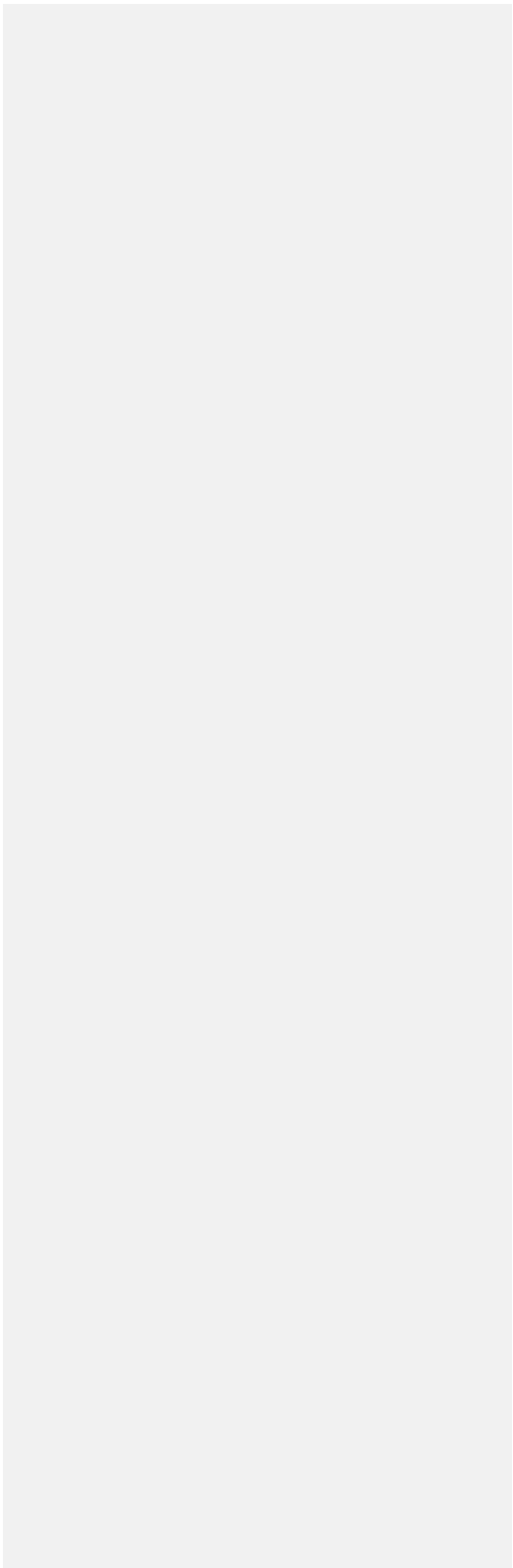
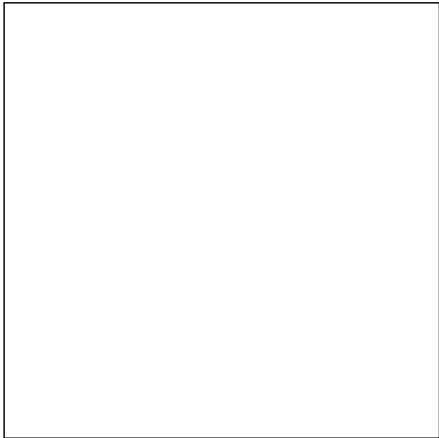


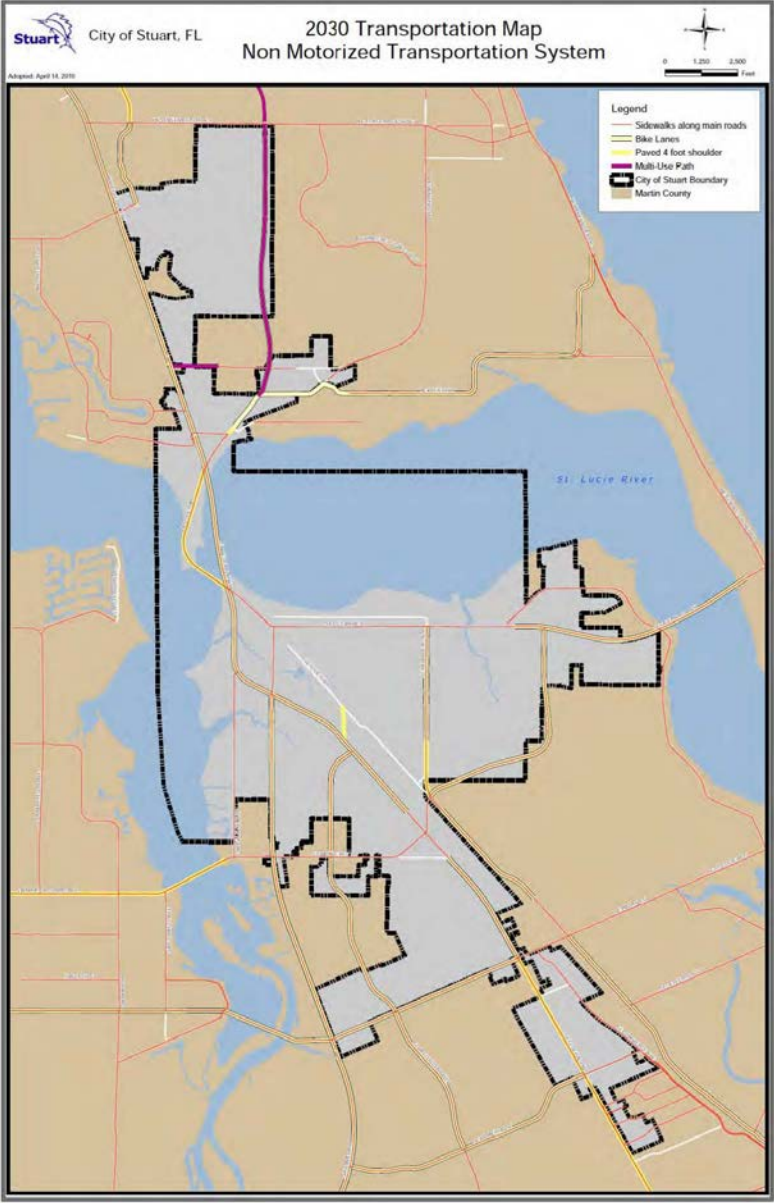


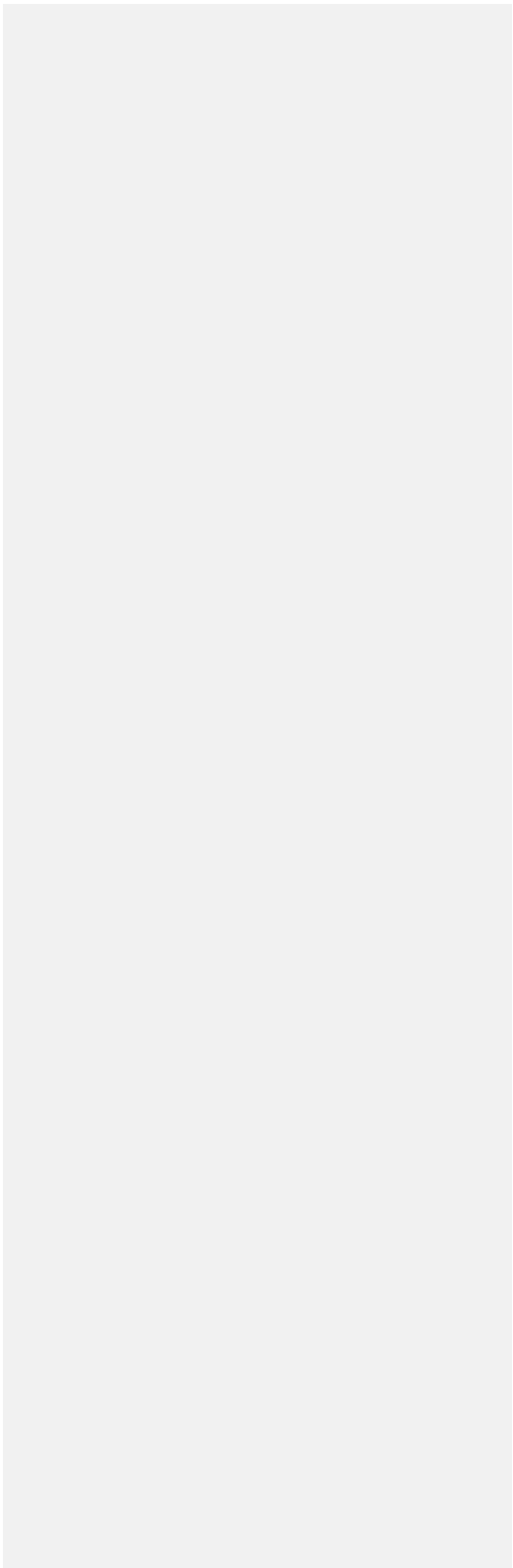
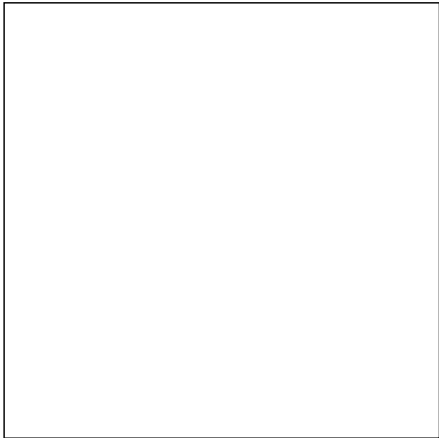


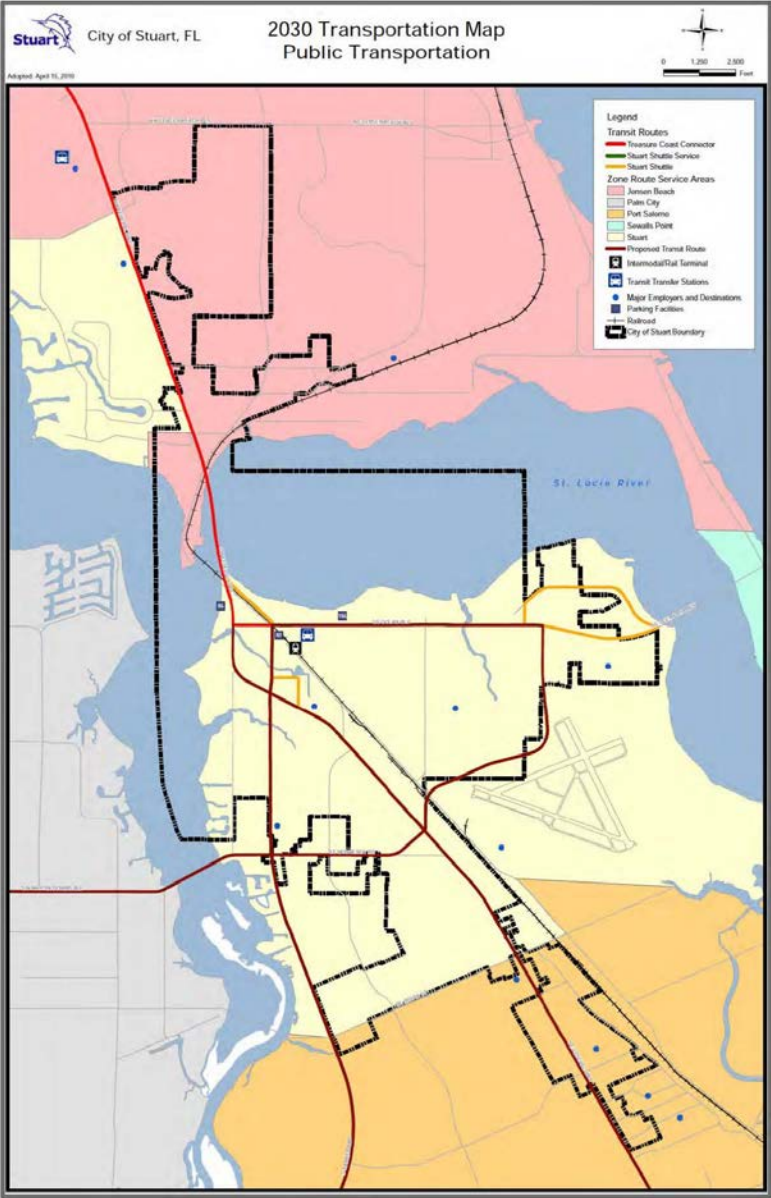


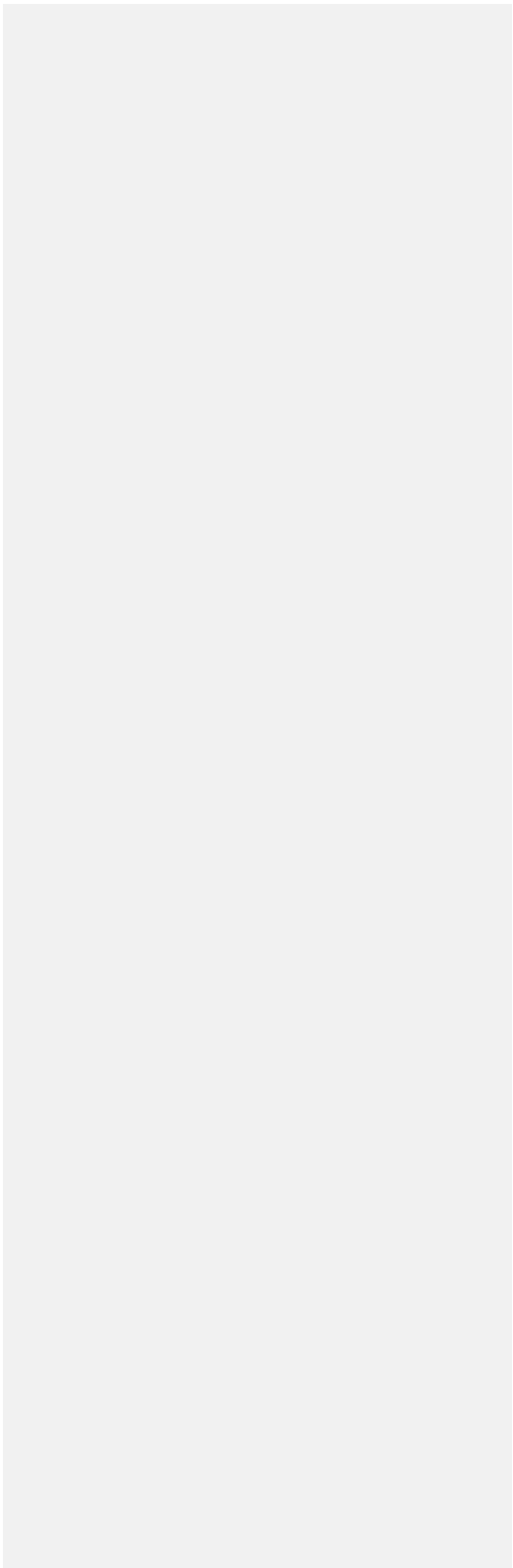
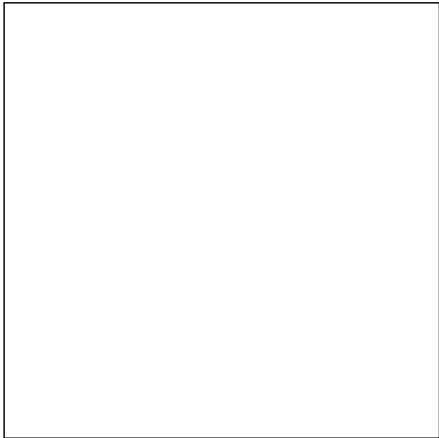


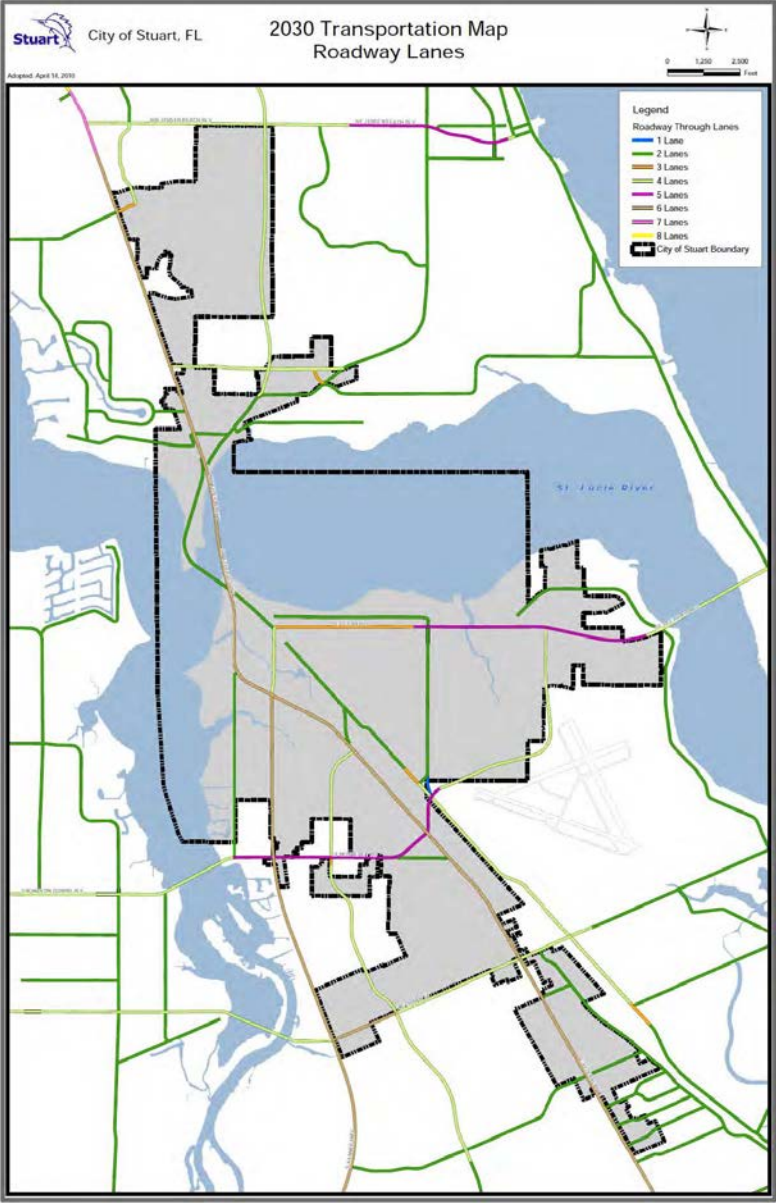


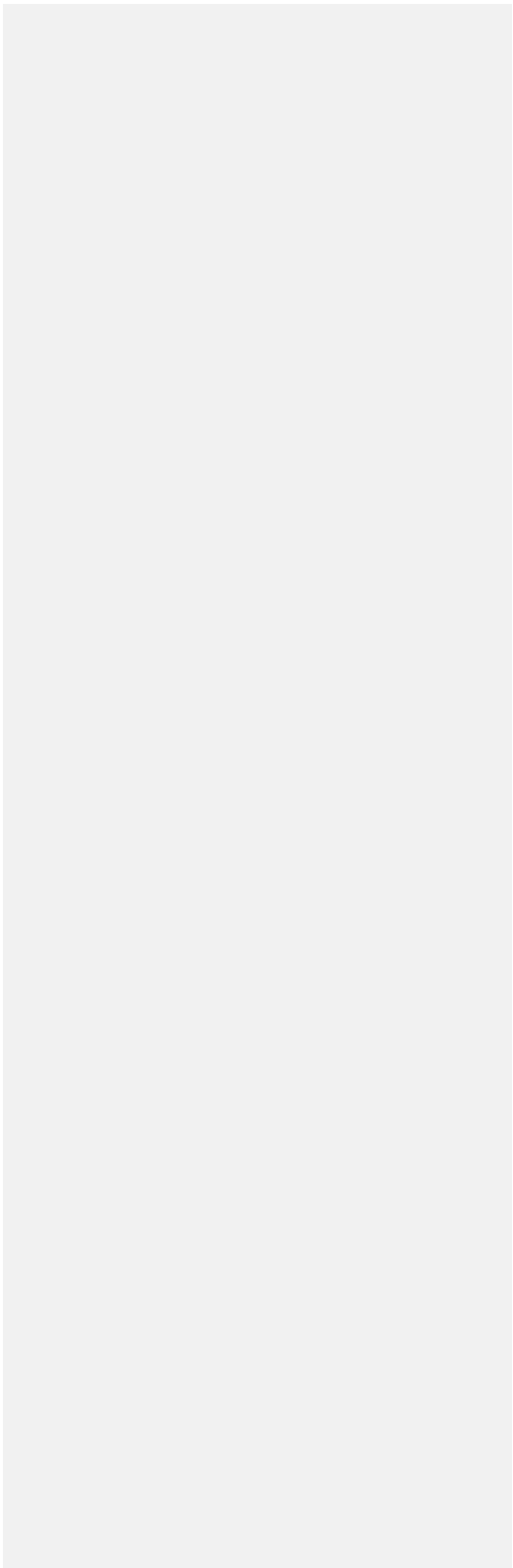
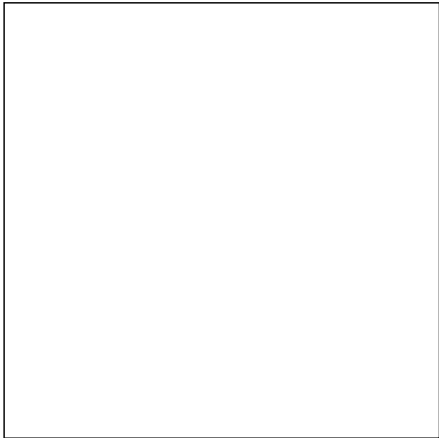


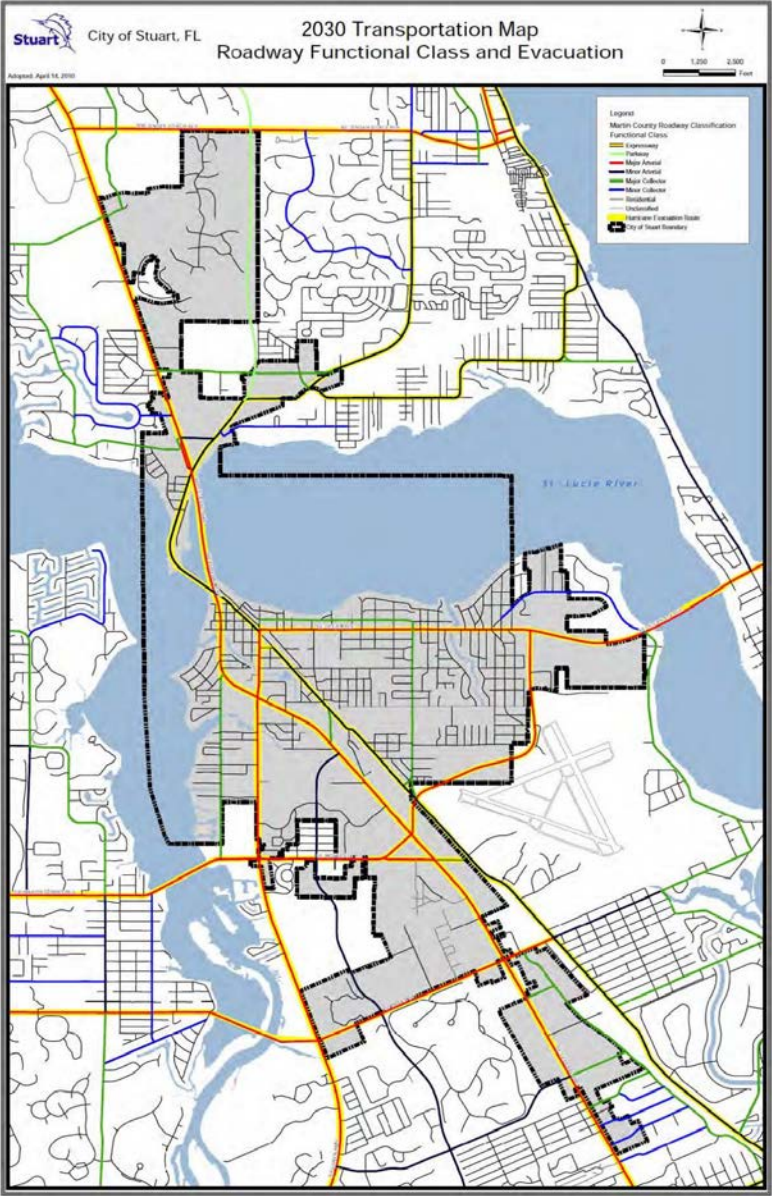


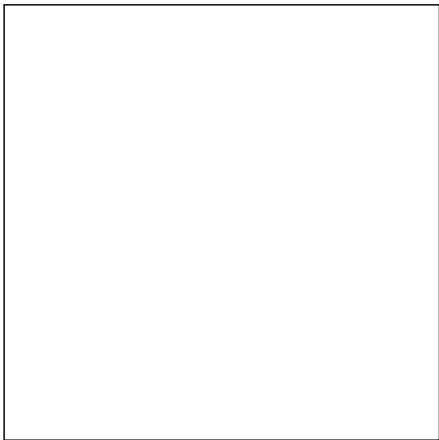


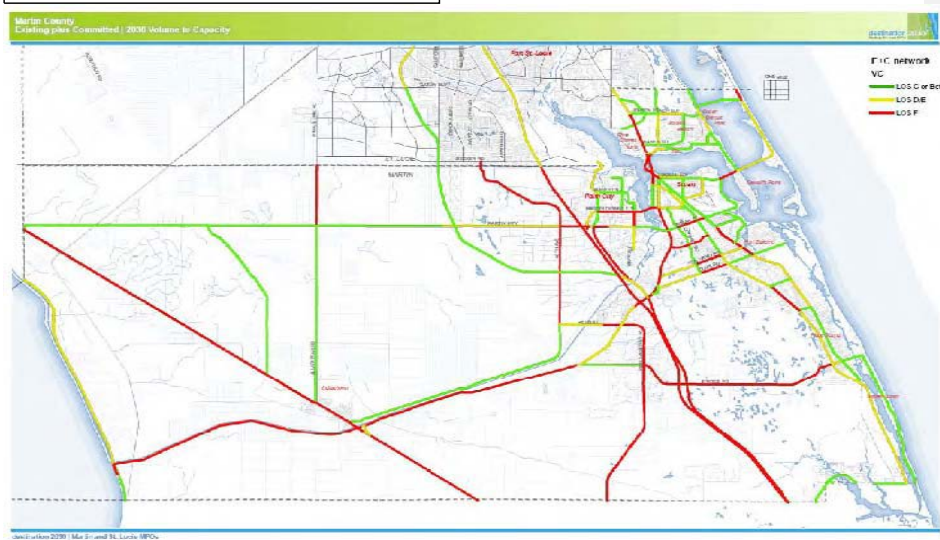
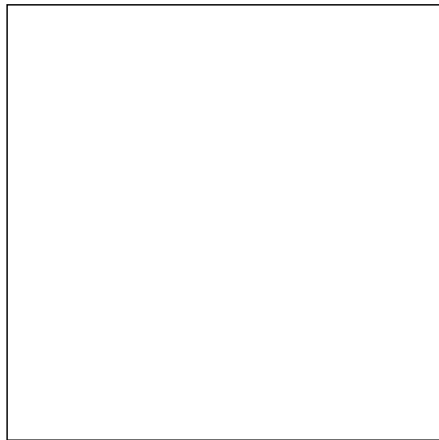












Element ~~3.4~~ - HOUSING ELEMENT Goals, Objectives, and Policies City of Stuart, Florida Effective April 2002¹

Footnotes:

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Cross reference— Future land use element, Element I; residential development, Element I, Objective A5; East Stuart Special Studies District, Element I, Objective D1; implementation, Element VII, Objective A6.

GOAL STATEMENT 3.A

Ensure the provision of adequate residential sites and housing opportunities for affordable, structurally sound housing in a sufficient quantity to accommodate the housing market demands and affordability needs of current and future residents of Stuart.

Objective 3.A1. - Managed growth.

The City will encourage developers to use the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principles or the Florida Green Building Coalition's Green land development and building standards when accommodating the housing needs of the current and anticipated future residents of the City and providing the necessary infrastructure concurrent with planned growth as specified by the Comprehensive Plan. The City shall promote the use of conservation, solar, and other renewable sources of energy supply. This objective will begin upon formal adoption of the plan and will be met throughout the planning period.

The following policies support this objective:

Policy 3.A1.1. *Greenhouse gas emission*. Through incentives, which may include development review fast tracking, permit fee rebates, impact fee deferrals and administrative variance, the City shall encourage LEED, Florida Green Building Coalition's Green land development and building standards or other "Green" certified buildings through methods including, but not limited to:

- Heat Island reduction.
- Use of local materials, certified sustainable wood products and/or highly recycled content products.
- Energy efficient equipment/fixtures.
- Water saving fixtures.
- Waste management and recycling.
- Pervious paver alternatives.
- Rainwater harvesting.
- Solar and wind energy provisions.

Policy 3.A1.2. *Adequate residential sites*. The Stuart Future Land Use Map shall designate adequate residential land to accommodate anticipated population growth through the year 2020.

Policy 3.A1.3. *Maintaining existing housing stock*. To preserve the existing housing stock, especially affordable units, the Future Land Use Map shall set boundaries for non-residential conversion for the following residential areas:

1. Osceola Street near Martin Memorial Hospital.

2. Palm Beach Road corridor.
3. St. Lucie Crescent area.
4. Fern Street.

These boundaries shall be adopted as part of the Stuart Future Land Use Map. The resulting protected residential parcels shall be given a residential-only classification on the Future Land Use Map, and residential-only zoning designations in the revised Land Development Regulations.

Policy 3.A1.4. Small-lot homes in older neighborhoods. To accommodate reasonable residential growth while maintaining the character of older neighborhoods, setback requirements for additions to existing houses on 50-foot by 125-foot and smaller lots shall be lessened, as long as sufficient public access for fire protection is provided. (These lots shall be those in existence according to 1988 City maps.)

Policy 3.A1.5. Alleyways in residential areas. Public alleyways shall remain open for pedestrian access, fire protection, and other public services, and new public alleyways shall be encouraged.

Policy 3.A1.6. Public infrastructure. The City shall annually adopt a Five-Year Capital Improvements Plan that identifies needed improvements to public infrastructure in residential areas and that provides for funding and schedules improvements.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 3.A2. - Affordable housing.

The City will address the affordable housing needs of very-low-income to moderate-income residents by continuing to promote affordable housing in the East Stuart Planning District and other areas through revised minimum lot size requirements and special financing made available through the SHIP program, Farmers Home Administration and other funding mechanisms.

The following policies support this objective:

Policy 3.A2.1. ~~Adoption of HUD standards and definitions.~~ The following ~~U.S. Housing and Urban Development Department~~ definitions and standards for affordable housing and income categories shall be used by the City in its housing programs:

"Affordable housing" means healthy and safe housing that people with moderate to very low incomes can live in without paying more than 30 percent of their household income (not including utility payments).

"Very low income" means an income falling below 50 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.

"Low income" means an income falling between 50 percent and 80 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.

~~"Moderate income~~Workforce income" means an income falling between 80 percent and 120 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.

~~"Workforce housing" means housing that is affordable to persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.~~

Policy 3.A2.2. Streamline regulations. The City shall continue to encourage private sector provision of affordable housing, while maintaining public health, welfare, and safety by reviewing and revising its ordinances, codes, regulations, and permitting process periodically to:

1. Eliminate excessive requirements, and
2. Provide incentives.

Policy 3.A2.3. Provision of land. The City shall help locate land suitable as sites for use in public, private or joint public/private projects to benefit residents in the very-low-income to moderate-income ranges.

Policy 3.A2.4. Seeking funding. As resources permit, the City shall seek State and other funding targeted for very-low-income to moderate-income housing, to the following ends:

- A. To address the housing needs of those Stuart residents on the regional waiting list of the Stuart Housing Authority;
- B. To provide replacement housing for those displaced by City code enforcement that leads to demolition of dilapidated housing;
- C. To increase affordable rental housing opportunities for those ineligible for Stuart Housing Authority units, especially the elderly and young working residents;
- D. To increase affordable home ownership opportunities; and
- E. To provide the necessary infrastructure to serve affordable housing units.

Policy 3.A2.5. Protecting affordable housing in the City of Stuart The number of affordable housing units within the City should not be decreased. To this end, the City will:

- A. Allow accessory rental apartments ("granny flats") in outbuildings such as converted garages.
- B. Allow mixed use of buildings and other appropriate zoning techniques as long as public health, safety and welfare are protected.

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Policy 3.A2.6. Housing opportunities. In order to expand the number and types of opportunities for affordable housing, the City will encourage new construction through density bonuses and other provisions provided through the land development regulations as well as through grants and special programs administered by the City.

Policy 3.A2.7. Demonstration projects. The City will encourage the private sector to construct affordable and entry-level housing demonstration projects by revising lot area requirements and providing incentives as well as with lenders such as the SHIP program and the Farmers Home Administration to make projects both feasible and attractive.

Policy 3.A2.8. Housing assistance. The City will encourage efforts to assist persons in the very-low-income to moderate-income ranges in locating adequate housing by searching for financing mechanisms and making them available to builders and low and moderate income families. The Stuart Housing Authority will continue to implement housing assistance programs throughout the planning period.

Policy 3.A2.9. Guide for the location of low and moderate income housing. Low and moderate income housing will be located based on proximity to current units and employment centers. The principles and criteria guiding the location of housing will be consistent with, and further the intentions of, the overall Future Land Use Plan.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 3.A3. - Special needs.

The City will implement land use regulations which assure the availability of adequate sites for residents with special housing needs.

The following policies support this objective:

Policy 3.A3.1. Group homes. Group homes licensed by the Florida Department of Health and Rehabilitative Services for six or fewer unrelated people shall be a use by right in any zone that allows residential use. Licensed group homes for seven or more unrelated occupants shall be a use by special exception in all land use zones that allow multifamily residential use.

"Group home" means a facility licensed by the Florida Department of Health and Rehabilitative Services to provide a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities (ACLFs) shall be included in this definition.

This definition shall not include rooming or boarding houses, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Policy 3.A3.2. Foster homes. Foster homes licensed by the Florida Department of Health and Rehabilitative Services shall be a use by right in all residential zones.

"Foster home" or "foster care facility" means a facility licensed by the Florida Department of Health and Rehabilitative Services to house four or fewer children or adult foster residents in a family environment, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.

Policy 3.A3.3. Adult congregate living facilities (ACLFs). ACLFs licensed by the Florida Department of Health and Rehabilitative Services for four or fewer unrelated people shall be a use by right in all residential zones. Licensed ACLFs for five or more unrelated occupants shall be a use by special exception in all land use zones that allow multifamily residential uses.

[*Policy 3.A3.4. Reserved.*]

Policy 3.A3.5. Displacement of mobile home residents. Displaced mobile home residents who are deemed eligible for assistance programs for very-low-income to moderate-income persons shall be included as potential recipients when the City applies for State, Federal, or other housing assistance programs for very-low-income to moderate-income occupants.

Objective 3.A4. - Housing condition.

The City shall continue to support policies which act to minimize the number of substandard or dilapidated units either by restoration or demolition.

The following policies support this objective:

Policy 3.A4.1. Definitions. The City adopts the following definitions regarding housing conditions, for use within this Comprehensive Plan.

"Standard housing" means housing that meets City codes.

"Substandard housing" means housing that does not meet City codes, but which could be economically repaired to meet code.

"Dilapidated housing" means housing that does not meet City code; could not be repaired economically to meet codes; should be demolished for health or safety reasons.

Policy 3.A4.2. Rehabilitation and prevention of substandard housing. The City shall continue an active, ongoing program of code enforcement and voluntary housing rehabilitation where appropriate.

The purpose of this program is to correct and prevent substandard housing conditions.

This program shall be a joint effort of the City, property owners, neighborhood residents, and the private sector of the community. It shall be a mixture of intensive mandatory code enforcement and voluntary community efforts. It shall include these components:

City Role

- A. Identification of substandard conditions, fire code violations, and other regulated health and safety problems by specific location, owner, and violation.
- B. Increased code enforcement to force owners to bring property up to code.

- C. Encouragement of code and home repair education programs to help residents and owners in target neighborhoods understand City code, and to teach simple skills and techniques that allow individuals to make their own home repairs.
- D. Encouragement of continuing neighborhood and private sector efforts to correct code violations and avoid further substandard conditions.
- E. Encourage formation of neighborhood associations.

Neighborhood Role

- A. Aid in identifying housing units in need of repair.
- B. Encourage owners to participate in home improvement projects.
- C. Provision of volunteer labor to make repairs.
- D. Ongoing efforts to maintain repaired housing in standard condition.

Community and Private Sector Role

- A. Aid in organizing home improvement/education programs.
- B. Donation of necessary materials and technical supervision of volunteer labor.
- C. Teaching home repair skills during education programs.

Policy 3.A4.3. Elimination of dilapidated housing. The City shall pursue an active program of code enforcement to identify and require demolition of all dilapidated housing units. The cost of demolition shall be the property owner's responsibility.

Policy 3.A4.4. Relocation housing. The City supports the relocation of very-low-income to moderate-income occupants of housing which are displaced due to redevelopment activities by implementing State and Federal requirements for the provision of relocation housing.

Policy 3.A4.5. Replacement of dilapidated and substandard housing. The City shall actively pursue State, Federal, or other non-City funding to replace dilapidated or chronically substandard housing units with standard housing units for very-low-income to moderate-income occupants.

Where feasible, the City shall pursue the public use or purchase of land vacated by the demolition of dilapidated housing to serve as sites for replacement housing for very-low-income to moderate-income occupants.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 3.A5. - [Mobile and modular home developments.]

The City will amend its land development regulations to provide design standards for mobile and manufactured home developments. These standards will provide for an adequate number of sites in areas outside flood zones and the hurricane storm surge zone. In order to promote a consistent pattern of residential land uses and protect property values within the City, mobile homes will be allowed in specified residential categories in mobile home developments which may be rent parks, cooperatives, condominiums or subdivisions. Pursuant to F.S. ch. 320, all local requirements will be reasonable and uniformly applied and enforced. Requirements may include appearance standards to ensure compatibility of appearance within a neighborhood.

Policy 3.A5.1. Mobile home developments will be located in areas that are not prone to flooding or excessive danger from tropical storms.

Policy 3.A5.2. Mobile home developments will be designed in order to provide sufficient open space between units and buffering from arterials as well as from any adjacent land use which may adversely effect [affect] the health, safety, and welfare of residents.

Policy 3.A5.3. Mobile homes on individual lots in areas of site-built housing will not be permitted.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 3.A6. - [Relocation housing.]

The City will provide relocation housing for residents which are displaced due to community redevelopment programs in accordance with F.S. § 421.55.

Policy 3.A6.1. The City will make every attempt to avoid the displacement of residents during any community redevelopment projects.

Policy 3.A6.2. The City will take any actions which are equitable and reasonable to minimize residential displacement due to community redevelopment projects.

Policy 3.A6.3. The City will mitigate residential property loss or loss of rental units in accord with F.S. § 421.55, as well as any Federal requirements for the provision of relocating housing.

Objective A7. - [Development incentives.]

In order to provide affordable housing to City residents, the City will continue to apply design and other development incentives contained in the Urban Code and East Stuart Overlay Zone Code.

Policy 3.A7.1. The City will continue to provide a density bonus system and will work with developers to implement such programs.

Policy 3.A7.2. The City will continue to coordinate with lending agencies such as the Farmers Home Administration in order to provide the necessary financing mechanisms to make standard housing affordable in Stuart.

Policy 3.A7.3. In order to implement housing programs quickly and efficiently, the City shall continue to examine ways to streamline the permitting system.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

GOAL STATEMENT 3.B

To preserve and enhance Stuart's heritage and character through the protection of historically significant housing.

Objective 3.B1. - Preserve historic housing.

The City shall maintain and update its inventory of historic and archeological resources **completed in 2002** and shall encourage establishment of local historic districts and landmark designation as resources permit.

The following policies support this objective:

Policy 3.B1.1. *Land availability for relocation*. The City shall pursue making land available for relocation of historically significant buildings threatened by redevelopment.

Policy 3.B1.2. *Adaptive reuse*. In revising its Land Development Code to be consistent with this Comprehensive Plan, the City shall adopt a policy or policies to encourage property owners to actively use their historical properties for homes, offices, museums, or other uses appropriate to the preservation of the building. The City shall review its land development regulations to ensure that City policies do not unduly restrict a property owner from active use of an historic property whose historic values have been preserved or restored.

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Policy 3.B1.3. Support to owners. The City shall encourage property owners of historically significant housing to seek preservation assistance through supportive educational programs, tax abatement, and assistance with State processing.

Policy 3.B1.4. Historic preservation. The City shall encourage and cooperate with historic preservation efforts to develop and promote public programs and resources which increase awareness of historic places and cultural and historical activities, [including incentives for home owners to participate in the City's voluntary Historic Preservation Program](#).

Policy 3.B1.5. The City shall continue utilizing historic data as identified in its City wide survey, and may be amended from time to time, in order to promote awareness of historic places and sites.

Policy 3.B1.6. Through its Land Development Code, the City shall continue to encourage historic preservation through voluntary means and incentives.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

GOAL STATEMENT [3.C](#)

The goal of establishing an East Stuart Special Studies District is to address the unique and special land use and related development issues of this neighborhood. This item is also included in the Future Land Use Element as Goal D.

Objective [3.C1](#). [East Stuart Overlay District.]

To promote affordable housing and economic development in East Stuart, the City shall continue to apply design and development incentives contained in the East Stuart Overlay District Code, as well as through effective and ongoing code enforcement activities to strengthen the neighborhood character of East Stuart.

Policy 3.C1.1. The City shall encourage new and in-fill development in the East Stuart neighborhood:

- Replace substandard housing with code compliant housing;
- Create accessible and safe neighborhood;
- Encourage a mix of housing types;
- Encourage neighborhood infrastructure, such as sidewalks and walkway linkages

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

GOAL STATEMENT [3.DE](#)

To preserve and enhance the City's existing housing stock.

Objective [3.DE1](#). - Reinvestment.

The City shall continue to implement its Land Development Code to encourage reinvestment in the existing housing stock while maintaining quality development to ensure housing opportunities are available for its residents.

Policy 3.DE1.1. The City shall continue to apply existing standards within its Land Development Code to encourage reinvestment in the City's existing housing stock. These standards include relaxed lot coverage and setback provisions, cottage lot allowances, and less restrictive variance criteria.

Policy 3.DE1.2. The City shall employ its City's Development Department and Community Redevelopment Agency to assist property owners in redeveloping their property.

| *Policy ~~3.DE~~1.3.* The City shall explore the development of community appearance standards in conjunction with neighborhood group or associations.

| *Policy ~~3.DE~~1.4.* To benefit neighborhoods, the City shall continue to emphasize minimum housing standards and crime prevention techniques within its Land Development Code.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

| **~~Editor's note~~** — ~~The Housing Element contained provisions designated "Goal Statement E" as set out above but did not contain a "Goal Statement D."~~

Element ~~4~~^{IV} - INFRASTRUCTURE ELEMENT Goals, Objectives, and Policies City of Stuart, Florida Effective April 2002^U

Footnotes:

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Cross reference— Transportation element, Element II; implementation, Element VII, Objective A5; capital improvements element and concurrency management system, Element VIII.

GOAL STATEMENT 4.A

The provision of needed public facilities in a timely manner which protects investments in existing facilities, maximizes the use of existing facilities and promotes compact urban development.

Objective 4.A1. - Facility deficiencies.

Continuation of an active program that provides for the correction of existing public facility deficiencies within established facility service areas of the Capital Improvement Element.

Policy 4.A1.1. Priority shall be given to work programs for correction of the deficiencies in and necessary improvements to the following facilities:

- a. New raw water wells S-1 and S-2;
- b. Water distribution system;
- c. Drainage system.

Policy 4.A1.2. Work programs and capital facility improvements to correct existing facility deficiencies shall be coordinated with and supportive of each other.

SANITARY SEWER

Policy 4.A1.3. Through an aggressive multi-year capital investment program, the City has nearly eliminated storm water infiltration and inflow (I/I) into its waste water treatment system.

The City shall continue to monitor its infiltration and inflow (I/I) program and make improvements as resources permit.

Policy 4.A1.4. The City shall continue to monitor the wastewater collection system inspection and condition assessment in order to document and evaluate the condition of each component, including manholes, pipelines and service laterals. Upon completion of the inspection program, rehabilitation alternatives shall be evaluated and priorities established.

HAZARDOUS WASTE

Policy 4.A1.5. The City shall continue to support and participate with Martin County in monitoring hazardous waste from both large quantity and small quantity generators. The hazardous waste management program has been developed that included the following components:

- a. Continue to monitor and update the number of businesses handling, storing and/or generating hazardous materials and the type and quantity of waste and materials generated within the City;
- b. Continue periodic inspections of the facilities of waste generators and handlers to ensure that proper procedures are being followed;
- c. Continue implementing procedures for emergency response and cleanup in the event of a hazardous waste spill, including provisions that can be attached as conditions to site plan approvals, when appropriate;

- d. The City shall continue to cooperate with County, State and local agencies who are working for the establishment of public education programs on the proper handling and disposal of hazardous waste and materials and include "reduce, re-use and recycle" practices where appropriate; and
- e. The City will continue to coordinate with Martin County to implement the small quantity generator program which will: a) establish a point of origin collection system for small gravity generators and b) construction and operation of a collection/transfer facility.

DRAINAGE

Policy 4.A1.6. The City shall continue implementation of Land Development Code to ensure that stormwater treatment is consistent with South Florida Water Management District (SFWMD) permitting requirements.

POTABLE WATER

Policy 4.A1.7. The City shall continue to coordinate with Martin County as a participant in the County's wellfield protection program. The City shall continue to regulate land use activities within the wellfield protection areas. This program contains the following:

- a. Determination of appropriate and inappropriate land uses within the zones of influence;
- b. Structural containment standards for regulated materials (e.g., hazardous and toxic materials);
- c. Requirements for installation of monitoring wells;
- d. Procedures for emergency reporting, cleanup, personnel training and material inventory; and
- e. Establishment of financial responsibility.

Policy 4.A1.8. The City shall provide for ongoing implementation of a preventive and corrective maintenance program for the water distribution system. This program shall include the following:

- a. Maintain and update inventory of existing facilities;
- b. An inspection program; and
- c. Maintain and update inventory of field equipment and stock.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010; Ord. No. 2274-2014, § 1, 3-10-2014)

Objective 4.A2. - Capital improvement priorities.

The City will maintain a five-year schedule of capital improvement needs for public facilities to be updated annually in conformance with the review process set forth in the Capital Improvement Element of this Plan.

Policy 4.A2.1. Proposed capital improvement projects will be evaluated and ranked in order of the following priority level guidelines:

- a. The protection of public health, safety and welfare to fulfill the City's legal commitment to provide facilities and services, or to maximize the use of existing facilities;
- b. Serving annexed enclaves and infill areas within the City's identified service area that will allow for efficient provision of necessary urban services.

Policy 4.A2.2. The City shall encourage the installment of gravity lines and lift stations to serve neighborhood[s] currently on septic tanks.

Policy 4.A2.3. The City shall continue to implements its sewer connection ordinance.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective [4.A3](#). - Future public facility needs objective and policies.

To plan for and provide sufficient public facilities and services at an established level of service necessary to meet future public needs of the Capital Improvement Element.

Policy [4.A3.1](#). The City, through the Public Works Department, shall continue to update and implement the recommendations of the December, 2009 Boyle Engineering Water and Wastewater Needs Assessment Report.

Policy [4.A3.2](#). The Five-Year Public Facility work programs and the Ten-Year Water Supply Facilities Work Plan, consistent with the Capital Improvements Element of this Plan, shall be evaluated on an annual basis in order to ensure that necessary projects are prioritized based upon current conditions and future resident demand. Based upon the annual evaluation, amend the Comprehensive Plan as necessary, including updating level of service standards.

Policy [4.A3.3](#). Expansion of service areas shall be based on ability to serve new customers in a cost effective manner without jeopardizing levels of service for present and future customers within existing service areas.

(Ord. No. 2166-08, § 1, 1-12-2009)

Objective [4.A4](#). - Solid waste.

The City shall commit to ongoing monitoring and reduction of solid waste collection through its Residential Single Stream Recycling Program and a voluntary Commercial Recycling Program.

Policy [4.A4.1](#). The City shall continue to coordinate and cooperate with Martin County in updating and implementing the County-wide Solid Waste Master Plan. To this end, the City puts special emphasis on the following:

- a. ~~Continue implementation of Residential Single Stream Recycling Program and a voluntary Commercial Recycling Program;~~
- b. ~~Continue implementation of a hazardous waste management program;~~
- c. ~~Continue active participation by the City Director of Public Works on the Martin County Board of County Commissioners Solid Waste Advisory Committee; and~~
- d. ~~Continue support of reusable landfill materials for mulching, composting and other environmental uses.~~
- e. Establish city-wide programs to assist business compliance with "reduce, re-use and recycle" efforts in order to reduce waste hauled to landfills and encouraging commercial business to further engage in recycling efforts.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective [4.A4D](#). - Drainage.

The City shall encourage Low Impact Development (LID) practices in all new development projects to reduce impacts, treat, infiltrate, and manage stormwater runoff flows caused by storms, urban runoff, and impervious surfaces and require integration of site specific LID best management practices.

Policy [4.A4D.1](#). Post development runoff volumes shall not exceed pre-development runoff volumes for a storm event of three-day duration and 25-year return frequency for parcels greater than one acre. The same criteria shall apply for a storm event of three-day duration and ten-year return frequency for parcels less than one acre.

Policy 4.A4D.2. The City shall, through the Public Works Department, coordinate all drainage design, construction and maintenance activities that occur within the City limits or affect the City in any way. This will require active and regular communication with and monitoring of Martin County, the South Florida Water Management District and the Florida Department of Transportation.

Policy 4.A4D.3. The City shall continue to adhere to its Master Stormwater Drainage Plan and it will continue to address water quality and quantity and an ongoing funding source.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 4.A5. - Potable water and sanitary sewer.

Land use types, densities and intensities shall be designated within the FLUE to promote development in Stuart to efficiently utilize the available surplus capacity of water and sewer facilities. The City of Stuart Ten-Year Water Supply Facilities Work Plan is hereby incorporated into the Comprehensive Plan and used as the basis to determine future water supply needs for the City and the Stuart water service area. The City shall maximize the use of existing facilities and discourage urban sprawl.

Policy 4.A5.1. Improvements and new construction additions to the City potable water distribution system shall consider fire flow and protection requirements within the City limits.

Policy 4.A5.2. The City has executed an Interlocal Agreement For The Sale And Purchase Of Supplemental Water and Wastewater Capacity With Martin County which shall be used as the basis to define potable water supply responsibilities in the City and City service area. This policy recognizes that for emergency purposes City water lines are currently interconnected with adjacent County water lines.

Policy 4.A5.3. The City shall continue the Wellfield Operating Program with the intent of preventing contamination of the potable water source by saltwater intrusion, chemical contamination from industrial activities, or migration of the leachate of the closed City landfill.

Policy 4.A5.4. Projected potable water demands through the year 2028 will be met by implementing the 20-year Interlocal Agreement For The Sale And Purchase Of Supplemental Water And Wastewater Capacity with Martin County, executed on November 14, 2008, which provides the City with potable water from an alternative water supply.

Policy 4.A5.5. Coordinate with the South Florida Water Management District and Martin County to update the City's Ten-Year Water Supply Facilities Work Plan within 18 months of each successive update of the Upper East Coast Water Supply Plan.

Policy 4.A5.6. At the time of each required Evaluation and Appraisal Report (EAR), the City shall assess progress toward implementing the directives of the City's Ten-Year Water Supply Facilities Work Plan and the Upper East Coast Water Supply Plan.

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Policy 4.A5.7. The City shall continue implementation and conduct a periodic review of the City's Sewer Master Plan.

(Ord. No. 2166-08, § 1, 1-12-2009; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 4.A6. - Planning for public facilities objective and policies.

Upon adoption of this Plan, to establish criteria for the extension of necessary public facilities which maintain adopted level of service standards and discourage urban sprawl.

Policy 4.A6.1. Extension of service to any area is contingent upon approval of the Department of Public Works and the City Commission indicating that:

- a. Surplus utilities capacity is available as determined by the Department of Public Works;
- b. It would be practical and feasible to provide the service in a long-term expansion program;

c. Extension would be in the best interests of the City.

Policy 4.A6.2. A determination by the City of whether adequate potable water supplies are available to serve a new development shall be made prior to issuing a building permit.

Policy 4.A6.3. The following level-of-service standard is hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by new development:

Facility Standard	Level of Service
Sanitary sewer facilities	80 gallons per capita per day (residential) 1,100 gallons per acre per day (nonresidential) 115 gallons per capita per day (total wastewater flow rate)
Solid waste facilities	3.5 pounds per capita per day (residential) 0.007 pounds per square foot per day (nonresidential)
Drainage facilities	Retention of half of the runoff of a 25-year/3-day-duration storm event for parcels greater than 1 acre, and retention of half of the runoff of a 10-year/3-day storm event for parcels less than 1 acre
Finished Potable water	250 gallons per day per equivalent residential connection
	The following equivalents shall be used for the purposes of determining the impacts of Proposed Future Land Use Plan amendments, based upon Table of Land Use Densities and Intensities (Future Land Use Element, Policy A7.2)
Low Density Residential	250 gallons per day per unit
Multiple-Family Residential	200 gallons per day per unit
Retail Commercial	100 gallons per day per 1,000 square feet
Office Commercial	150 gallons per day per 1,000 square feet
Industrial	30 gallons per day per 1,000 square feet
Institutional	100 gallons per day per 1,000 square feet

Policy 4.A6.4. The City shall monitor and report raw water and finished water usage on an annual basis to determine the effectiveness of its water conservation programs. Based upon the results of the annual summary, the City shall modify, as necessary, its water supply (ten-year water supply planning) per capita consumption rates used in the Ten-Year Water Supply Facilities Plan.

(Ord. No. 2166-08, § 1, 1-12-2009; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 4.A7. - [Use of existing facilities and prevention of urban sprawl.]

The City shall maximize the use of existing facilities and discourage urban sprawl. The Future Land Use Element will continue to provide for mixed use opportunities through implementation of the Stuart Urban Code.

Policy 4.A7.1. Through the City's Future Land Use Map and land use policies, the City will encourage mixed-use development, infill development and redevelopment which will maximize the use of existing facilities and discourage urban sprawl.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 4.A8. - Conservation of potable water resources.

The City shall maximize the use of existing facilities and discourage urban sprawl. The City shall maintain or reduce per capita use of potable water.

Policy 4.A8.1. The City shall continue to implement its water conservation program by:

- a. Enforce existing landscaping provisions which require the preservation and/or use of desirable species of native and drought-tolerant vegetation as a portion of all new development landscape plans;
- b. Using treated wastewater on public and private lands, where feasible, and the use of potable water for irrigation purposes;
- c. Sponsoring ongoing education programs to inform the public of various water conservation techniques and devices;
- d. Employing its existing leak detection and meter testing and repair program to minimize losses of water in the distribution system;
- e. Limit landscape irrigation to two-days per week.
- f. Implementing South Florida Water Management District's (SFWMD) emergency water shortage rules during a declared drought or water emergency;
- g. Requiring that development must connect to central potable water facilities as it becomes available; and
- h. Enforcing its Land Development and Florida Building Code standards requiring low volume plumbing fixtures for new construction.

[i. Assess future reclaimed infrastructure needs for oncoming disposal effluent and identify areas for conversion to reclaimed irrigation.](#)

Policy 4.A8.2. The Future Land Use Map and land use policies will continue to provide for mixed-use opportunities.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010; Ord. No. 2274-2014, § 1, 3-10-14)

Objective 4.A9. - Protection of natural groundwater recharge areas and drainage features.

The City shall continue to protect, and where possible enhance the functions of natural recharge areas and drainage features to ensure an adequate supply of recharge waters to the surficial aquifer.

Policy 4.A9.1. The City shall include in its annual update of the City's Five-Year Capital Improvements Project list the first five years of the 10-year Water Supply Facilities Work Plan to ensure consistency between the Infrastructure Element and the Capital Improvements Element. Annual updates of the Capital Improvement Projects list will continue to include projects listed in the Work Plan beyond the five year time frame.

Policy 4.A9.2. City Land Development Regulations shall continue to reflect the increased retention/detention capability of drainage basins in order to reduce stormwater outfall runoff to the St. Lucie River.

Policy 4.A9.3. During redevelopment activities the City shall, where feasible, require retrofitting of the existing stormwater outfall system to provide for greater retention/detention capability.

Policy 4.A9.4. New potable water wells and wellfields shall be located in areas where no regulated materials (e.g., hazardous and toxic materials) will be used, handled, stored, or produced within the projected cones of depression of such wells or wellfields. At the time future wellfield locations are identified, establishment of incompatible land uses within the cones of depression of such wells shall be prohibited.

Policy 4.A9.5. The City shall continue to actively enforce the Planned Unit Development (PUD) open space requirement of 30 percent of gross site area for RPUDs and 25 percent for CPUDs. This open space area will preferably preserve existing native vegetation and will consist of pervious surfaces.

Policy 4.A9.6. The City will cooperate with and assist the County and the South Florida Water Management District in developing a program to map prime natural groundwater aquifer recharge areas [and develop a plan of action to support those recharge areas.](#)

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Conservation element, Element ~~5V~~.

Element [5V](#) - CONSERVATION ELEMENT Goals, Objectives, and Policies City of Stuart, Florida Effective April 2002⁽¹⁾

Footnotes:

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Cross reference— Future land use element, Element I; environmentally sensitive natural resources, Element I, Objective A3; protection of natural groundwater recharge areas and drainage features, Element IV, Objective A10; recreation element, Element VI; implementation, Element VII, Objective A3; coastal element, Element IX.

GOAL STATEMENT [5.A](#)

Where appropriate, promote the use of renewable energy resource efficiency by supporting environmentally acceptable, sustainable energy sources, especially renewable resources such as solar, wind, hydroelectric, geothermal, biomass, cogeneration and heating/cooling.

Where appropriate, promote the use and development of low-carbon-emitting electric power plants.

"Electrical power plant" means any electric generating facility that uses any process or fuel and this is owned and operated by an electric utility, and includes any associated facility that directly supports the operation of the electrical power plant.

(Ord. No. 1893-02, § 1, 1-27-2003; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective [5.A1](#). - Surface water quality.

The City shall protect the quality of all surface waters within the City Limits and the City's watershed basins, especially the St. Lucie Estuary.

To meet this objective, the City will continue implementing and maintaining the land development code, specific performance standards for regulating land use, public access, marina siting and activities, shoreline alteration and seawalls, dredging and filling activity, and provide treatment of stormwater runoff and mangrove protection. The City shall continue to adhere to its master drainage plan and continue to participate with other agencies having resource management plans throughout the planning time frame.

The following policies support this objective:

Policy [5.A1.1](#). The City shall ensure effective enforcement and monitoring of its master drainage plan and flood prevention ordinance.

Policy [5.A1.2](#). The City shall arrange for the removal or retrofitting of existing stormwater outfalls to the St. Lucie Estuary and its tributaries during redevelopment activities, where appropriate and consistent with State, Federal, and regional rules and guidelines.

Policy [5.A1.3](#). The City shall coordinate with appropriate agencies that are implementing the Indian River Lagoon Aquatic Preserve Protection Plan, the Hutchinson Island Resource Management Plan, the North Fork of the St. Lucie River Aquatic Preserve Protection Plan, the Surface Water Improvement River Management Plan (SWIM) for the Indian River Lagoon, and other such resource management plans and programs as require the involvement of the City.

Policy [5.A1.4](#). The City shall solicit the South Florida Water Management District (SFWMD) and the Army Corps of Engineers to exercise more careful control of the locks and canals by doing the following:

1. Set performance standards for amounts of water and silt which can be released from the locks and canal control structures.
2. Prior to opening of locks, drain them with surface water and clean debris collection from the locks.

3. Support the development of a "downtown" regional attenuation facility within the CRA.
4. Encourage the implementation of the Indian River Lagoon Restoration Plan and early implementation of water preserve areas and stormwater treatment areas.

Policy 5.A1.5. Because the City of Stuart is located at the convergence point of two rivers, the City shall monitor SWIM and other related water quality improvement programs initiated by SFWMD.

Policy 5.A1.6. Specific SFWMD programs shall be identified for Stuart and should be fully implemented.

Policy 5.A1.7. The City shall analyze and evaluate the City's maintenance program to clean Stuart's rivers, creeks, and other water bodies.

Policy 5.A1.8. The City shall coordinate with SFWMD and other agencies to initiate and complete programs to clean-up water bodies in Stuart and explore measures to address/reduce non-point source pollution (i.e., baffle boxes, weir systems).

Policy 5.A1.9. The City shall coordinate with governmental bodies to analyze and maintain programs that affect Stuart's rivers, creeks, etc.

Policy 5.A1.10. The City shall implement the Watershed Protection Program which includes capital improvements and regulatory mechanisms to protect and improve the environmental features of watershed basins which include any portion of the City limits. These watershed basins are delineated on the City Watersheds Map and include:

- Anchorage Basin.
- Coral Gardens Basin.
- Crescent Basin.
- Crooked Creek Basin.
- Downtown Basin.
- East Airport Basin.
- Fork Road Basin.
- Frazier Creek Basin.
- Haney Creek Basin.
- Hildabrad Basin.
- Krueger Creek.
- Landfill Basin.
- North Airport Basin.
- North Point CRA Basin.
- Poppleton Creek Basin.
- Rio Basin.
- South Fork Basin.
- Warner Creek Basin.
- Willoughby Basin.
- Woods Point Basin.

Policy 5.A1.11. The City shall establish a comprehensive program to eradicate invasive exotic trees and vegetation.

Policy 5.A1.12. The City shall encourage participation and representation from City residents for the St. Lucie River Initiative and other State/local initiatives.

Policy 5.A1.13. The City shall continue to maintain and update its city wide master sewer plan and sewer system connection ordinance and shall continue to prioritize the expansion of City's sewer system into developed areas closest to St. Lucie River and tributaries.

(Ord. No. 1893-02, § 1, 1-27-2003; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 5.A2. - Groundwater quality and quantity.

The quality and quantity of the City of Stuart's groundwater shall not be degraded. Stormwater management requirements and a wellfield protection ordinance shall be enforced. Additional well protection mechanisms, such as water withdrawal schedules and conservation measures, shall be implemented as part of a total groundwater protection program by 1998.

The following policies support this objective:

Policy 5.A2.1. The City shall, in cooperation with the Department of Environmental Protection, the South Florida Water Management District, and the U.S Geological Survey, continue to monitor groundwater quality and quantity.

Policy 5.A2.2. The City shall continue to protect present and future potable water wellfield locations identified and protected by its SFWMD Upper East Coast Water Supply Plan, and through its continuing application of the Martin County Wellfield Protection Ordinance, to assure that water resources are not negatively impacted by development, excessive drawdown or saltwater intrusion through development, and implementation of a wellfield protection program.

Policy 5.A2.3. Through its participation in the Martin County Wellfield Protection Ordinance, the existing and future potable water wells and wellfields shall continue to be protected from contamination by EPA/DEP regulated materials (i.e., hazardous and toxic materials).

Policy 5.A2.4. The City shall continue to promote land and water management techniques in conjunction with energy conservation measures which will protect water quality, enhance water supplies and minimize potable water demands through the following:

1. Encourage use of drought-tolerant, native vegetation in landscaping by providing an approved list to home-owners and developers seeking building permits.
2. Participate in water conservation programs of the South Florida Water Management District and enforce mandated no-watering policies within the City.
3. Encourage the removal of exotic and invasive vegetation upon development or redevelopment.
4. The land development regulations shall enforce State law requiring low volume plumbing fixtures for new construction.
5. Employ the City's existing potable water leak detection and maintenance program.
6. As resources permit, continue to install weirs in drainage ditches to increase groundwater table elevations to the extent feasible considering flood protection and septic tank drainfield performance requirements.

Policy 5.A2.5. No activity shall be permitted which would adversely affect the quantity or quality of recharge entering the City's aquifers or within the City's watershed basins. Consistent with the intent of this policy:

1. Post-development runoff volumes shall not exceed pre-development runoff volumes for a storm event of three-day duration and 25-year return frequency for parcels greater than one acre. The same criteria shall apply for a storm event of three-day duration and ten-year return frequency for parcels less than one acre.

2. To the maximum extent consistent with the requirements of flood control, stormwater management systems shall be designed to maximize retention capability.
3. Stormwater management systems shall be designed to maximize the quality of water being recharged as well as that being discharged off-site.
4. Wherever suitable soils exist, encourage percolation of stormwater into the groundwater table through dry retention areas, pervious pavement, and other such methods supported by sound engineering practices.
5. Require new development to address off-site watershed issues related to greenways protection, wetlands, and water quality impacts due to on-site stormwater management designs.
6. Where appropriate, encourage Low Impact Development (LID) practices.

(Ord. No. 1893-02, § 1, 1-27-2003; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective [5.A3](#). - Water conservation.

By implementing the City's Twenty-Year Water Conservation Initiative, adopted on January 14, 2008, conserve water resources by reducing raw water average daily per capita consumption from the current rate of 193 GPCD to 191 GPCD by 2030, a 1.0 percent decrease in the overall per capita daily consumption rate.

The following policies support this objective:

Policy [5.A3.1](#). The City shall continue to implement its existing water conservation programs, which include the following components:

1. Minimum water quality standards for non-potable use.
2. Use of wastewater effluent for irrigation purposes wherever economically feasible.
3. Use of water-saving devices, irrigation systems, and plumbing fixtures, such as toilet tank dams, adjustable shower heads and drip irrigation, shall be required for all new construction. Retrofitting of existing systems shall be encouraged.
4. Application of existing leak detection and maintenance program for the City water system.

Policy [5.A3.2](#). During drought emergencies, implementation of South Florida Water Management District water shortage plans shall be enforced.

Policy [5.A3.3](#). The City shall continue to cooperate with the South Florida Water Management District and Martin County in the development and implementation of water conservation programs established as part of its Ten-Year Water Supply Facilities Work Plan and Consumptive Use Permit. [The following programs shall be implemented by the City:]

- Interlocal Agreement For The Sale and Purchase Of Supplemental Water and Wastewater Capacity With Martin County;
- Two-day per week year-round landscape irrigation restrictions;
- Additional limitations on landscape irrigation during a water shortage emergency;
- Requirements for the use of Florida-Friendly Landscaping and "rain switches" on irrigation systems;
- Continued use of the Standard Plumbing Code, including implementation of all plumbing fixture requirements;
- A tiered water use rate structure, including periodic rate studies;
- Retrofit rebate programs for residential toilets, residential indoor plumbing exchanges, and landscape irrigation efficiency;

- Customer education on the subject of water conservation via the monthly utility bill;
- Additional public education efforts, including open houses at the water plant and tours of the water plant for school and seniors groups throughout the year.

Policy 5.A3.4. The City shall continue to develop and implement the water reuse program for large users as a means to reduce the City's traditional water source per capita consumption rate.

Policy 5.A3.5. The City shall monitor progress toward achieving the 2030 raw water consumption rate target on an annual basis. If progress is not consistent with interim targets projected in Table 4A of the Ten-Year Water Supply Facilities Work Plan, the City shall consider the need for implementing additional conservation measures.

(Ord. No. 2166-08, § 1, 1-12-2009; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010; Ord. No. 2274-2014, § 1, 3-10-14)

Objective 5.A4. - Floodplain protection.

The City shall protect the natural functions of the 100-year floodplain.

The following policies support this objective:

Policy 5.A4.1. The City has adopted and will continue to implement a mangrove protection ordinance.

Policy 5.A4.2. New development shall preserve a buffer zone of 25 feet from the mean high water line of native vegetation which falls within the existing 25-foot setback area along waterways. This may be reduced to ten feet in the CRA to promote infill, redevelopment, and reduce blight.

Policy 5.A4.3. The City shall assure that all development within the delineated 100-year flood zone abides by Federal flood hazard insurance regulations which limit the type and magnitude of alterations to the natural system that can be made.

Policy 5.A4.4. The City shall promote programs to minimize flood insurance costs where feasible to its residents.

Policy 5.A4.5. Through the effective implementation of the City's master drainage plan and Flood Prevention Ordinance, the magnitude and frequency of damaging flood events shall be reduced.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 5.A5. - Natural systems.

Through enforcement of avoidance and minimization standards contained in the City's Land Development Code, including the use of LID systems, the City shall continue to preserve and protect the functions and values of natural areas of vital concern to the environment of the City. Natural areas of vital concern to the City include the St. Lucie estuary, wetlands, coastal wetlands and shorelines, living marine resources (seagrass beds, fisheries, and mangroves), native upland vegetative communities, and wildlife habitats, especially endangered species habitat.

The following policies support this objective:

Policy 5.A5.1. Environmentally sensitive lands are those land areas that warrant the greatest degree of protection from development impacts. Environmentally sensitive lands are designated to be viable and functioning wetlands as determined by the SFWMD and native upland vegetative communities that provide wildlife habitat necessary for the survival of Listed Species as determined by the Florida Fish and Wildlife Conservation Commission (FFWCC) and/or U.S. Fish and Wildlife Service (USFWS).

Policy 5.A5.2. Protection and management of wetland and deep-water habitats shall be in a manner consistent with implementation of the Treasure Coast Regional Comprehensive Policy Plan, the North Fork of the St. Lucie River and Indian River Lagoon Aquatic Preserve Management Plans, the St. Lucie Estuary

Management Plan (SLEMP), and any other appropriate resource management plan that applies to resources within the City limits.

Policy 5.A5.3. For natural areas that are proposed to be retained on site, all nuisance and invasive exotic vegetation (e.g., Brazilian pepper, Australian pine, and melaleuca) shall be removed and replaced with native plant species adapted to existing soil and climatic conditions. Removal shall be in such a manner that avoids seed dispersal by any such species. Planting of pest exotic vegetation shall be prohibited. On privately owned lands, implementation shall occur at the time of development or redevelopment. On publicly owned lands, implementation shall occur at the time of development or as soon as possible. It should be noted that private environmental groups may voluntarily implement this work as an organizational project. In all cases, implementation shall be consistent with the overall objective of protecting the functions and values of native habitats.

Policy 5.A5.4. The City shall compile a list of Florida friendly and native plant species to be available for reference by residents and developers. This list shall be based upon native plant species guidelines commonly applied by the Treasure Coast Regional Planning Council, South Florida Water Management District, and Florida Department of Agriculture and Consumer Services.

Policy 5.A5.5. Wetlands shall be protected and conserved by restricting direct and indirect development impacts according to Policies 5.A5.5, 5.A5.6, Conservation land use designations, conservation easements, open space requirements and other goals, objectives and policies of this plan.

A. *General.*

- i. Through current avoidance and minimization standards set forth in the City's Land Development Code, including the encouragement of Low Impact Development (LID) practices, the City shall continue to enforce policies which avoid and minimize damage to wetlands and direct development to lands that are not environmentally sensitive; to encourage activities not dependent upon a wetland location be located at upland sites; to allow wetland losses only where all practicable measures have been applied; reduce those losses that are unavoidable and in the public interest; allow for limited mitigation; promote compact urban development and discourage urban sprawl by allowing wetland impacts in excess of minimum requirements under certain limited conditions; encourage wetlands mitigation within the watershed basin containing the impacted wetlands; protect and enhance the environmental qualities of watershed basins; and provide for the protection of wetlands under the City's land development regulations to be adopted and implemented consistent with F.S. § 163.3202.
- ii. All development shall, at a minimum, comply with wetland protection requirements of all Federal, State and regional agencies having regulatory authority. This plan provides supplemental conservation and protection measures for wetlands pursuant to the direction of F.S. ch. 163, pt. II [F.S. § 163.2511 et seq.], and F.A.C. ch. 9J-5.
- iii. Land use planning and site design shall support development patterns that avoid or minimize the impact of development on wetlands.
- iv. In order to properly identify and delineate wetlands, the City shall rely on the delineation of wetlands by the SFWMD or FDEP.
- v. In no instance shall these wetland policies be construed to allow development that is otherwise prohibited by the Comprehensive Plan.

B. *Land use.*

- i. Existing uses in wetlands may continue, but shall not be expanded unless they are specifically allowed or exempted. Silviculture in wetlands shall be consistent with "Silviculture Best Management Practices" published by the Florida Department of Agriculture as it existed on July 1, 1998.
- ii. Walking trails or elevated wooden "cat walks" designed to minimize disturbance to the wetland system shall be allowed to provide limited access for purposes of passive recreation or access to other portions of the site or adjacent waters which are otherwise inaccessible.

Commented [MS1]: State Requirement, elimination of 9J5 references

- iii. New development shall not be allowed in wetlands, i.e., development shall occur outside of the wetland (including its upland buffer as specified in C below) except as indicated in v and vi below, or in the exceptions listed in Policy 5.A5.6. When one or more contiguous lots or parcels of record under common ownership or control as of the date of adoption of this Comprehensive Plan are evaluated under these exceptions, the lots or parcels shall be aggregated and evaluated as a single lot or parcel.
- iv. New development shall be located on upland portions of a development site, which are not otherwise environmentally sensitive lands. Development densities may be transferred out of the wetland area on a one-for-one basis. However, the development density of the developable portion of the site shall not exceed 150 percent of the maximum density otherwise allowed for the non-environmentally sensitive portion of the site. For each transferred residential unit an additional one-tenth of an acre of on site, non-environmentally sensitive land shall be preserved as upland buffer or native preserve.
- v. If new development cannot be clustered outside of the wetland protection area, the uses specified under F.A.C. 40E-4.051 in effect as of July 1, 1998, are allowed, except for any new or expanded agriculture, silviculture, floriculture and horticulture.
- vi. If new development cannot be clustered outside of the wetland protection area the uses specified under F.A.C. 40E-400.417—40E-400.500 in effect as of July 1, 1998, are allowed except that new or expanded silviculture operations are not allowed. Additionally, single family homes must be constructed on pilings or stemwalls to minimize the area of isolated wetlands filled for the residence and associated improvements and the dwelling unit must be connected to central water and sewer whenever available.

C. *Buffers.*

- i. Upland buffers are considered an integral component of a functioning wetland and shall be afforded the same types and levels of protection as the wetland itself. Buffers shall be a minimum [average](#) width of 50 feet beyond the perimeter of the wetland. Buffers shall not be developed, cleared or landscaped in any fashion that would decrease their effectiveness in supporting wetland functions. Upland buffers may not be used for wetlands destruction/mitigation credit in the City of Stuart.
- ii. The City shall require that upland buffers be extended beyond 50 feet if necessary to connect isolated wetlands with other protected wetlands existing within 200 feet. Greenways will be created when possible. This policy shall apply to protected wetlands within 200 feet on adjacent parcels regardless of ownership.

- D. **Mitigation.** The purpose of mitigation is to offset environmental impacts. Mitigation activities approved by a Federal, State or regional agency are supported by the City. However, these mitigation activities do not exempt development activities from the requirements of this plan. The issuance of a permit by any other agency, with or without mitigation, does not exempt the development from the requirements of this plan. Development in wetlands must be consistent with this plan to proceed. Upland buffers and preserve areas otherwise required by the City in a development may not also be used for wetlands destruction/mitigation credit in the City of Stuart. Additional upland preserve area beyond the City's requirements may be used for mitigation credit in the City of Stuart so long as it is within the same watershed basin.

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E. *Implementation.*

- i. The City shall maintain a generalized wetlands map as part of this Plan.
- ii. The city shall maintain a generalized watershed basin map and program as part of this plan.
- iii. The City shall consider designating known wetland areas as Conservation on the Future Land Use Map to further enhance their recognition and protection.
- iv. If the City has any reason to believe that wetlands exist on a proposed development site, the landowner/developer shall be required to provide to the City a site map showing the formal determination of the extent of surface waters and wetlands by the SFWMD.

Additionally, this map must show the delineation of the upland buffer. If there is a reason to believe that wetland buffers may crossover from wetlands on adjacent sites or that on-site wetlands or uplands are integral to off-site watershed protection, those wetlands and associated buffers must also be evaluated. The City shall petition the SFWMD for a formal determination of proximate wetlands on adjacent sites if needed to determine what development is allowed on site.

- v. Any development site plan must show:
 - a. A description (including maps) of all water bodies, watercourses, wetlands and associated buffers on-site and immediately adjacent to the site and within the watershed;
 - b. A description (including maps) of any other environmentally sensitive land on the site; and
 - c. A detailed plan that shows all proposed development that may directly or indirectly impact the wetlands, including any proposed disturbance of the wetland and wetland buffers as well as any other environmentally sensitive lands on the site.
- vi. The City shall require a wetland special use permit for any development that proposes to impact wetlands. The permit shall be implemented in the City's land development regulations. The permit criteria shall require compliance with Conservation Element Policies [5.A5.5](#) and [5.A5.6](#).
- vii. The developer shall ensure that site development activities do not degrade on-site or adjacent surface waters or wetlands. Wetlands shall not be used as primary sediment traps during development or for stormwater retention beyond historic hydrologic regime after development. No grading, cutting or filling shall be commenced until erosion and sedimentation control devices have been installed between the disturbed area and the wetlands.
- viii. The developer shall ensure that site development activities do not degrade or negatively impact the watershed basin in which the site is located.
- ix. Wetland buffer areas may be counted toward any open space requirements of this Plan, however, wetlands themselves shall not count toward open space requirements.
- x. Wetlands and their associated buffers may be designated conservation easements unless part of a homestead.
- xi. The City shall evaluate the status of wetlands in the City to determine the effectiveness of these policies at the time of each Evaluation and Appraisal Report.
- xii. Except for protections afforded certain non-invasive, non-native specimen and flowering trees in the City's Land Development Code, upon development of a site, the developer shall be required to remove exotic vegetation and replace it with native vegetation suitable to the soil conditions.
- xiii. Where not precluded by existing site improvements, constructed wetlands and stormwater devices shall be located in such a manner to provide additional buffering for existing wetlands or to create and enhance interconnections between wetlands and natural areas.

Policy [5.A5.6](#). Exceptions to Policy [5.A5.5](#) above:

- A. Isolated wetlands:
 - i. Development may incorporate isolated wetlands into stormwater management systems, provided that the stormwater runoff is treated prior to entering any wetland system, so that the wetland is used for nutrient and volume attenuation. The City shall encourage designs which maintain the existing natural wetlands community, except where permitting agencies agree that the imposition of conditions which favor a different plant community is more

desirable for the purpose of providing habitat, improving water quality or enhancing other wetland values.

- ii. The City shall request that the SFWMD, Florida Fish and Wildlife Conservation Commission (FWCC) and/or U.S. Fish and Wildlife Service (USFWS) or a professional biologist to comment and render an opinion as to whether the wetland has significant wildlife values based on the following factors:
 - a. The extent to which the isolated wetland acts in concert with the broader regional landscape to provide both food web support and habitat for wildlife;
 - b. The potential cumulative impacts to isolated wetland wildlife functions at a regional level;
 - c. Individual wetland features that are important to wildlife;
 - d. Whether the isolated wetland is used by endangered or threatened species or species of special concern; and
 - e. The degree to which adjacent existing or planned development will affect the use of the wetland by wildlife; and
 - f. The extent to which the wetland presents unique hydrology and vegetation compared to other isolated wetlands within the City.

If the biological evaluation indicates that the isolated wetland has significant and sustainable wildlife values, or unique hydrology and/or vegetation, the wetland shall be afforded the same level of protection as all other wetlands. However, if the report indicates no significant and sustainable values, then the underlying land use category may be applied. This does not preclude the application of any regulatory requirements of other Federal, State or regional agencies.

- B. Reserved.
- C. If the SFWMD indicates that a wetland (or a portion thereof) is severely degraded and has minimal restoration potential and that beneficial mitigation of other wetlands would be achieved as a result of mitigation that allows some development in this degraded wetland (or portion thereof) then the underlying land use category shall apply. Mitigation shall be permitted in order of priority:
 - 1) On-site mitigation;
 - 2) Mitigation within the same watershed basin [in the City of Stuart](#);
 - 3) Mitigation within a watershed basin identified by this plan;
 - 4) Mitigation within watershed basins in Martin County;
 - 5) Mitigation within a mitigation bank whose service area covers the development site.
- D. Road crossings shall be allowed if absolutely necessary to access developable portions of the site or if shown to be in the overriding public interest, such as necessary collector or arterial road linkage. When allowed, road crossings shall occur at the narrowest point and be elevated on a bridge structure or above a culvert and designed so that water flow and wildlife movement are uninterrupted.
- E. Public infrastructure may be located in wetlands if there is no other possible location available.
- F. Future Land Use Element Policy [1.A7.6](#) is applicable to the enforcement of all wetland conservation and protection policies.

Policy [5.A5.7](#). The City shall protect the natural resources associated with recreation facilities, open space and natural reservations identified in the Recreation and Open Space Element through land development regulations providing performance standards for development of natural resources, and through ensuring through the site plan review process that existing open space and natural reservations are not changed to more intensive uses that would degrade natural resources.

Policy 5.A5.8. The City shall protect native vegetative communities by requiring that existing native vegetation constituting up to 25 percent of a development site be preserved. Land clearing activities require a permit that demonstrates the protection of native vegetative communities consistent with Policy 5.A5.8 and 5.A5.9.

Policy 5.A5.9. Environmentally sensitive lands containing native vegetative communities that provide wildlife habitat necessary for the survival of listed species as determined by the FGFWFC shall be protected and conserved. The Strategic Habitat Conservation Area Map indicates potential locations of such native vegetative communities. Development proposed in these areas must be surveyed to determine existing conditions. If the site contains native vegetative communities that provide wildlife habitat necessary for the survival of listed species as determined by the FGFWFC, the following shall be required:

- a. Cluster development away from the habitats of listed species.
- b. Avoid the fragmentation of contiguous ecological community associations which extend over adjacent parcels.
- c. Allow the transfer of development rights to other parcels in the City if otherwise consistent with this plan.

(Ord. No. 1893-02, § 1, 1-27-2003; Ord. No. 2164-08, § 2, 11-24-2008; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective A6. - Wildlife protection.

Endangered, threatened and species of special concern shall be identified through the site plan process. Protection and enhancement of these wildlife populations within the City and in surrounding environs shall be through such provisions as adequate buffering, cluster development and density bonuses for developers that set aside land for wildlife habitat.

The following policies support this objective:

Policy 5.A6.1. All endangered and threatened plant and animal populations shall be protected. Of special concern, are all species listed as endangered, threatened, of special concern or rare by the Federal government, the State of Florida or the Florida Committee on Rare and Endangered Plants and Animals.

Policy 5.A6.2. Sites proposed for development activities within the known range of endangered or threatened species shall be surveyed at the request of local officials by qualified government ecologists prior to approval of or commencement of such activities to determine whether or not endangered or threatened plant and animal populations occur, and the potential impact of the proposed development. This request will originate within the City's site plan review process. If qualified government ecologists are not available for survey, the developer will obtain a City-approved professional consultant at the developer's expense.

Policy 5.A6.3. The City shall maintain its status as a bird sanctuary and develop a program to encourage residents to provide additional backyard habitat to enhance non-game wildlife populations within the City.

Policy 5.A6.4. As noted in the Martin County Manatee and Boat Siting Protection Plan, the City shall coordinate with Martin County and state and federal agencies regarding the following issues:

- a. Implementation of speed zones as appropriate in the St. Lucie River.
- b. Monitoring of manatee mortality by collisions with watercraft in county waterways.
- c. Seagrass restoration to enhance estuarine natural resources, improve water quality, and provide additional foraging habitat for manatees.
- d. Participation on the Martin County Manatee Protection Advisory Committee as appropriate.

(Ord. No. 1954-03, § 1, 12-15-2003; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective A7. - Air quality.

The City shall continue to meet or surpass all national ambient air quality standards, as set by the U.S. Environmental Protection Agency, including policies pertaining to greenhouse gases.

The following policies support this objective:

Policy 5.A7.1. Transportation plan development and project reviews shall consider provisions for bicycle lanes, sidewalks, car pooling, mass transit and other transportation methods which reduce air polluting emissions.

Policy 5.A7.2. Construction practices such as seeding, wetting and mulching which minimize airborne dust and particulate emission generated by construction activities shall be undertaken within 30 days of completion of clearing work. Clearing of specific building sites shall not commence without the necessary permit as required under the City's revised land development regulations.

Policy 5.A7.3. All buildings scheduled for renovation or demolition shall be required to receive a Florida Department of Environmental Protection (FDEP) permit and shall be surveyed for the presence of asbestos. Asbestos shall be removed prior to demolition. Any asbestos removal shall be performed by a contractor licensed under the Florida Department of Professional Regulation. Any buildings scheduled for demolition shall apply for a permit from the Department of Environmental Protection.

Policy 5.A7.4. Landscape efforts and ordinances shall consider the use of landscape material, including trees, to mitigate localized air quality problems. Consistent with this policy, the City shall undertake efforts to promote large-scale tree planting programs.

Policy 5.A7.5. Compliance of future development and redevelopment with all appropriate federal, state and local air quality standards shall be assured.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 5.A8. - Soil and shoreline erosion prevention.

The City shall conserve soil resources by reducing the rate of soil erosion resulting from land development and other activities.

The following policies support this objective:

Policy 5.A8.1. The City shall consider topographic, hydrologic and vegetative cover factors in the site plan review process of proposed developments. Removal of native vegetation within the buffer zone as defined in Policy A4.2 and on stream banks and on slopes of greater than 3:1 shall be prohibited.

Policy 5.A8.2. Sloping revetments, interlocking bricks and similar designs to reduce the effects of bottom scouring by more effectively dissipating wave forces shall be used in all shoreline construction.

Policy 5.A8.3. Replanting of seagrasses shall be encouraged during redevelopment of coastal areas. Upon determination that existing environmental conditions can support an appropriate species of seagrasses, the City shall seek funding and manpower from public and private organizations, including use of citizen volunteer projects in areas identified as having potential for reestablishment.

Policy 5.A8.4. The City shall cooperate with the Martin County Soil and Water Conservation District and the U.S. Soil Conservation Service to monitor soil erosion rates and develop programs to minimize soil erosion.

Policy 5.A8.5. The City shall prohibit the use of off-road vehicles in all areas other than those that are explicitly permitted.

Objective 5.A9. - Hazardous waste.

The City shall develop a hazardous waste management program for the inventory, storage, recycling, collection and disposal of hazardous waste.

The following policies support this objective:

Policy 5.A9.1. In order to protect the City's natural resources, the City shall manage the generation, handling or storage of hazardous waste as follows: For new development, the City shall consider the impacts of potential hazardous wastes during the site plan review process. For existing development, the City shall require notification of hazardous waste generation, handling or storage as part of the occupational license application procedure. Such development will be permitted by the City only after the applicant provides an emergency response plan addressing accidents involving hazardous waste, and mitigation strategies to protect local natural resources.

Policy 5.A9.2. The City shall cooperate with the County in developing and implementing an emergency hazardous waste response program.

Policy 5.A9.3. The City shall continue to recycle and dispose of its hazardous waste materials in accordance with Florida Administrative Code and State laws.

Policy 5.A9.4. The City shall cooperate with Martin County in sponsoring Amnesty Days to collect household hazardous waste for proper disposal.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 5.A10. - [Landscaping and maintenance of open spaces.]

The City shall assure that open spaces are preserved and maintained in properly landscaped and litter free condition.

The following policies support this objective:

Policy 5.A10.1. Public lands shall be landscaped and maintained in keeping with the standards, specifications and intent of the City landscaping requirements of the Land Development Regulations.

Policy 5.A10.2. The City Public Works and Code Enforcement Departments shall be instructed to give greater emphasis to the fullest possible enforcement of both City and State ordinances pertaining to the landscaping of private and commercial properties and pertaining to littering.

Policy 5.A10.3. Through application of existing landscaping requirements and litter provisions set forth in the City's Land Development Code and Code of Ordinances, the City shall continue to assure these standards are applied and in a timely manner.

Policy 5.A10.4. Continue identifying funding sources Open Space landscaping and maintenance. As resources permit, the City may earmark local tax revenues for the landscaping and litter-free maintenance of open spaces and/or continue investigating user fees, impact fees, and volunteer programs as may be needed.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Element ~~6V~~ - RECREATION AND OPEN SPACE ELEMENT Goals, Objectives, and Policies City of Stuart, Florida Effective April 2002¹¹

Footnotes:

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Cross reference— Conservation element, Element ~~5V~~; implementation, Element ~~7VII~~, Objective ~~7.A4~~; capital improvements element and concurrency management system, Element ~~8VIII~~; public access to waterfront, Element ~~9IX~~, Objective ~~9.A7~~.

GOAL STATEMENT ~~6.A~~. RECREATION

Provide a system of recreational programs, sites and facilities of appropriate size and design and convenient to the use of participants and that benefit each age group, social and economic group of those who live and work in the City.

Objective ~~6.A1~~. - Meeting growing demand—Adequate sites, facilities and programs.

Ensure adequate land, facilities, and programs are available to meet the current and future recreational needs of each age, social and economic group in the City through 2015.

The following policies support this objective:

Policy ~~6.A1.1~~. The City shall continually monitor its Community Services Department to determine what programs, facilities and sites should be included in the City's recreational offerings. This ongoing monitoring shall include:

- a. Maintenance of an inventory of existing sites, facilities, programs, and program users by age and place of residency or business ownership, as well as user preferences by user type.
- b. A determination of whether recreational facilities and programs should be expanded or scaled back.
- c. An analysis of capital needs required to maintain the City's recreational LOS, as well as annual updates to the City's five-year Capital Improvements Plan.
- d. A determination of non-resident impacts on City recreational facilities and programs and the ways in which these impacts will be off-set by user fees, intergovernmental cost sharing, facilities consolidation, program adjustments, or other means.

Policy ~~6.A1.2~~. Maintain lands adequate to meet the community park needs of current and future residents through as measured by adopted recreation level-of-service standards.

Policy ~~6.A1.3~~. Continue to implement recreation impact fees as a means to provide adequate recreational capital facilities.

Policy ~~6.A1.4~~. A developer who donates community recreation land or builds a needed community recreational facility within the subject development, as defined in the data inventory and analysis portion of this plan, may be given up to 50 percent credit, subject to City Commission approval and consistent with Section 62-70 of the City's Code of Ordinances, against required recreation impact fees if the facility can be used by the general public, provided it meets the needs of the public. This land or facility may be added to the City's inventory of community parks for the purpose of maintaining LOS. A developer's on-site recreational facilities may not be used to offset the impact fee.

Policy ~~6.A1.5~~. Recreation impacts of development shall be measured by adopted City level-of-service standards for recreation and parks.

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Policy 6.A1.6. Maximize use of State and other governmental funds and private funds to purchase and develop parks and recreational sites and facilities that will maintain or exceed the City's adopted level-of-service standards and/or will increase public access to the waterfront. These shall include:

- Florida Inland Navigational District funds and lands.
- Martin County boating license fees (i.e., for boat ramps).
- Florida Recreation and Development Assistance Program.

Policy 6.A1.7. Cooperate with the Martin County School Board to promote the availability of school recreational facilities outside school hours for general public use.

Policy 6.A1.8. When feasible, fishing areas should be separated from vehicular traffic to protect the safety of both parties.

Policy 6.A1.9. As resources permit, the City shall continue to monitor and pursue opportunities to make more waterfront land available for public recreational use.

Policy 6.A1.10. The recreation level of service standard shall be three acres of developed park land per 1,000 residents. Developed park land includes, but [is] not limited to, improvements such as picnic facilities, restrooms, play courts (e.g., basketball, tennis, volleyball), ball fields (e.g., softball, baseball, football), vest pocket parks, neighborhood parks and ecological parks.

Policy 6.A1.11. The City should investigate the future location of more recreational facilities north of the Roosevelt Bridge.

Policy 6.A1.12. The City should investigate the feasibility of utilizing stormwater utility sites as passive xeriscape parks with limited maintenance.

Policy 6.A1.13. The City shall continue to apply recreation impact fees, which shall be periodically updated as required by ordinance.

Policy 6.A1.14. The City should help in the implementation of the new library and examine alternatives for the reuse of the old library.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Policy 6.A1.1520. The City should develop a plan for Flagler Park, Youth Center Park and the redevelopment of the Recreation Center.

Objective 6.A2. - Public access.

Recreational opportunities shall be increased for City residents.

The following policies support this:

Policy 6.A2.1. Preserve public access to water areas by protecting public ownership of street rights-of-way which dead-end at the St. Lucie River. (Accomplished by the City Charter.) *Policy A2.2.* As resources permit, inventory road rights-of-way that dead-end at the waterfront or other permanent barriers, or otherwise those which are not expected to be developed into streets for the purpose of installing pathways.

Policy 6.A2.3. The City will continue to maintain and enhance Riverwalk Project, which provide access to waterfront views and limited fishing opportunities. The following areas shall receive top priority:

1. Along the St. Lucie River from St. Lucie Avenue west to the Florida East Coast Railway property east of the Roosevelt Bridge;
2. From Shepard Park north to the Roosevelt Bridge;
3. A connecting walkway under the proposed Roosevelt Bridge to link the Shepard Park riverwalk to the City Hall riverwalk; and

4. Along creeks, including Poppleton, Frazier, and Kreuger, and drainage areas including the Seventh Street Pond.

Policy 6.A2.4. In the event that a mass transportation system is developed in Martin County, the City shall promote inclusion of City recreational sites on the system's routes.

Policy 6.A2.5. Encourage mass or public transit alternatives, including the Martin County Council on Aging's transportation-disadvantaged program, that increase the public's access to City recreational facilities.

Policy 6.A2.6. All City parks and recreational facilities shall be accessible to the handicapped and the elderly and shall have handicapped parking spaces and barrier-free entrances and pathways.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 6.A3. - Maintaining existing parks.

The City Recreation and Parks Department will initiate a maintenance program for its facilities.

The following policies support this objective:

Policy 6.A3.1. The City shall amend its adopted recreation level-of-service standards for park land in accordance with Policy 6.A1.1 of this element.

Policy 6.A3.2. Use adequate operating budgets and proper management techniques to preserve and maintain existing parks and recreation facilities.

GOAL STATEMENT 6.B. OPEN SPACE

To maximize the preservation, enjoyment, and accessibility of natural open spaces, especially those along the waterfront.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 6.B1. - [Preservation and increase of open space.]

Maintain or increase the level of publicly owned open space and promote preservation and increase in the level of privately-owned open space.

The following policies support this objective:

Policy 6.B1.1. The City's land development regulations will incorporate preservation standards in order to preserve City-owned environmentally sensitive lands. These standards will be based in part on locally determined criteria.

Policy 6.B1.2. (Same as Policy 6.A2.3.) Increase public access to waterfront views and fishing opportunities by developing riverwalks on public and private lands as feasible and as funding becomes available. (Priorities listed in Policy 6.A2.3.)

Policy 6.B1.3. As part of the City's land development regulations, adopt incentives to encourage the provision of open space areas within future developments to preserve views, vistas, and native vegetation (e.g., allowing part of required parking areas to be unpaved, flexibility in site design).

Element ~~7.4~~ - INTERGOVERNMENTAL COORDINATION ELEMENT ;adv05;Goals, Objectives, and Policies ;adv05;City of Stuart, Florida ;adv05;Adopted and effective June 2001¹¹

Footnotes:

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Cross reference— Interjurisdictional resource management, Element ~~9.1~~, Objective ~~9.B~~4.

GOAL STATEMENT 7.A

To work with appropriate outside agencies in order to manage growth and redevelopment in Stuart so as to preserve the quality of life, promote the City as a community for families, maintain the City's status as a commercial and institutional hub, provide for efficient and cost-effective services and facilities, and protect and enhance natural resources.

Objective 7.A1. - Implementation of Future Land Use Element.

To implement the Future Land Use Element through coordination and cooperation with the appropriate agencies outside the City.

Policies 1.A3.1, 1.A4.1 and 1.A6.1, as contained in the Future Land Use Element, address issues related to intergovernmental coordination and are incorporated by reference into this Plan element. Additionally, this element contains other relevant intergovernmental coordination policies which are described below.

Policy 7.A1.1. The City shall require that County, State and Federal agencies adhere to the City's Comprehensive Plan and land development regulations, including, but not limited to, landscape, parking, signage, architectural design and materials, stormwater management and other site design standards when developing within the City.

Policy 7.A1.2. The City and the County shall cooperate to promote shared use of parking facilities, especially for special events.

Implementing Future Land Use Policy 1.A3.1: The City shall, with Martin County, continue to implement the wellfield protection ordinance to control permitted activities in the wellfield protection zones of the City's potable water sources.

Policy 7.A1.3. The City shall continue to review the Martin County Comprehensive Plan to ensure that existing and planned land uses are appropriate for protection of the City's wellfields. In complementary fashion, the City shall continue to review the City's Comprehensive Plan to ensure that existing and planned land uses are appropriate for protection of the County's wellfields.

Policy 7.A1.4. Where incompatibilities arise, the City shall ask the Martin County Local Planning Agency and Board of County Commissioners to phase out the existing land uses and change the planned land uses to be compatible with protection of the City's wellfields. In complementary fashion, the City shall work with the County to ensure that the County wellfields are not threatened by City land use impacts.

Policy 7.A1.5. In situations where a proposed land use may adversely impact the City's wellfields and the area is not under City jurisdiction, and no resolution is able to be reached with the local government having land use control in the area of question, the City will request informal mediation aid from the Treasure Coast Regional Planning Council.

Policy 7.A1.6. The City shall continue to adhere to the Martin County Wellfield Protection ordinance as means of protection its potable water supply.

Implementation of Future Land Use Policy A4.1: The City shall monitor its stormwater management and flood prevention ordinances for effectiveness and review at least once every five years. Such ordinances shall be reviewed for consistency with established Federal Emergency Management Agency

(FEMA) flood insurance guidelines, rates, and maps, as well as with the latest South Florida Water Management District's (SFWMD) stormwater ordinance criteria found in SFWMD Permit Manual IV.

Policy 7.A1.7. The City shall coordinate its stormwater management and flood prevention planning with the plans of Martin County. This may be accomplished through a formal agreement to cooperate, through joint planning efforts, and through mutual review and comment on plans for stormwater management and flood protection.

Policy 7.A1.8.A. The City shall actively seek technical assistance from Martin County, FEMA, and SFWMD. The City shall ask these agencies to promptly notify the City of any changes in their criteria or technical information that would affect the City.

Policy 7.A1.8.B. Implementation of Future Land Use Policy 1.A6.1: To minimize future disruption of neighborhood areas, the City shall protect, retain, and designate adequate rights-of-way to provide those roadways, bikeways, sidewalks, and parking identified as the future traffic circulation system in the adopted Transportation Element. The City also shall monitor the transportation planning activities of Martin County, Martin County MPO, Martin County School Board and Florida Department of Transportation for expansion of the roadway network through the City and in order to determine the impacts of their activities upon City neighborhoods.

Policy 7.A1.9. During the City's review and comment phase on County and State roadways, City officials shall analyze the impact on neighborhoods. Where incompatibilities arise, the City will prepare a report analyzing the impact on City neighborhoods along with the appropriate recommendations and transmit it to the Martin County Board of Commissioners, the Martin County Metropolitan Planning Organization (MPO) and Florida Department of Transportation (FDOT) requesting implementation of the report recommendations.

Policy 7.A1.10. If necessary, in order to protect neighborhoods from roadway impacts indicated in Policy 7.A1.9 above, the City shall seek informal mediation by the Treasure Coast Regional Planning Council.

Policy 7.A1.11. The City shall coordinate with other entities regarding the implementation of plans and projects (e.g., street beautification, economic development, tourism, roadway improvements, bridges, etc.) that might impact their respective comprehensive and long-term plans.

Policy 7.A1.12. The City shall advise the School Board of all plan amendments that may affect schools or school siting through staff memos and other correspondence.

Policy 7.A1.12 (a): The City, Martin County and the School Board shall coordinate a biennial review of the School Impact Fee Ordinance in order to ensure that new developments bears its proportionate share of the cost of providing new school facilities.

Policy 7.A1.12 (b): The City shall require applicants who request the City to approve site plans, plats, development plans, planned unit developments or other development approvals involving residential units to obtain a Statement of no objection from the School Board or its designee, prior to final approval by the City, provided, however, said Statement shall be specific as to the reason for any objections and shall be issued in a timely manner.

Policy 7.A1.12 (c): With the exception of development projects which are exempt from school concurrency, School District staff shall review every final site plan that includes residential units, and shall provide the City with a School Concurrency Review Report that States whether adequate school capacity exists for a proposed development. The City will not approve any site plans that include residential units until after receipt of the School Concurrency Review Report.

Policy 7.A1.12 (d): As an ongoing effort, the City and the School Board shall coordinate closely on issues of joint concern. These include educational programs regarding hazardous wastes, joint use of recreational facilities, program planning for special project activities and other similar topics.

Policy 7.A1.12 (e): All projects and plans contained in this Schedule of Capital Improvements related to the School District shall not impose design standards, site plan standards or other development conditions that exceed or are inconsistent with [F.S.] Ch. 1013 and State Requirements for Educational Facilities or that are inconsistent with maintaining a balanced, financially feasible district facilities work plan.

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Objective Z.A1.12 (f). The City, Martin County and the School Board shall coordinate the planning, location and review of proposed educational facilities site plans and off-site impacts.

Policy Z.A1.12 (g): In accordance with F.S. § 163.180(13)(g), the City of Stuart, Martin County and the School Board shall adopt and maintain an interlocal agreement detailing joint processes for collaborative planning and decision making, population projections and the siting and development of public schools. Due to the unique locational requirements for public schools imposed by State and Federal requirements and considering the overall benefits to the community of locating public schools within a municipality or within the Primary or Secondary Urban Service District, it may not be possible to achieve consistency with each and every policy of this plan in the same manner as other types of development. Therefore, in order to achieve the full public benefit of locating public schools within a municipality or within the Primary or Secondary Urban Service District, this policy provides a mechanism for balancing the goals, objectives and policies of this plan and shall be the sole means of determining consistency with this plan for purposes of siting and constructing public schools.

Policy Z.A1.12 (h): This plan shall not impose design standards, site plan standards or other development conditions that exceed or are inconsistent with {F.S.] Ch. 1013 and State Requirements for Educational Facilities or are inconsistent with maintaining a balanced financially feasible district facilities work plan.

Policy Z.A1.12 (i): The interlocal agreement shall provide a standardized process for determining the sites available to meet the educational facility needs identified by the School Board and for objectively scoring and ranking potential sites as to their suitability. The scoring and ranking system of the interlocal agreement shall favor sites which:

1. Are consistent with Federal and State guidelines for school siting;
2. Are in close proximity to existing or planned population centers and student populations;
3. Maximize the use of existing or planned capital facilities for transportation, including bicycle and pedestrian facilities, stormwater management, potable water and wastewater facilities and maintain adopted levels of service for mandatory public facilities to the maximum extent practicable;
4. Are in close proximity to complementary uses, such as but not limited to public parks and libraries; and
5. Avoid negative impacts to wetlands and upland habitats and where negative impacts cannot be avoided, sites for which permits can be obtained to allow minimization and mitigation of such impacts, in accordance with State and Federal permitting requirements.

Policy Z.A1.12 (j): The interlocal agreement shall include provisions for an alternatives analysis designed to demonstrate the extent to which each potential school site, relative to other potential sites, is necessary to meet the projected needs of the population and maximizes the public benefit, as measured by the criteria set forth in paragraphs 1. through 5. above.

Policy Z.A1.12 (k): A school site located on a site which lies within a municipality or within the Primary or Secondary Urban Service District, and which is selected pursuant to an interlocal agreement adopted in accordance with this policy, shall be deemed to be the most appropriate site available to satisfy the identified public education need while maintaining consistency with the goals, objectives and policies of this plan to the maximum extent practicable and the siting and construction of a public school on any such site shall be deemed consistent with this plan. Provided, however, in the event of an unforeseen emergency whereby existing school facilities are damaged or destroyed and alternative arrangements become necessary, as determined by the School Board, to accommodate students in other facilities, the provisions of this policy relating to school site selection, significant renovations and potential school closures shall be temporarily suspended to enable the School Board to take the immediate action it deems necessary. Examples of an unforeseen emergency include, but are not limited to, a hurricane or other weather condition or natural disaster or an act of terrorism or war. The response of the School Board during the aforesaid suspension shall be temporary for the period needed to address the emergency. Further provided, however, proposed construction on school sites within the Primary Urban Service District conveyed to the School Board as a condition of, or in connection with, final plat approval, PUD approval, DRI approval or similar procedures

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under which the City or County has granted development approval with knowledge of the proposed location of a school site shall be exempt from the site selection procedures set forth herein.

Policy Z.A1.12 (l): The City will continue its participation on the Boundary Advisory Committee or its successor in order to provide timely input in the planning process for public school development or expansion.

Policy Z.A1.12 (m): The City will annually provide the approved Population Technical Bulletin and the Growth and Trends Report to the School Board.

Policy Z.A1.12 (n): The City shall provide the School Board with notice and, if requested by the School Board, background materials for all Local Planning Agency and City Commission actions which may affect the School Board, such as, but not limited to, rezonings, development applications and proposed changes to City ordinances.

Policy Z.A1.12 (o): Each year, the City and the School Board shall coordinate updates to their respective Capital Improvement Plans in preparation to incorporating both plans into the Capital Improvements Element.

Policy Z.A1.12 (p): Each year, the School Board shall submit to the City (City Development Department) an approved financially feasible updated five-year Capital Improvement Plan. The City shall incorporate this School Board Capital Improvement Program into the City's Capital Improvements Element/Capital Improvements Program.

Policy Z.A1.12 (q): The City and School Board will work diligently to ensure that there is a free flow of information between the two boards and their respective staffs. This will include coordinated and cooperative efforts to plan for future schools, land use changes, development trends, disaster preparedness and joint use facilities (collocation). The exchange of information will include long-range planning for future schools and land uses; planning alternative and disaster emergency use of School Board transportation and physical plan facilities; and coordination of school boundaries with future land uses and development trends.

Policy Z.A1.12 (r): If requested by the City Development Director, the School Board Director of Facilities or his/her designee, may provide comments to the City during the development review process for any development under review by the City. Generally, the comments will be directed to the proposed development's impact on existing school capacity; expansion of existing schools, planned or proposed school construction to service the proposed development area(s); and the estimated student enrollment projections generated by the proposed development.

Policy Z.A1.12 (s): As an ongoing effort, the City shall coordinate with the School Board regarding the construction of sidewalks/bikepaths and bus pick-up waiting areas in order to facilitate travel to/from school/recreational facilities.

- (1) The City, in cooperation with the School Board, shall address the provision of supporting infrastructure such as water and sewer, roads, drainage, and bus stops, including funding and implementation responsibilities, for existing and projected public school facilities and including measures to ensure compatibility and close integration between public school facilities and surrounding land uses.
- (2) The School Board shall prioritize the selection and collocation of sites with other public facilities such as parks, libraries and community centers.
- (3) The City shall prioritize its capital plan to coordinate capital improvements with the capital needs identified in the Five Year Capital Improvement Plan.
- (4) As an ongoing effort, the City shall coordinate with the School Board regarding the construction of sidewalks/bikepaths in order to facilitate travel to/from school/recreational facilities.

Policy Z.A1.13. The City shall work with the School Board to evaluate how school siting and perceived/actual educational quality affects the stability and vitality of residential neighborhoods in the urban area. This study shall be consistent with the directives of F.S. § 1013.33(1) which reads in part, "The

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planning must also consider the effects of the location of public education facilities, including the feasibility of keeping central City facilities viable, in order to encourage central City redevelopment and the efficient use of infrastructure and to discourage uncontrolled urban sprawl." The City shall encourage the School Board to adopt policies and programs that promote rather than detract from neighborhood vitality as measured by stable or increasing house values, owner occupied housing, lower crime rates, stable or increasing small scale/neighborhood commercial activity (reduced commercial vacancies) and active neighborhood organizations. The City and School Board shall implement school concurrency in accordance with F.S. § 163.3180(13).

Policy 7.A1.14. In order to discourage urban sprawl and promote a compact residential growth pattern, the City shall facilitate and promote the establishment and expansion of quality school facilities serving Stuart residents. Actions shall include the provision of adequate sites through land use designations, expedited permit reviews, enhanced provision of infrastructure such as neighborhood sidewalks, traffic calming programs, improved traffic control/signalization and zoning restrictions on incompatible uses. Additionally, public facilities such as parks, libraries and community centers shall be collocated with public schools to the extent possible.

Policy 7.A1.15. The City shall work with Martin County to establish intergovernmental review of development proposals proximate to the jurisdictional boundary. The outcome of this coordination would be to establish a zone of impact next to the boundary line and develop development threshold measures that trigger intergovernmental review. These measures may include type, size, intensity and density thresholds. The intergovernmental review would evaluate cross-jurisdictional impacts on roads and infrastructure and may also consider compatibility of land uses, architectural standards, site design standards, landscaping, signage, interconnected parking areas, interconnection of open spaces to promote greenways, especially for conservation of natural resources and the promotion of harmony with adjacent properties and uses. The City proposes that such reviews be fully integrated into the development review process and be granted equal weight to impacts within each respective jurisdiction.

Policy 7.A1.16. Require that all applicants for development approval within the City supplied potable water by Martin County procure written confirmation of availability of potable water service prior to the issuance of a building permit. Provide Martin County with timely notice of service availability for applicants for development approval in unincorporated areas within the City's potable water service area.

Policy 7.A1.17. Coordinate with Martin County to insure that population estimates and projections for potable water service areas are current and accurate.

Policy 7.A1.18. At the time of each required Evaluation and Appraisal Report confirm the availability of potable water service, consistent with the Upper East Coast Water Supply Plan and Ten-Year Water Supply Work Plans of Stuart and Martin County.

Policy 7.A1.19. To ensure compatibility of land uses, the City shall continue to monitor Martin County's Airport Master Plan and where appropriate shall seek to make its positions known with regard to the plans implementation or modification through direct communication or interlocal agreement.

(Ord. No. 1974-04, § 2, 12-13-2004; Ord. No. 2158-08, § 1, 5-12-2008; Ord. No. 2166-08, § 1, 1-12-2009; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Future land use element, Element I.

Objective 7.A2. - [Implementation of Transportation Element.]

To implement the Transportation Element through coordination and cooperation with the appropriate agencies outside the City.

Policies 1.2, 1.4, 1.5, 5.3, 7.1, and 7.2 as contained in the Transportation Element address issues related to intergovernmental coordination and are incorporated by reference into this plan element. Additionally, this element contains other relevant intergovernmental coordination policies which are described below.

Implementing Transportation Policies 1.4 and 1.5: Setting level-of-service standards for arterials.

Policy 7.A2.1. The City shall review the Martin County revised Comprehensive Plan, MPO long range plans and FDOT five- and 20-year road plans for compatibility with the City's adopted level-of-service standards and request changes from the County LPA, County Commission and County MPO if necessary.

Policy 7.A2.2. If necessary, the City may seek assistance from the Treasure Coast Regional Planning Council to address concurrency and roadway planning issues.

Implementing Transportation Policy 2.2: Continue the semi-annual traffic count program to monitor peak season and off-season traffic. This program shall make use of wherever possible of existing Florida Department of Transportation and Martin County traffic count information.

Policy 7.A2.3. The City shall provide existing and new traffic county [count] information to Martin County and the Florida Department of Transportation as requested.

Policy 7.A2.4. The City shall continue to encourage the Florida Department of Transportation (FDOT) and the U.S. Department of Transportation in their operation and maintenance of the two lanes of the old Roosevelt Bridge as the means of serving the transportation needs of downtown Stuart. In addition to downtown directional signage maintained by the City, the FDOT shall be encouraged to install and maintain downtown directional signage as well.

Implementing **Transportation Policy 5.3:** The City and Martin County shall continue to work together to develop acceptable north-south corridors north and south of the Roosevelt Bridge.

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Policy 7.A2.5. The City shall review FDOT five- and 20-year plans and the MPO long range plans to ensure that new planned north-south corridors are acceptable to the City.

Implementing Transportation **Policies 7.1 and 7.2:** Encouraging public transit alternatives and other alternatives to single-occupant vehicles.

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Policy 7.A2.6. The City shall participate in and support efforts of Martin County, St. Lucie County and nearby municipalities to encourage mass transit alternatives.

Implementing Transportation **Policy 7.2:** Encourage FDOT and Martin County to include provisions for bikepaths (that meet FDOT standards) in roadway projects within City limits.

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Policy 7.A2.7. The City shall notify Martin County and FDOT of its desire to include bikepaths in roadway projects within the City.

Policy 7.A2.8. The City shall review all plans for roadway projects in the City to ensure that bikepaths meeting FDOT standards are included wherever feasible.

Policy 7.A2.9. The City shall interface with the FDOT contract approval process and take an active role in order to more effectively impact design changes if necessary.

Policy 7.A2.10. The City will coordinate with FECRR to establish policies on the passage of trains moving through Stuart.

Policy 7.A2.11. The City and Martin County shall continue to share information and coordinate implementation of each agency's traffic concurrency management system.

The City shall request that Martin County establish a separate transportation benefit district that corresponds to the Stuart City's limits.

Policy 7.A2.12. To the extent feasible, the City shall coordinate with Martin County in establishing a synchronized street addressing system.

Policy 7.A2.13. The City shall continue to participate in the ongoing planning and plan implementation process of the Metropolitan Planning Organization.

Policy 7.A2.14. The City shall coordinate the planning, improvement, and management of its transportation facilities with the State Transportation Plan through participation in the MPO process.

Policy Z.A2.15. Through its membership on MPO, the City will encourage the inclusion of policies in the 2030 Regional Long-Range Transportation Plan (RLRTP) that give high priority to mobility standards and the promotion of compact urban form in the development of the MPO plan. In particular, the City will request that roadway and mobility improvements within the urban core and established neighborhoods be accorded the highest planning priority in order to promote continued redevelopment and revitalization of Stuart.

Policy Z.A2.16. The City will be proactive in providing input into the development of Martin County's five-year schedule of capital improvements as it is updated on an annual basis. The City will seek to work staff-to-staff when the schedule is being drafted in order to avoid conflicts and ensure that the City's interests are appropriately addressed. As capital improvement projects are prioritized and scheduled, the City will provide continuous input. The City will provide its priorities to Martin County with regards to the expenditure of roadway impact fees generated by development within the City Limits. In order to accomplish this, the City will request continuous status updates regarding the development of the five-year schedule of capital improvements. Additionally, comments from Martin County shall be sought for input into the City's five-year schedule of capital improvements.

The City shall seek to renegotiate its inter-local agreement with Martin County, which provides for the collection of County impact fees for development activities within the City limits, with the intent of securing a stronger voice in the expenditure of these funds as a condition of continued participation in the inter-local agreement.

Policy Z.A2.17. The City will continue to work with the MPO to develop and prioritize roadway improvements within the Stuart Urban Area as defined by the MPO.

Policy Z.A2.18. The City shall continue to work with the County, Martin County MPO, Regional MPOs, Council on Aging, Medical Transportation Management (MTM), FDOT and other relevant agencies to develop realistic public transit programs (i.e., van pooling, car pooling, inter-county bussing, shuttle) to facilitate the movement of visitors, residents and employees (including the transportation disadvantaged people) to and from the Stuart area.

Policy Z.A2.19. The City shall work with Martin County, the MPO and FDOT to coordinate mitigation, stormwater and drainage needs, access permits, and to develop "urban greenways" particularly in conjunction with roadway projects such as the Green River Parkway.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Transportation element, Element II.

Objective A3. - [Implementation of Conservation Element and Coastal Management Element.]

The City shall implement the Conservation and Coastal Management Elements through coordination with all relevant agencies, including a focus on maintaining safe evacuation times.

Policies A1.3, A2.1, A3.2, A3.3, A4.1, A5.5, A5.6, A8.4 and A9.4 as contained in the Conservation Element and Policies B1.1, B1.2, B1.3, B1.4, B1.7, B1.10, B2.1, B4.1, B4.2, B4.3 and B4.4 as contained in the Coastal Management Element address issues related to intergovernmental coordination and are incorporated by reference into this plan element. Additionally, this element contains other relevant intergovernmental coordination policies which are described below.

Policy Z.A3.1. The City shall seek advice from the Department of Environmental Protection, South Florida Water Management District, Treasure Coast Regional Planning Council, and other appropriate agencies on how best to implement the Conservation and Coastal Management policies.

Policy Z.A3.2. The City shall participate with appropriate agencies that are implementing the Indian River Lagoon Aquatic Preserve Protection Plan, the Hutchinson Island Resource Management Plan, the North Fork of the St. Lucie Aquatic Preserve Protection Plan and other resource management plans and programs that require the involvement of the City.

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Policy Z.A3.3. The City shall, in cooperation with the Department of Environmental Protection, the South Florida Water Management District and the U.S. Geological Survey, continue to monitor groundwater quality and quantity.

Policy Z.A3.4. During drought emergencies, implementation of South Florida Water Management District water shortage plans shall be enforced.

Policy Z.A3.5. The City shall cooperate with the South Florida Water Management District to conduct water conservation programs.

Policy Z.A3.6. The City shall cooperate with the Martin County Soil and Water Conservation District and the U.S. Soil Conservation Service to monitor soil erosion rates and develop programs to minimize soil erosion.

Policy Z.A3.7. The City shall cooperate with Martin County in sponsoring Amnesty Days to collect household hazardous waste for proper disposal.

Policy Z.A3.8. With regard to new development and redevelopment proposals for properties situated wholly or partially within a floodplain, the City shall continue to enforce flood prevention standards contained in its Land Development Code.

Policy Z.A3.9. The City will coordinate its hurricane evacuation efforts with those of the Martin County Emergency Management Division to assure safe evacuation of those people who are at risk.

Policy Z.A3.10. The City shall continue to adhere to management emergency's plan which is consistent with County's emergency's plan.

Policy Z.A3.11. The City shall seek improved coordination with the SFWMD regarding when the locks will be opened.

Policy Z.A3.12. The City and Martin County shall coordinate to submit for FIND funding requests and work together to achieve their objectives in subsequent meetings with FIND.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Conservation element, Element V; coastal element, Element IX.

Objective Z.A4. - [Implementation of Recreation/Open Space Element.]

To implement the Recreation/Open Space Element through coordination and cooperation with the appropriate public agencies outside the City.

Policies **A1.6 and A1.7 as contained in the Recreation/Open Space Element** address issues related to intergovernmental coordination and are incorporated by reference into this plan element. Additionally, this element contains other relevant intergovernmental coordination policies which are described below.

Implementing Recreation/Open Space Policy A1.6: Maximize use of State and other governmental funds and private funds to purchase and develop parks and recreation sites and facilities that will maintain or exceed the City's adopted level-of-service standards and will increase public access to the waterfront.

Policy Z.A4.1. The City shall continue to seek funding from the Florida Inland Navigation District, Florida Department of Environmental Protection, SFWMD and other agencies to meet recreational needs and promote public access to the water.

Implementing Recreation/Open Space Policy A1.7: Cooperate with the Martin County School Board to promote the availability of school recreational facilities outside school hours for public use.

Implementing Recreation/Open Space Policy A1.9: Cooperate with the Martin County School Board to promote the availability of school recreational facilities outside school hours for public use.

Policy Z.A4.2. The City shall increase its recreational resources and facilities as identified in the October Recreation in Florida, 1994 - Florida Statewide Comprehensive Outdoor Recreation Plan by

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pursuing grants such as Florida Recreation Development Assistance Program, Florida Communities Trust and Land and Water Conservation Funds.

Policy Z.A4.3. The City shall seek a written agreement with the Martin County School Board to allow public use of facilities outside of school hours. This agreement should include provisions for meeting insurance/liability concerns and other concerns of both parties.

Policy Z.A4.4. The City shall work with the School Board to utilize the Stuart Middle School and J.D. Parker Elementary School campuses for the co-location of recreational programs.

Policy Z.A4.5. The City will seek to enter into a written agreement with Martin County that addresses how the City and County will work together to coordinate recreational use of their facilities, primarily as relates to organized athletic league play and the development of greenways and blueways that may provide recreational opportunities. The City will pursue a similar approach with St. Lucie County and other jurisdictions if opportunities arise.

Policy Z.A4.6. The City and County shall jointly prepare a procedures manual. It will include information that explains how those desiring to secure use of County or City facilities can obtain permission, and conditions needed to be met. Additionally, it shall describe how City and County parks and recreation departments shall coordinate the scheduling of facilities.

Cross reference— Recreation and open space element, Element VI.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective A5. - [Implementation of Infrastructure Element.]

To implement the Infrastructure Element through coordination and cooperation with appropriate agencies outside the City. (Solid waste, sanitary sewer, potable water, drainage, and natural groundwater recharge.)

Policies A1.5, A1.7, A4.1, A4.3, A5.3, and A9.6 contained in the Infrastructure Element address issues related to intergovernmental coordination and are incorporated by reference into this plan element. Additionally, this element contains other relevant intergovernmental coordination policies which are described below.

Policy Z.A5.1. The City shall maintain good, ongoing working relationships with the South Florida Water Management District, Florida Department of Environmental Protection, and U.S. Geological Survey.

Policy Z.A5.2. The City shall provide copies of the comprehensive plan amendments to the appropriate reviewing agencies for review and comment.

Policy Z.A5.3. The City shall designate a contact person, such as the Public Works Director or City Manager, to work with the South Florida Water Management District, Florida Department of Environmental Protection, and U.S. Geological Survey.

Policy Z.A5.4. The City shall coordinate with Martin County and other affected local governments regarding implementation of the stormwater master plan. The City shall continue to coordinate with Martin County to develop and implement stormwater management projects within watersheds that span the boundary lines. This should include the sharing of stormwater plans for basin-wide projects as well as joint funding requests from public and private entities. Consideration will be given to joint NPDS permitting and joint funding of projects that will benefit both jurisdictions.

Policy Z.A5.5. For all County services which are provided to City residents and property owners (i.e., water, sewer, solid waste, transportation), the City shall coordinate with Martin County to provide the highest quality services at the lowest reasonable rates.

Policy Z.A5.6. The City shall provide for ongoing coordination through implementation of development review process and Interlocal Agreement with Martin County to address the impacts of development within the City on County water and sewer facilities, including projected impacts caused by changes in land use.

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The City will seek complementary ongoing coordination through interlocal agreement with Martin County regarding any impacts of County development on City facilities.

Policy Z.A5.7. The City will actively participate in any revisions to the Martin County impact fee schedule.

Policy Z.A5.8. For annexed areas and to the extent that development plans are in progress, the City shall provide for ongoing coordination through implementation of development review process and Interlocal Agreement with the County to provide water, sewer or stormwater services.

Policy Z.A5.9. The City shall coordinate with the Florida Department of Environmental Protection requirements concerning waste management by maintaining solid waste and hazardous waste programs and policies that are compatible with those of the Solid Waste Authority.

Policy Z.A5.10. The City will provide Martin County any plans or consideration of plans to use landfill facilities other than those provided for by the County. The City will request that Martin County include the City in any long-range planning activities regarding solid waste disposal, including the potential for sending solid wastes out of the County. The City will request that Martin County provide advance notice of any plans or consideration of plans to change landfill tipping fees.

Policy Z.A5.11. Coordinate with the South Florida Water Management District and Martin County in the periodic updates of the Upper East Coast Water Supply Plan and the Martin County Ten-Year Water Supply Work Plan.

Policy Z.A5.12. The City shall supplement its potable water supply to meet future demands from an alternative water supply as identified in the Interlocal Agreement for the Sale and Purchase of Supplemental Water and Wastewater Capacity between the City of Stuart and Martin County.

Policy Z.A5.13. The City shall recognize the water service areas of both the City and Martin County as identified in the Interlocal Agreement for the Sale and Purchase of Supplemental Water and Wastewater Capacity between the City of Stuart and Martin County to insure coordination of water supply planning with Martin County.

(Ord. No. 2176-08, § 1, 12-22-2008; Ord. No. 2166-08, § 1, 1-12-2009; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Infrastructure element, Element ~~4IV~~.

Objective ~~Z.A6~~. - [Implementation of Housing Element.]

To implement the Housing Element through coordination and cooperation with the appropriate agencies outside the City.

Policies ~~A2.4, A2.5, A2.6, A3.1, A3.2 and A3.3~~ as contained in the Housing Element address issues related to intergovernmental coordination and are incorporated by reference into this plan element. Additionally, this element contains other relevant intergovernmental coordination policies which are described below.

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Implementing ~~Housing Policy A2.4: As~~ resources permit, the City shall seek Federal, State and other funding targeted for very low-, low- and moderate-income housing. (The policy outlines five kinds of related funding issues.)

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Policy Z.A6.1. The City shall inform the Stuart Housing Authority (HUD), the Council on Aging of Martin County and other appropriate agencies and entities of plans to seek funding for affordable housing, and solicit their aid in documenting need.

Implementing ~~Housing Policy A2.5: The number of affordable housing units within the Community Redevelopment Area should not be decreased, and Policy A2.7: The City shall encourage the private sector to construct affordable and entry-level housing demonstration projects, including public/private joint projects.~~ To this end, the City shall:

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- A) Develop incentives for property owners who demonstrate that the number of affordable housing units on a subject property will be maintained or increased during redevelopment.
- B) Allow mixed-use zoning and other appropriate zoning techniques as long as public health, safety, and welfare are protected.

Policy Z.A6.2. The City shall consult with the Treasure Coast Builders Association and Stuart/Martin County Board of Realtors to identify incentives and zoning techniques that would be most effective in maintaining or increasing affordable and entry-level housing opportunities.

Implementing Housing *Policy 2.6:* The City will encourage new construction through density bonuses and other provisions provided through the land development regulations as well as through grants and special programs administered by the City.

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Policy Z.A6.3. The City Development Director shall meet with the Stuart Housing Authority to identify means to increase affordable housing opportunities in the City.

Implementing Housing *Policies A3.1, A3.2, and A3.3:* These policies deal with increasing housing opportunities for residents of group homes, foster homes and adult congregate living facilities.

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Policy Z.A6.4. The City shall provide the Florida Department of Health and Rehabilitative Services District XV office and local contract providers, including Helping People Succeed, the Association for Retarded Citizens, and the Council on Aging of Martin County, with copies of the above policies, and request review and additional input in development of appropriate land development regulations.

Policy Z.A6.5. The City shall notify the County of its plans to apply for CDBG funding and request a similar advance notice from the County for the purpose of coordinating the timing of such applications to avoid direct competition and waste of resources in applying for such funds which are beneficial to the urban area of Martin County.

Policy Z.A6.6. The City shall coordinate with Martin County to develop SHIP funded programs to promote single-family, owner-occupied affordable housing opportunities within the City. The City shall coordinate with Habitat for Humanity and the East Stuart Community Coalition in this regard.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Housing element, Element III.

Objective A7. - [Implementation of Capital Improvements Element.]

Establish intergovernmental procedures and programs to support the implementation of the Capital Improvements Element and to accommodate the provision of public facilities for public projects.

Policy Z.A7.1. In administering its concurrency management system, as set forth in the City's Land Development Code, the City shall continue to assure that individual service providers are notified of proposed changes in land use and will ask them to review and comment on whether their system will have the capacity to accommodate the additional demand and provide documentation of such.

Policy Z.A7.2. The City shall consider for annexation only those parcels of land which may be lawfully annexed pursuant to F.S. ch. 171.

Policy Z.A7.3. The City shall work with all public agencies to establish joint purchase agreements/bid contracts. This may include a new solid waste transfer station, stormwater baffle boxes, and road resurfacing/maintenance.

Policy Z.A7.4. The City shall request that the School Board submit for review information on renovations, additions, and proposed expansion on property owned by the School Board to assure the availability of public facilities and infrastructure as the proposal relates to future planned improvements.

Policy Z.A7.5. The City shall continue to investigate and implement measures for collaborative planning and decision-making with other entities that build public facilities subject to concurrency. Also, in

cases where the City may build or otherwise provide public facilities subject to concurrency outside of the City's jurisdiction, the City shall propose measures to Martin County for collaborative planning and decision-making. ~~During the 12 months following the effective date of this policy, the City will meet with these entities and Martin County to establish by interlocal or other formal agreement.~~ The following joint processes will be used:

1. Early collaboration between the City and affected entities to identify problems and needs; type and amount of service provision; and service areas.
2. Notification to the City (or County by the City if applicable) of plans and potential plans for the location and extension of public facilities.
3. Early examination of these plans for consistency with the appropriate Comprehensive Plan and concurrency requirements.
4. Resolution of any potential inconsistencies or concurrency problems.
5. Sharing of development schedules.
6. Follow-up review, evaluation and revision of the joint coordination process.

The City shall continue to coordinate the efficient provision of water and sewer services through its existing Interlocal Agreement with Martin County entitled "The Sale and Purchase of Supplemental Water and Wastewater Capacity."

Policy 7.A7.6. Coordinate with Martin County to formalize potable water and wastewater service responsibilities within the City and the Stuart water and sewer service areas.

(Ord. No. 2166-08, § 1, 1-12-2009; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Capital improvements element and concurrency management system, Element ~~8.VIII~~.

Objective 7.A8. - [General processes and programs.]

The City shall ~~continue to use~~establish numerous intergovernmental processes, agreements, and programs which span the entire comprehensive planning and regulatory effort.

Policy 7.A8.1. The City shall continue to engage in effective intergovernmental coordination through the following means:

1. Attend regional Mayor/Manager meetings.
2. Attend ~~monthly-regular~~ department head meetings with Martin County department officials.
3. Participation on the MPO and MPO Technical Advisory Committee (TAC).
4. Participation in the Florida League of Cities Treasure Coast Division.
5. Attend quarterly joint meeting with Martin County and Martin County School Board subject to as called by existing interlocal agreement.
6. Continued use of interlocal agreements where appropriate.
7. Continued engagement with Treasure Coast Council of Local Government, the TCRPC, Martin County, St. Lucie County, and State and local agencies and institutions.
8. Continued adherence to state requirements pertaining to transmittal of comprehensive plan amendments to the TCRPC and other prescribed agencies.
9. Continued exchange of planning data with Martin County Growth Management Department, and other agencies such as the SFWMD or utility/telephone companies.

10. Continue to post information on its website including, but not limited to, meeting agendas, agenda item materials, City's Code of Ordinances, City's Land Development Code, Future Land Use and Zoning maps, Utility Services map, and City's Comprehensive Plan.

Policy 7.A8.2. The City shall conduct periodic reviews of policies, standards, permits and rules to eliminate or improve inefficient policies and minimize duplication.

Policy 7.A8.3. When appropriate, the City shall address multi-jurisdictional issues and conflicts related to the implementation of the Comprehensive Plan through the Treasure Coast Regional Planning Council mediation process.

Policy 7.A8.4. The City shall coordinate its Comprehensive Plan and plan implementation where appropriate, with the plans and implementation practices of Martin County, the School Board, the MPO, and other entities.

Policy 7.A8.5. The City shall continue to address multi-jurisdictional issues and conflicts related to the implementation of the Comprehensive Plan.

Policy 7.A8.6. The City shall continue to coordinate with Martin County with regard to subjects requiring an ongoing and periodic interaction to promote efficient and effective governmental operations. Schedules shall be maintained for regular and periodic meetings and exchange of information at staff level.

Policy 7.A8.7. The City shall continue to coordinate with Martin County in identifying those subjects that do not require an ongoing and periodic interaction, but that require close coordination when particular or unexpected conditions arise. The City, in conjunction with Martin County, shall maintain threshold levels or trigger points, which identify specific coordinating actions.

Policy 7.A8.8. The City and Martin County have established that a periodic service delivery review is needed (consistent with the intent of Policy 7.A8.1 above.) The City shall provide for periodic joint City-County service delivery reviews.

Policy 7.A8.9. The City shall ~~seek to~~ coordinate with Martin County in determining the extent to which City residents and property owners are treated equitably with regard to County fees, taxes, programs, impact fees, and capital expenditures.

Policy 7.A8.10. The City and County shall continue to share their respective commission agendas by posting and reviewing on each jurisdiction's website.

Policy 7.A8.11. The City shall continue to secure and utilize the most accurate population projection data available through coordination with Martin County, TCRPC, DCA and other sources.

Policy 7.A8.12. The City shall share with Martin County any plans or potential plans for the provision/construction of emergency services/facilities. The City will request a reciprocal response from Martin County. When new services or facilities are contemplated or planned, the City shall work with Martin County and other public entities to avoid unnecessary duplication of services.

Policy 7.A8.13. The City shall provide for ongoing coordination with Martin County to facilitate future annexations into the City. This procedure will include:

- a. Provision of timely notice to the County of the possibility of annexation.
- b. Provision of County review of the possible impacts of the potential annexation and intergovernmental assessment of mitigation options.
- c. Consideration of mitigation options by the City.

Policy 7.A8.14. The City shall continue to maintain a comprehensive website.

Policy 7.A8.15. The City shall continue to minimize paper work by utilizing electronic data.

Policy 7.A8.16. The City shall continue to share electronic data and mapping technology with Martin County, the School Board and other local, State, and Federal agencies and institutions. The City shall share data in the development and maintenance of its Geographic Information System and shall request a

reciprocal action from Martin County. The City and County should work together to achieve transferability of data, if not compatibility, between their respective Geographic Information Systems.

Policy 7.A8.17. The City shall continue to promote data sharing and technological consistency across jurisdictions.

Policy 7.A8.18. The City shall continue to work with Martin County to jointly seek better compatibility and consistency with the County Property Appraiser's database especially with regards to data entry protocol.

Policy 7.A8.19. In accordance with F.S. §§ 163.3177(6)(h)2 and 1013.33, the City, Martin County, and Martin County School Board shall maintain an interlocal agreement detailing joint processes for collaborative planning and decision-making, population projections, and the siting and development of new public schools. The interlocal agreement shall include the following components:

[Policy] 7.A8.20. The City shall continue to work with Martin County and other governmental entities in Martin County with co-ordinated~~to establish~~ joint processes for collaborative planning and decision-making regarding the siting of facilities with countywide significance, including locally unwanted land uses. ~~During the 12 months following the effective date of this policy, the City will meet with Martin County, the School Board and other affected entities to establish by interlocal or other formal agreement t~~e the following joint processes will be used:

- a. Joint agreement on quantitative and qualitative criteria for the definition of facilities having countywide significance, including transit and locally unwanted land uses;
- b. Early collaboration between the City and other entities to identify specific facilities and uses that are being considered or planned;
- c. Inclusion of all affected entities and parties in a countywide location suitability analysis, including examination of consistency with local government comprehensive plans; and
- d. Opportunities for entities other than the entity developing or locating the facility or use to participate in the decision-making process of locating the facility or use.

(Ord. No. 1974-04, § 2, 12-13-2004; Ord. No. 2158, § 1, 5-12-2008; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Element [8/III](#) - CAPITAL IMPROVEMENTS ELEMENT AND CONCURRENCY MANAGEMENT SYSTEM ;adv05;Goals, Objectives, and Policies ;adv05;City of Stuart, Florida ;adv05;Adopted October 14, 2002

GOAL STATEMENT [8.A](#)

Coordinate the provision of adequate public facilities with existing and future land uses in order to:

- Promote a desirable pattern of development.
- Discourage urban sprawl.
- Maximize use of existing facilities.
- Protect investment in existing facilities.
- Provide a degree of certainty to the land development process.
- Support the other elements of the Comprehensive Plan.

Maintain and enhance Stuart's quality of life, natural beauty and small-town waterfront character, its stable residential neighborhoods, and its status as the commercial/institutional hub for greater Martin County.

Objective [8.A1](#) . - [Identification and ranking of capital facility needs.]

The Capital Improvements Element shall constitute the City's general plan to provide or require provision of capital facility needs identified in the other plan elements, including:

- Existing deficiencies.
- Future needs resulting from previously issued development orders and desired future development.
- Replacement of obsolete and worn-out facilities.

The adopted five-year schedule of capital improvements includes the specific capital facility improvements provided by the City.

The following policies support this objective:

Policy [8.A1.1](#). The City shall include all projects identified in the other elements of this Plan and determined to be of large scale and high cost (\$25,000.00 or greater), as capital improvement projects for inclusion within the five-year schedule of improvements of this element.

Policy [8.A1.2](#). Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Whether the project is needed to protect public health, welfare and safety; to fulfill the City's legal commitment to provide facilities and services; or to preserve or achieve full use of existing facilities;
- b. Whether the project increases efficiency of use of existing facilities; prevents or reduces future improvement cost; provides service to developed areas lacking full service to eliminate existing deficits; serves public schools; or promotes in-fill development and redevelopment;
- c. Whether the project represents a logical extension of facilities and services within a designated

urban service area;

- d. Local budget impact; financial feasibility, accommodation of new development; or plans of State agencies and the South Florida Water Management District that may provide public facilities within Stuart; and
- e. Locational needs based on projected growth patterns.
- f. Increase energy efficiency by shifting to renewable fuel sources in buildings and vehicles.
- g. Consider more efficient vehicles, reduce vehicles miles traveled, and switch to low carbon fuels when evaluating vehicles for City purchase.

Policy 8.A1.3. The City shall promote traffic-calming measures on local, residential streets.

Policy 8.A1.4. To maintain the City's small town character, the City shall limit the width of roadway corridors throughout the City to no more than six through lanes.

Policy 8.A1.5. The City shall continue to maintain and update its citywide master sewer plan and shall continue to prioritize the expansion of City's sewer system into developed areas, particular those closest to St. Lucie River and its tributaries. The City shall provide education on the benefits of septic to sewer conversion to encourage voluntary participation in the City's septic to sewer program.

Policy 8.A1.7. The City shall continue to monitor the condition of existing sidewalks and bike-paths. The need for extensions of these paths shall be considered as part of the City's annual Capital Improvement Program (CIP).

Policy 8.A1.8. The City shall continue implementing its sewer connection ordinance and citywide sewer plan through application of its CIP, which shall include the identification of vulnerable areas for sewer conversion and the development of long-term funding assistance once infrastructure is available in that area.

Policy 8.A1.9. The City shall ensure that adequate facility capacity is available to serve development for which final development orders were issued by the City prior to the adoption of the Comprehensive Plan.

Policy 8.A1.10. The City shall monitor the general condition and expected life of public facilities and plan for their timely replacement and renewal.

Policy 8.A1.11. The estimated date of commencement of actual construction and the estimated date of project completion shall be included in the five-year schedule of capital improvements.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 8.A2. - [Funding of capital improvements.]

The capital facility needs included in the five-year schedule of capital improvements shall be adequately funded and the schedule shall be financially feasible. Facilities required to achieve and maintain the adopted level of service standards that are not provided by the City will be provided by other service providers, including other governmental entities, or shall be required to be provided by the developer. Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain the adopted level of service (LOS) standards.

The following policies support this objective:

Policy 8.A2.1. The City will continue to utilize impact fees to fund capital improvements to ensure that new development bears its proportionate cost of facility improvements. Within the CRA and where appropriate, the City or CRA may pay for impact fees for projects.

Policy 8.A2.2. The City shall continue to implement the interlocal agreement between Martin County and the City for the collection of impact fees.

Policy 8.A2.3. Future development shall pay for extension of necessary water and sewer lines to the property to be developed and/or expansion or improvements to the water, wastewater and drainage facilities. The City shall continue to implement its stormwater ordinance and stormwater plan, which encompass the CRA.

Policy 8.A2.4. The annual budget shall include in its capital appropriations all projects in the schedule of capital improvements that are planned for expenditure during the next fiscal year.

Policy 8.A2.5. As part of its budgeting process the City shall develop, adopt and annually update a five-year schedule of capital improvements, a primary purpose of which is to maintain the City's adopted Level-of-Service (LOS) standards. An amendment to the Comprehensive Plan is required to update the five-year schedule of capital improvements on an annual basis, or to eliminate, defer, or delay the construction of any facility in the schedule of improvements.

(Ord. No. 2176-08, § 1, 12-22-2008)

Policy 8.A2.6. Annually, the City will prepare an updated five-year schedule of capital improvements. This process shall include a review and analysis of the City's financial condition. More specifically, it will contain an updated projection of revenues which takes into account any changes in potential revenue sources that had been anticipated to fund scheduled improvements. In addition, it will incorporate any new capital improvements needs that had unexpectedly arisen. The analysis shall also include a discussion of any change in improvement prioritization, and provide a rationale for the change. The schedule of improvements must distinguish between meeting the needs identified as needed to work towards the elimination of existing deficiencies and those improvements that are required to provide facilities for new development.

Policy 8.A2.7. In providing capital improvements, the City shall limit the maximum ratio of outstanding indebtedness to no greater than 15 percent of the property tax base.

Policy 8.A2.8. The City shall designate those areas within which facilities and services will be provided with public funds in accordance with the five-year capital improvements schedule.

Policy 8.A2.9. The City will consider securing grants or private funds to help finance the provision of capital improvements.

Policy 8.A2.10. The City shall implement fund-raising mechanisms to pay for future infrastructure needs emphasizing non-ad valorem sources.

Policy 8.A2.11. The City shall continue to monitor the fiscal and operational feasibility of providing municipal services to other jurisdictions.

Policy 8.A2.12. The City shall conduct assessment of potential annexation areas to determine what capital facilities will be needed versus what revenue will be created.

Policy 8.A2.13. The City hereby incorporates by reference the Martin County School District's Five-Year Work Plan for FY 2010/11—2014/15, approved by the School Board on September 21, 2010, in the Public School Facilities Element. This document includes school capacity sufficient to meet anticipated student demands projected by the City and Martin County in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools. The 5-Year Capital Improvements Plan ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. All projects and plans contained in this Schedule of Capital Improvements related to the School District shall not impose design standards, site plans standards or other development conditions that exceed or are inconsistent with Ch. 1013 and State Requirements for Educational Facilities or that are inconsistent with maintaining a balanced, financially feasible district facilities work plan.

Policy 8.A2.14. As a matter of priority, the City shall annually incorporate alternative water supply projects identified in the first five years of the City's Ten-Year Water Supply Facilities Plan into the five-year schedule of capital improvements, with an emphasis on projects which reduce the City's dependence on Surficial Aquifer.

Policy 8.A2.15. For capital improvements to be funded by a developer, financial feasibility shall be demonstrated by an enforceable development agreement, and be reflected in the Five-year Schedule of Improvements.

Policy 8.A2.16. Financial feasibility means that sufficient revenues are currently available or will be available from committed funding sources for the first three, or will be available from committed or planned funding sources for years 4 and 5, of the Five-Year Schedule of Improvements. Committed sources of revenue shall include ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees and developer contributions which are adequate to fund the projected costs of the capital improvements identified in the Comprehensive Plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the five-year period.

Policy 8.A2.17. If the Five-Year Schedule of Improvements identifies a planned revenue source that requires a referendum or other action(s) to secure the source, the Comprehensive Plan shall identify an alternative existing revenue source(s) in the event that the required actions do not occur.

(Ord. No. 2158, § 1, 5-12-2008; Ord. No. 2166-08, § 1, 1-12-2009; Ord. No. 2176-08, § 1, 12-22-2008; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010; Ord. No. 2218-2011, § 1, 1-10-2011)

Objective 8.[A]3. - [Level of service standards.]

Level of service standards will be achieved and maintained for five years by a capital improvements plan that addresses projected facility needs resulting from the land use plan and projected growth.

The following policies support this objective:

Policy 8.A3.1. The City shall adopt realistic and adequate level of service standards as specified below:

Facility	Level of Service Standard
Sanitary sewer facilities	80 gallons per capita per day for residential
	1,100 gpapd for non-residential

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	115 gpcpd total		
Solid waste facilities	3.5 pounds per capita per day (residential)		
	0.007 pounds per square foot per day (non-residential)		
Drainage facilities	Retention of half of the runoff from a 25-year, 3-day duration storm event on parcels greater than 1 acre or 10-year 3-day duration storm event on parcels less than 1 acre		
Potable water	250 gallons per day per equivalent residential connection		
Recreation facilities	3 acres of developed community park per 1,000 permanent and seasonal residents		
Transportation facilities	LOS E at peak hour for arterials except, (A) An interim standard of "maintain," is established for the following roadways. "Interim" means that the City intends this standard as a temporary standard that will be reconsidered during future plan amendments based on traffic projections, the 2025 MPO Plan, coordination with Martin County and other concurrency options. "Maintain" means that operating conditions will continue at a level such that significant degradation does not occur. "Significant degradation" means a peak-hour-directional traffic volume increase of ten percent above the current (year 2000) peak-hour-directional volume as established below:		
		Peak-Hour-Directional Traffic	
	Roadway Link	Existing	Adopted
	SR 707 from Green River Parkway to south of Wright Boulevard	808	890
	SR 714 from Palm City Bridge to SR 76	2,594	2,853

	(B) Transportation level of service standards shall not be applied to any development occurring within the TCEA as depicted on the TCEA Boundary Map in order to promote redevelopment and revitalization of the area.	
	(C) Transportation level of service standards for arterials within the TCEA Buffer Area as depicted on the TCEA Buffer Area Map shall allow an additional 30 percent increase in peak hour traffic over the adopted level of service standards otherwise set in this policy.	
Public Educational Facilities	<i>Public Educational Facilities.</i> The City, through its capital improvements element, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards. These standards shall be consistent with the Interlocal Agreement for School Facilities Planning and Siting agreed upon by the County, the School Board, and the City of Stuart. The City hereby adopts level of service standards as follows:	
	I. Elementary School LOS	
	100% of permanent FISH capacity, not to exceed a student capacity cap of 750 plus (450 a/b)	
	WHERE	
	a = Number of existing Elementary Schools in the CSA	
	b = Number of existing Elementary Schools in the District	
	Step 1. Aggregating the permanent capacity of all elementary schools within the CSA. For purposes of this analysis, "permanent capacity" for each elementary school (except for schools designated for receiving Title I assistance) shall mean 100 percent of the permanent existing satisfactory student stations planned to house students by the end of the third year of the Five Year Capital Improvement Plan (after applying the DOE utilization rate), capped at total capacity of 750 student stations per school. For purposes of this analysis, "permanent capacity" for each elementary school designated for receiving Title I assistance shall mean 85 percent of the permanent existing satisfactory student stations planned to house students by the end of the third year of the Five Year Capital Improvement Plan (after applying the DOE utilization rate), capped at total capacity of 750 student stations per school.	

Step2.	Adding to the aggregate number of student stations determined above, the CSA's aggregate temporary capacity for elementary schools within the CSA. For purposes of this analysis, each CSA's elementary school "temporary capacity" shall mean the CSA's proportionate share of the number of student stations required on district-wide basis to accommodate elementary school students until the School Board experiences district-wide elementary school student enrollment which is 450 students more than the School Board's district-wide elementary school permanent capacity. Each CSA's proportionate share of such temporary capacity shall be determined by dividing 450 by the total number of elementary schools operating in the district, and then multiplying by the number of elementary schools operating in the CSA.
	II. Middle School LOS.
	100% of permanent FISH capacity, not to exceed a student capacity cap of 1,200 plus (720 a/b)
	WHERE
	a = Number of existing Middle Schools in the CSA
	b = Number of existing Middle Schools in the District
	Step 1. Aggregating the permanent capacity of all middle schools within the CSA. For purposes of this analysis, "permanent capacity" for each middle school (except for schools designated for receiving Title I assistance) shall mean 100 percent of the permanent existing satisfactory student stations planned to house students by the end of the third year of the Five Year Capital Improvement Plan (after applying the DOE utilization rate), capped at total capacity of 1,200 student stations per school. For purposes of this analysis, "permanent capacity" for each middle school designated for receiving Title I assistance shall mean 85 percent of the permanent existing satisfactory student stations planned to house students by the end of the third year of the Five Year Capital Improvement Plan (after applying the DOE utilization rate), capped at total capacity of 1200 student stations per school.

	Step 2. Adding to the aggregate number of student stations determined above, the CSA's aggregate temporary capacity for middle schools within the CSA. For purposes of this analysis, each CSA's middle school "temporary capacity" shall mean the CSA's proportionate share of the number of student stations required on district-wide basis to accommodate middle school students until the School Board experiences district-wide middle school student enrollment which is 720 students more than the School Board's district-wide middle school permanent capacity. Each CSA's proportionate share of such temporary capacity shall be determined by dividing 720 by the total number of middle schools operating in the district, and then multiplying by the number of middle schools operating in the CSA.
	III. High School LOS.
	100% of permanent FISH capacity, not to exceed a student capacity cap of 1,800 plus (1080 a/b)
	WHERE
	a = Number of existing High Schools in the CSA
	b = Number of existing High Schools in the District
	Step 1. Aggregating the permanent capacity of all High Schools within the CSA. For purposes of this analysis, "permanent capacity" for each high school shall mean 100 percent of the permanent existing satisfactory student stations planned to house students by the end of the third year of the Five Year Capital Improvement Plan (after applying the DOE utilization rate), capped at total capacity of 1800 student stations per school.
	Step 2. Adding to the aggregate number of student stations determined above, the CSA's aggregate temporary capacity for high schools within the CSA. For purposes of this analysis, each CSA's high school "temporary capacity" shall mean the CSA's proportionate share of the number of student stations required on district-wide basis to accommodate high school students until the School Board experiences district-wide high school student enrollment which is 1,080 students more than the School Board's district-wide high school permanent capacity. Each CSA's proportionate share of such temporary capacity shall be determined by dividing 1,080 by the total number of high schools operating in the district, and then multiplying by the number of high schools operating in the CSA.

	IV. Title I Elementary School LOS
	85 percent of permanent FISH capacity, not to exceed a student capacity cap of 750, plus (450 a/b)
	WHERE
	a = Number of existing Elementary Schools in the CSA
	b = Number of existing Elementary Schools in the District
	V. Title I Middle School LOS
	85 percent of permanent FISH capacity, not to exceed a student capacity cap of 1,200 plus (720 a/b)
	WHERE
	a = Number of existing Middle Schools in the CSA
	b = Number of existing Middle Schools in the District

Policy 8.A3.2. The interim roadway level of service standards shall be reevaluated as new data and analysis becomes available. The City shall raise standards through a plan amendment when road improvements by the City, Martin County or the Florida Department of Transportation enable the achievement and maintenance of a better standard. The City will coordinate with Martin County and FDOT in this effort.

Policy 8.A3.3. The City shall set forth a financially feasible plan in the Capital Improvements Element that demonstrates that the City can achieve and maintain the adopted level of service.

Policy 8.A3.4. The City shall coordinate addressing and adopting levels of service for any of the above facilities that are maintained or the responsibility of any other State, regional, or local entity.

(Ord. No. 2158-08, § 1, 5-12-2008; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 8.[A]4. - [Concurrency management system.]

A concurrency management system to ensure that the issuance of a development order or development permit is conditioned upon the availability of public facilities and services necessary to serve new development consistent with the provisions of F.S. ch. 163, pt. II [F.S. § 163.2511 et seq.], and F.A.C. ch. 9J-5, in effect on July 1, 1998. This system will also ensure that public facility demands created by previously issued development orders and otherwise committed development will not lower the level of service below the standard except as allowed by this plan.

Commented [MS1]: State Requirement. Removal of all 915 references

The following policies support this objective:

Policy 8.A4.1. The level of service standards established in Policy 3.1 shall be used to determine the adequacy of public facilities.

Policy 8.A4.2. To ensure the availability of adequate sanitary sewer, solid waste, drainage and potable water facilities, the City will not issue a final development order or permit unless:

- A. It is conditioned on the requirement that the necessary facilities and services will be in place and available to serve the new development when the certificate of occupancy is issued; or
- B. The necessary facilities and services are guaranteed to be in place at the time of the issuance of a certificate of occupancy by an enforceable development agreement, pursuant to F.S. § 163.3220, or an agreement or development order issued pursuant to F.S. ch. 380.

Policy 8.A4.3. To ensure the availability of adequate recreation facilities, the City will not issue a final development order or permit unless:

- A. It is conditioned on the requirement that the necessary facilities and services will be in place and available to serve the new development when the certificate of occupancy is issued; or
- B. It is conditioned on the requirement that the necessary facilities and services are scheduled in the five-year schedule of capital improvements to be in place or under actual construction not more than one year after issuance of a certificate of occupancy; or
- C. The necessary facilities and services are guaranteed to be in place or under actual construction not more than one year after the issuance of a certificate of occupancy by an enforceable development agreement, pursuant to F.S. § 163.3220, or an agreement or development order issued pursuant to F.S. ch. 380; or
- D. The necessary facilities and services are guaranteed to be in place or under actual construction not more than one year after the issuance of a certificate of occupancy through a binding executed agreement.

Policy 8.A4.4. To ensure the availability of adequate transportation facilities, the City will not issue a final development order or permit unless:

- A. The necessary facilities are in place or under construction; or
- B. It is conditioned on the requirement that the necessary facilities and services are scheduled in the five-year schedule of capital improvements to be in place or under actual construction not more than three years after issuance of a certificate of occupancy; or
- C. The necessary facilities and services are guaranteed to be in place or under actual construction not more than three years after the issuance of a certificate of occupancy through a binding executed agreement; or
- D. The necessary facilities and services are guaranteed to be in place or under actual construction not more than three years after the issuance of a certificate of occupancy by an enforceable development agreement, pursuant to F.S. § 163.3220, or an agreement or development order issued pursuant to F.S. ch. 380.

Policy 8.A4.5. A plan amendment is required to eliminate, defer, or delay construction of any road facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements.

Policy 8.A4.6. A proposed development shall be deemed to have a de minimus impact and shall not be subject to the concurrency requirements of this plan if it meets the conditions for de minimus in F.S. ch. 163, pt. II [F.S. § 163.2511 et seq.], in effect on July 1, 1998.

Policy 8.A4.7. The City may allow a landowner to proceed with a specific development notwithstanding a failure to satisfy the transportation concurrency requirements of Policy 4.4 when all of the following factors are shown to exist:

- A. The Comprehensive Plan is in compliance;
- B. The development is otherwise consistent with all relevant aspects of the Comprehensive Plan and land development regulations;
- C. Adequate transportation facilities have been planned in the local plan's five-year schedule of capital improvements and the schedule is financially feasible, but the local government has not implemented the scheduled improvements.
- D. Stuart or the appropriate agency has collected a transportation impact fee from the landowner that has been determined to equal the fair share of the cost of providing the transportation facilities necessary to serve the proposed development.

Policy 8.A4.8. The staging or phasing of development may occur as long as the necessary facilities and services are available to accommodate the growth impacts of such stage or phase.

Policy 8.A4.9. Notwithstanding the provisions of Policy 4.4, urban redevelopment within Stuart (which is designated as an Existing Urban Service Area by Future Land Use Element Policy B2.4 and mapped consistent with F.S. § 163.3164 (29)) shall not be subject to a concurrency evaluation for up to 110 percent of the transportation impact generated by the previously existing development. The urban redevelopment must replace or renovate an actual previous built use that was occupied and active since 1980.

Policy 8.A4.10. An implementation and monitoring system shall consist of the following components:

- A. **Preparation of an annual report.** An annual report shall be prepared at the beginning of each fiscal year to document the status of the facility capacity relative to facility demands based on the City's adopted level of service. The annual report shall constitute evidence of the capacity and levels of service of public facilities for the purpose of issuing development orders during the 12-month fiscal year following completion of the annual report.
- B. **Public facility review.** A separate record shall be maintained during each fiscal year to indicate the cumulative impacts of all development orders approved during the fiscal year-to-date on the capacity of public facilities set forth in the most recent annual report on capacity and levels of service of public facilities. Capacity expected to be utilized by approved development (committed capacity) shall be reserved. The use of continued reservation of this committed capacity shall be evaluated at the end of each fiscal year. The land development regulations of the City shall provide

that applications for development orders that are denied because of insufficient capacity of public facilities may be resubmitted after a time period to be specified in the land development regulations.

- C. *Review of changes in planned capacity of public facilities.* The City shall review each amendment to this Capital Improvement Element, in particular any changes in standards for levels of service and changes in the schedule of capital improvements committed to by the City or those facility improvements committed to by either another local governmental entity or private developer.

Policy 8.A4.11. The City shall monitor the impact of development on the facilities through continuous evaluation upon the receipt of each permit application and prior to its approval.

Policy 8.A4.12. The City shall continue ongoing maintenance and implementation of the concurrency management system that ensures that development orders and development permits are issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards for the affected facility except as specified in this element.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 8[A]5. - [Coordination with other plan elements.]

The Capital Improvements Element shall be coordinated with the other plan elements. Public funds for capital improvements shall not be expended in ways contrary to the policy direction of this Plan. Public funds that subsidize development in the Coastal High Hazard Area shall be limited.

The following policy supports this objective:

Policy 8.A5.1. The City shall direct expenditures for capital improvements that recognize the policies of the other Comprehensive Plan elements.

Objective [A]6. - [Periodic assessments of goals, objectives and policies.]

The City shall conduct periodic assessments of the Capital Improvements Element goals, objectives and policies.

The following policy supports this objective:

Policy 8.A6.1. The required Evaluation and Appraisal Report (EAR) will address the implementation of the goals, objectives and policies of the Capital Improvements Element. The monitoring procedures necessary to enable the completion of the EAR include:

- A. Review of annual reports of the concurrency implementation and monitoring system.
- B. Review of annual updates of the Capital Improvements Element, including updated supporting documents.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 8[A]7. - [Five-Year Schedule of Capital Improvements.]

Tables 8.A.7.1 and 8.A.7.2 constitute the Five-Year Schedule of Capital Improvements for Fiscal Years 2011 through 2015. A review of other Comprehensive Plan elements leads to the conclusion that the Capital Improvements Element goal, objectives and policies and the Five-Year Schedule of Improvements are internally consistent.

8.A.7.1—Schedule and Cost of Capital Improvements Projects

Project Number *	Project Description	Fiscal Year Cost					Total Cost (Dollars) **
		2011	2012	2013	2014	2015	
WS 8	Phase 3 of reclaimed water system	1,500,000	0	0	0	0	1,500,000
WS 9	Odor control & appearance improvements/Wastewater plant site	1,400,000	0	0	0	0	1,400,000
T16	Citywide resurfacing projects/Citywide	0	0	0	0	0	0
T19	Citywidesidewalk construction/Citywide	0	0	0	0	0	0
T21	Land acquisition, design and construction/Willoughby Rd. U.S. 1 to Monterey Rd.	0	0	0	1,000,000	0	1,000,000
T23	Installation of speed tables/Traffic calming projects	0	0	0	0	0	0
R4	Festival Park improvements/Memorial Park	1,920,000	0	0	0	0	1,920,000
Totals		4,820,000	0	0	1,000,000	0	5,820,000

8.a.1.1—Schedule and Cost of Capital Improvements Project>

* - Total cost may exceed 5-year sums if a project is multi-year, and extend beyond the 5-year planning horizon.

A.7.1—Revenue Sources for Capital Improvements Projects

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Project Number	Project Description	Revenue Source	Fiscal Year Budget (\$)					Total Cost (Dollars)
			2011	2012	2013	2014	2015	
WS 8	Phase 3 of reclaimed water system	SRF Loan	1,500,000	0	0	0	0	1,500,000
WS 9	Odor control & appearance improvements/Wastewater plant site	WS(1)	1,400,000	0	0	0	0	1,400,000
T16	Citywide resurfacing projects/Citywide	GT(1)	0	0	0	0	0	0
T19	Citywide sidewalk construction/Citywide	GF(1)	0	0	0	0	0	0
T21	Land acquisition, design and construction/Willoughby Rd. U.S. 1 to Monterey Rd.	IF(1)	0	0	0	1,000,000	0	1,000,000
T23	Installation of speed tables/Traffic calming projects	GF(1)	0	0	0	0	0	0
R4	Festival Park improvements/Memorial Park	ST/G(1)	1,920,000	0	0	0	0	1,920,000
Totals			4,820,000	0	0	1,000,000	0	5,820,000

8.A.1.2—Revenue Sources for Capital Improvements Project>

Revenue Sources: GF—General Fund; GT—Gas Tax; Impact Fees—IF; G—Grant; ST—½-Cent Sales Tax;
WS—Water and Sewer Fund; SF—Stormwater Fund; SA—Special Assessment; LN—Loan

- (1) - Committed Revenue Source
- (2) - Planned Revenue Source
- (3) - To be determined

(Ord. No. 2197-10, § 1, 1-25-2010; Ord. No. 2218-2011, § 1, 1-10-2011)

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Element ~~9.4~~ - COASTAL ELEMENT Goals, Objectives, and Policies City of Stuart, Florida Effective April 2002¹

Footnotes:

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Cross reference— Future land use element, Element I; hurricane evacuation and planning, Element I, Objective B4; conservation element, Element V; implementation, Element VII, Objective A3.

GOAL STATEMENT 9.A

The protection of coastal natural resources through the development and implementation of programs and procedures that balance coastal development activities with the preservation of natural resources and provide for mitigation of development impacts.

Objective 9.A1. - Coastal natural resources.

The effects of the proposed public marina on the West Indian Manatee have been studied. Increases in boat traffic are known to have a negative effect on this species. The City intends to mitigate this effect with its continued participation in public education and fair-share support of enforcement. To aid in this enforcement, the City will consult with other public agencies as needed.

To implement this objective the following policies are adopted:

Policy 9.A1.1. The City shall continue the program and set of standards to protect vegetative communities from adverse impacts of urban development. This program will be implemented through this plan, and in particular, objectives and policies in this element, the Conservation Element and the Future Land Use Element as well as the Future Land Use Map.

Policy 9.A1.2. Protection and management of wetland and deep water habitats shall be in a manner consistent with the adopted policies of the Treasure Coast Regional Planning Council and the South Florida Water Management District, the North Fork of the St. Lucie River and Indian River Lagoon Aquatic Management Plan, and the St. Lucie Estuary Management Plan.

Objective 9.A2. - [St. Lucie River performance standards.]

Through implementation of its Land Development Regulations and stormwater plan, the City will continue to preserve and protect estuarine water quality, coastal wetlands and shorelines, living marine resources and wildlife habitats of that portion of the St. Lucie River which lies within the jurisdiction of the City of Stuart. *Policy A2.1.* Recreational uses allowed within the defined Coastal High Hazard Area shall be those which will be compatible with and preserve the natural character of the area, such as passive recreation, observation areas, boating, fishing, etc. Active recreation uses, such as playing fields, tennis courts, etc., shall be discouraged.

Policy 9.A2.2. Public access to the river shall be available but managed so that the environmental values of the system can be enjoyed but not overburdened by users. This shall include anchorage of live aboard boats defined as: transient or residential sail or power boats with marine sanitary facilities which discharge into the estuary.

(Ord. No. 2196-10, § 1, 12-14-2009; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 9.A3. - Wildlife and fisheries.

To protect riverine wildlife and fisheries populations and habitat through the minimization of negative impacts associated with development and through the preservation of necessary habitat, allow clustering,

density bonuses for preservation of vegetative communities and require a minimum of 25-foot upland vegetative buffering along the river outside the Community Redevelopment Area adequate to minimize erosion and sedimentation and minimize stormwater runoff. Fisheries population will be protected through land development regulations for stormwater and floodplain management which protect water quality. The City shall continue supporting marine vegetation planting program where feasible.

To implement this objective the following policies are adopted:

Policy 9.A3.1. Site plan review and evaluation shall consider development impacts on wildlife, fish and habitat. The City shall require safeguards to prevent or significantly reduce the potential adverse impacts of development activities.

Policy 9.A3.2. Sites proposed for development activities within the known range of endangered or threatened species or where such species are expected to occur based upon habitat suitability and species ranges shall be surveyed at the request of local officials by qualified government ecologists prior to approval or commencement of such activities to determine whether or not endangered or threatened plant or animal populations occur.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 9.A4. - Estuarine environmental quality.

To support the efforts of the South Florida Water Management District and the Department of Environmental Regulation to ensure that the quality of estuarine water within the City is maintained at current levels as determined by the South Florida Water Management District and the Department of Environmental Regulation using measurable chemical constituents.

To implement this objective the following policies are adopted:

Policy 9.A4.1. The City shall implement a comprehensive drainage master plan and ordinance. This ordinance is intended to minimize degradation of surface waters through treatment of stormwater runoff. At a minimum, specified treatments shall include maximum feasible on-site retention, establishment of littoral zones in lake management systems and wetland areas and use of grassy swales for filtration. This policy shall apply to new systems. Further details of this plan are contained in the Infrastructure Element.

Policy 9.A4.2. Retrofitting of substandard public drainage systems shall occur during repair, expansion, or redevelopment activities. This policy is intended to address water quality problems resulting from inadequately maintained systems, or those systems constructed previous to a complete understanding of the effects of stormwater runoff on water quality.

Policy 9.A4.3. The City seeks the cooperation and participation of all surrounding local governments in minimizing and eventually eliminating pollutant sources entering estuarine waters. Consistent with this effort the City will maintain active membership on the St. Lucie Estuary Management Committee and the Treasure Coast Regional Planning Council, and will coordinate with the South Florida Water Management District through informal liaison and the permitting process.

Policy 9.A4.4. In all development activity approvals the City shall seek to prevent significant alteration of tidal flushing and circulation patterns which may have a significant negative impact on the natural environment.

Policy 9.A4.5. The City shall prohibit canals as defined in this section. For purposes of this policy a canal is defined as any artificial waterway providing access to waters of the State or to any of the rivers, streams, creeks, canals, or other waters of the State or their tributary systems for the purposes of navigation, aesthetics, recreation, and/or enhancement of property. This definition excludes appropriately designed swales and ditches approved by the Public Works Director as necessary for controlled outflow of surface water.

Policy 9.A4.6. With the exception of single slip residential docks, effective turbidity control mechanisms and procedures shall be used to protect water quality in areas adjacent to construction activities.

Objective [9.A5](#). - Preservation of marine natural systems.

To protect and preserve the functions and values of marine natural systems, through specific performance standards regulating land use, public access, marina siting and activities, shoreline alteration and seawalls, dredging and filling activity; and providing treatment of stormwater runoff, adequate upland buffering and mangrove protection. These systems serve a multitude of functions, including, but not limited to wildlife habitat, erosion control and flood control. Further, the City shall continue maintaining and expanding intergovernmental coordination mechanisms with appropriate Federal, State, regional and local agencies for the protection of natural resources, and continue supportive educational programs to increase public awareness of environmental protection throughout the planning timeframe.

To implement this objective the following policies are adopted:

Policy [9.A5.1](#). The City adopts the objectives and policies and supports the implementation of the St. Lucie Estuary Management Plan.

Policy [9.A5.2](#). The City adopts the objectives and policies and supports the implementation of the North Fork of the St. Lucie River Lagoon Aquatic Preserve Management Plan.

Policy [9.A5.3](#). Sloping revetments and interlocking blocks shall be used in high energy areas to more effectively dissipate wave forces, boat wakes and reduce the effects of bottom scouring. Bulkheads and seawalls shall only be used to protect existing development and shall be located landward of riverine wetlands and their ecotones. Permits for replacement of deteriorating seawalls shall be granted only when alternative revetments and interlocking blocks are not feasible.

Policy [9.A5.4](#). Land development activities that are feasible only through dredging and filling of submerged land and wetland areas shall be prohibited, unless irrefutably in the public interest. If such activity is allowed, mitigation to replace lost wetland acre for acre, by type, form and function, shall be required.

Policy [9.A5.5](#). Buffer zones of vegetation which are within the existing 25-foot setback from the mean high water line shall be established where possible between any area of urban development and adjacent waterways. This vegetation shall consist of native vegetation adapted to natural conditions.

Policy [9.A5.6](#). Reserved.

Policy [9.A5.7](#). All dredging spoil material shall be placed on suitable upland rather than in water or wetland areas. This will help minimize degradation of water quality and adverse impact on sensitive estuarine life and upland habitats.

Policy [9.A5.8](#). Docks and piers shall not obstruct navigation or public use of waters, and they shall be constructed in a manner that does not restrict water flow nor, where possible and reasonable, block views to the water.

Policy [9.A5.9](#). The City shall coordinate review of estuarine shoreline development with appropriate Federal, State, regional and local agencies to prevent irreparable or irretrievable loss of natural resources in the coastal zone.

Intergovernmental coordination shall also provide cost effective utilization of experts in marine biology, coastal engineering, and soil conservation. To this end, as appropriate, the City shall coordinate with public agencies, including the U.S. Department of Interior, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, National Oceanic and Atmospheric Administration, U.S. Soil Conservation Service, the Florida Department of Environmental Regulation, Natural Resources, the Florida Game and Freshwater Fish Commission, the South Florida Water Management District, the Treasure Coast Regional Planning Agency, and potentially impacted local governments.

Policy [9.A5.10](#). The City shall make environmental education and management an integral part of park and recreation policies and programs. In addition, the Planning Department shall provide general information assistance and referral services to citizenry interested in the impacts of Stuart's physical development on natural resources and resource conservation.

Policy [9.A5.11](#). The City shall implement its adopted mangrove protection ordinance.

Policy 9.A5.12. The City shall prevent the construction of flood barriers which will unnaturally divert flood hazards to other lands through land development regulations and site plan review.

Policy 9.A5.13. The City shall direct development away from areas most vulnerable to the effects of natural and manmade disasters.

Policy 9.A5.14. The City shall develop strategies which will reduce existing population densities in coastal high hazard and floodplain areas. The City shall encourage the incorporation and enhancement of existing natural systems and open areas within such developed areas to serve as natural storm buffers and post-disaster staging areas.

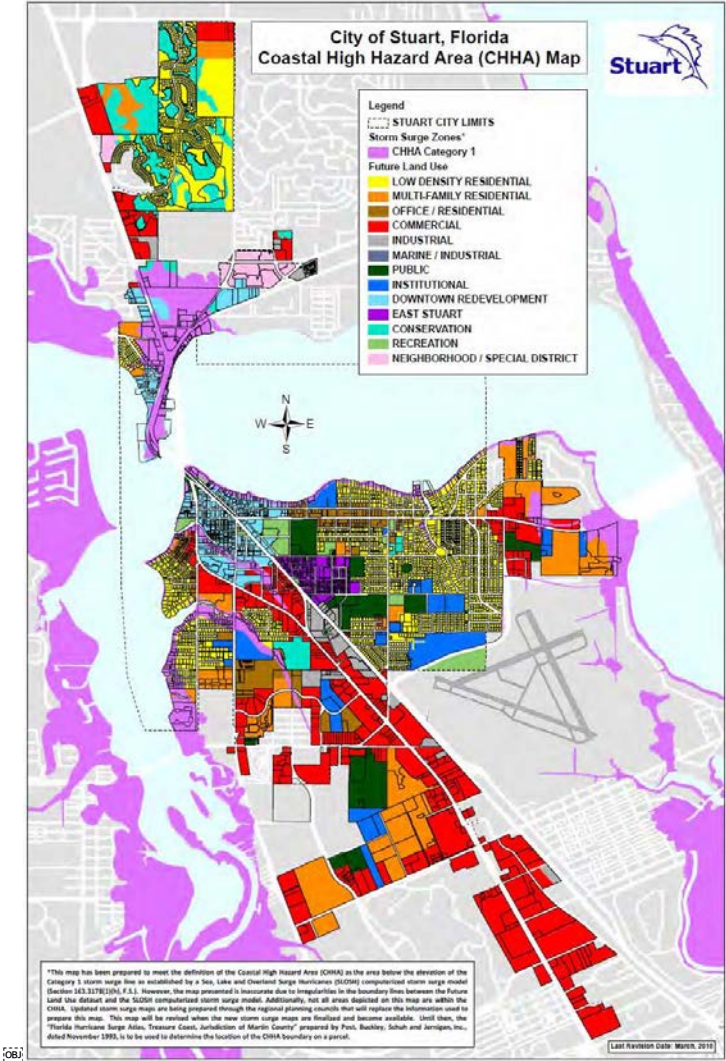
Policy 9.A5.15. Coastal High Hazard Areas (CHHA) shall be defined as the areas below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

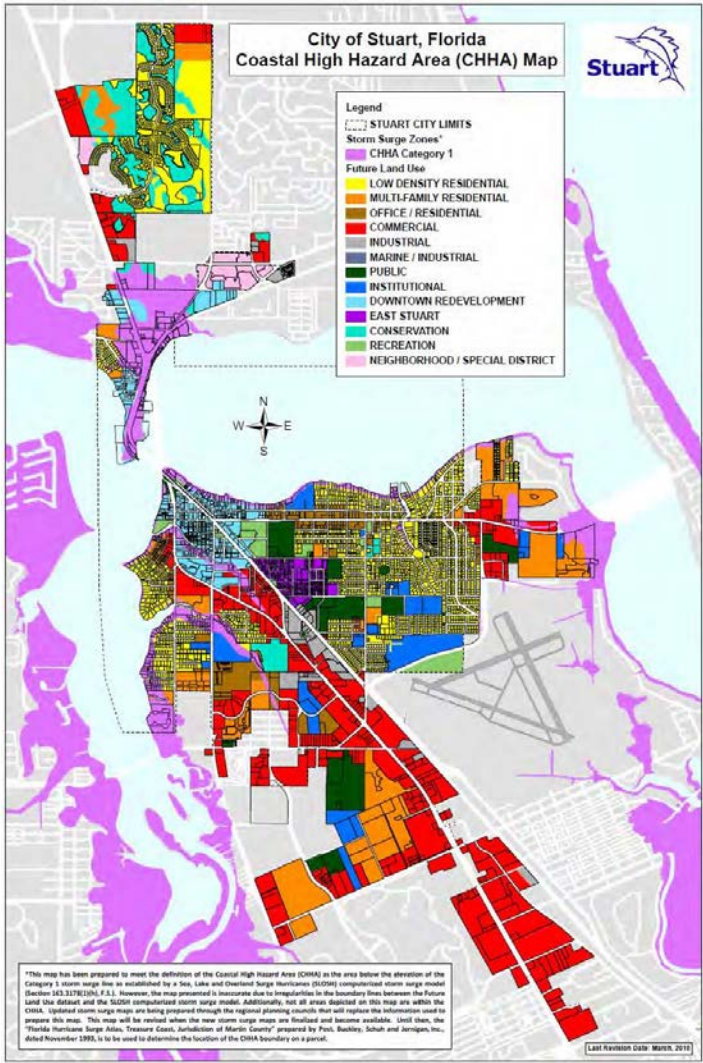
Policy 9.A5.16. The City shall depict ~~and adopt~~ the CHHA on a Coastal High Hazard Area Map in the City's adopted Future Land Use Map series. The City shall amend and readopt the CHHA Map when the new storm surge maps, ~~currently being prepared through the regional planning councils, are finalized~~ and become available.

Commented [MS1]: Cardno recommended changes due to State requirements

(Ord. No. 2196-10, § 1, 12-14-2009; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

See CHHA Map Figure A5.17 below:





(A new map is available to replace this old map)

Objective 9.A6. - Water dependent and water related objective and policies.

In light of Martin County's Manatee Protection and Boat Facility Siting Plan, the City shall provide for ongoing maintenance and implementation of marina siting criteria to give priority to water-dependent and water-related land use activities which promote public access within the coastal area defined in this plan.

To implement this objective the following policies are adopted:

Commented [MS2]: Cardno recommended changes due to State requirements

Policy 9.A6.1. Through the implementation of the Land Development Regulations, the City shall encourage water-dependent uses over other uses in marine development.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 9.A7. - Public access.

The City shall continue to provide public access to the river through prioritization of water-dependent and water-related uses along the river, through criteria for marina siting and through provision of incentives to developers to provide public access, including riverwalks.

To implement this objective the following policies are adopted:

Policy 9.A7.1. Necessary access, parking and support facilities shall be developed and maintained for all City owned shoreline recreation areas. Maintenance shall include regular trash collection and shoreline cleanup.

Policy 9.A7.2. Publicly funded projects that improve, change, or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, parking lots, restrooms and trash collection. Publicly owned access parks which are associated with neighborhood streets that end at the river are intended primarily for neighborhood use and will not require the provision of additional parking facilities.

Policy 9.A7.3. Increase public access to waterfront views and fishing opportunities by developing riverwalks and piers as land and funding become available, and encourage private provision of riverwalks.

Policy 9.A7.4. Locate boat ramps in areas designated as no wake zones, adjacent or in close proximity to existing or planned water dependent or water related land uses, such as marinas, fishing piers, or bridge right-of-ways. Ensure that adequate uplands exist to provide sufficient acreage for vehicle and boat trailer parking.

Policy 9.A7.5. The City shall actively pursue Florida Inland Navigational District funds and other funding to acquire and develop waterfront access points.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Recreation and open space element, Element ~~6.VI~~.

Objective A8. - Boat siting.

To ensure the location of boat facilities in a manner consistent with the Boat Facility Siting Plan for Martin County (BFSP).

Policy 9.A8.1: The siting of all boat facilities shall be consistent with the guidelines, methodologies, procedures, and policies established in the Boat Facility Siting Plan for Martin County. This applies to the expansion of existing facilities or the development of new facilities.

Policy 9.A8.2: A specific site plan proposal shall be reviewed to determine if the site is located in an area designated as preferred, conditional, or non-preferred, as defined in the following policies. Limitations on development described in the BFSP shall apply to sites in these locations.

Policy 9.A8.3: Preferred locations for new boat facilities in Martin County are sites that are located in the Manatee Pocket and downtown area of the City of Stuart on the north and south sides of the Roosevelt Bridge and encompassing sites east and west of US, and identified and depicted in the BFSP. The BFSP supports the expansion and redevelopment of marine industries in these defined areas.

Policy 9.A8.4: The City of Stuart will encourage land uses and site plans at preferred locations that enhance access to the coastal waterway and maximize the number of wet slips and dry storage racks at a given facility.

Policy 9.A8.5: The City of Stuart will encourage the FDEP and SFWMD to develop ecosystem-planning initiatives for all preferred locations. A prime focus of these initiatives is to develop a coordinated and comprehensive approach to increasing the number of boat facilities, enhancing natural resources, and protecting manatees. Special attention should be given to enhancing stormwater management plans, determining adequate levels of enforcement for speed zones, and considering paring alternatives for boat ramps.

Policy 9.A8.6: Conditional locations for boat facilities in the City of Stuart are defined as sites located outside of the preferred locations where existing boat facilities are currently located, or where potential sites have been identified. A waterfront property not identified in Table 6 of the BFSP will be considered as a conditional site on a case-by-case basis if its present or potential land use and zoning designations are in compliance with the City of Stuart Comprehensive Plan. Expansion or development at these sites will be conditional based on two evaluations: the rate of boat-related manatee mortality* in the county or in a specific geographic area under consideration, and impacts to natural resources. Expansion or development of boat facilities at conditional locations will be based on the review and approval by the local government and state and federal permitting agencies. The number of boats at each facility may be limited by site plan constraints. Additional wet slips or dry storage for powerboats at conditional locations will be considered only if the average annual rate of manatee deaths attributed to watercraft for the preceding three years for which manatee mortality data are available is less than or equal to 1.33 or if the average annual rate of manatee deaths attributed to watercraft for the preceding three years for which manatee mortality data is available is less than 1.0 within five miles by water of the location. Also, the development plans must be designed to avoid and minimize the impacts to natural resources to the extent practical. Any impacts to seagrasses, tidal marshes, or mangrove communities must be avoided or minimized. Expansion of boat facilities at conditional locations will be based on the review and approval by the local government and state and federal permitting agencies.

Policy 9.A8.7: Non-preferred locations are defined as sites located in areas that have not been identified as a preferred location or a conditional location in the BFSP. New boating facilities will not be permitted at these locations unless it is determined that the facility will not generate daily powerboat trips. Approval of a development plan at non-preferred locations shall be based on a review by the local government, FDEP, US Army Corps of Engineers, USFWS, and SFWMD. To be approved, the review should indicate that the site is designed to avoid and minimize impacts to natural resources to the extent practical. The only impacts to seagrass beds [beds], tidal marsh, mangrove, and other wetland communities allowed at non-preferred locations are those necessary for access to the site.

Policy 9.A8.8: Single-family residential lots with water frontage are allowed one dock per lot or easement or right-of-way to the water. This applies to the entire coastline of the City of Stuart, regardless of the location of the site. The permitting requirements apply from the local government, FDEP, U.S. Army Corps of Engineers, USFWS, and SFWMD.

Policy 9.A8.9: Private multi-family residential docks designed to accommodate the boats of more than one residence shall be allowed only at preferred and conditional locations. The total number of slips shall be determined by the site plan design, physical space limitations, environmental permitting criteria, and approval by the local government and permitting agencies.

Policy 9.A8.10: As the need arises to increase public access to boat ramps, the City of Stuart shall strive to meet an acceptable level of service by increasing the number of ramp lanes and increasing the number of parking spaces at existing ramps. In order to increase parking at a particular ramp, the City of Stuart will evaluate if additional parking at the site is possible. When this approach is not feasible, the concept of providing an auxiliary parking location will be examined.

Policy 9.A8.11: To accommodate population growth when existing ramp sites have reached their maximum development and traffic capacity, the City of Stuart shall work with Martin County to identify appropriate waterfront properties for developing new county owned/operated boat ramps.

Policy 9.A8.12: The City of Stuart shall work with Martin County and FWC to review speed zones in the areas identified in the BFSP.

Policy 9.A8.13: The City of Stuart shall work with Martin County and FWC to monitor manatee mortality caused by collision with watercraft in the county waterways.

(Ord. No. 1953-03, § 1, 12-15-2003)

GOAL STATEMENT 9.B

The protection of human life and capital facilities from the destructive effects of hurricanes and natural disasters by limiting public expenditures and development activities in identified hurricane vulnerability zones, providing for safe and effective emergency evacuation and establishing procedures for post-disaster redevelopment.

Objective 9.B1. - ~~Hazard mitigation and e~~Evacuation and shelter space objective and policy.

Commented [MS3]: Cardno recommended changes due to State requirements

To minimize the threat to human life and capital facilities from hurricane damage, floodings events and sea level rise, through ~~limiting population within the Coastal High Hazard Area~~; intergovernmental coordination mechanisms; maintaining or reducing hurricane evacuation times ~~upon adoption of this plan~~; ~~and ensuring that hurricane damage is a primary consideration during siting of new capital facilities~~ throughout the planning time frame.

Policy 9.B1.1. The City police and fire departments and City Commission shall cooperate with the Martin County Fire Rescue Emergency Management Agency Office and the Treasure Coast Regional Planning Council to design and evaluate evacuation plans that use roadways and all emergency facilities and shelters in the City of Stuart.

Commented [MS4]: Corrected Agency name - repeated several times in this objective

Policy 9.B1.2. The City shall cooperate with the Martin County Fire Rescue Emergency Management Office Agency and the Treasure Coast Regional Planning Council by providing technical data reports which may be needed for emergency management for hurricanes, floods, nuclear power plant emergencies and other emergencies. The City shall update such information annually as needed to reflect changes in population size and distribution, location of high-risk populations, adequacy of transportation systems and shelters, and changes in sea level rise predictions, and the latest scientific findings affecting emergency management.

Policy 9.B1.3. The City shall assist the Martin County Fire Rescue Emergency Management Office Agency in assuring that public information may continue to be developed and disseminated by this office agency on who should evacuate, how to evacuate and what services are available for the population in a hurricane.

Policy 9.B1.4. The City shall encourage Martin County to maintain adequate shelter spaces to serve the Stuart area and work closely with the Martin County Fire Rescue Emergency Management Office Agency to locate and secure additional shelter spaces.

~~*Policy B1.5.* The land development regulations shall enforce local, Federal and State building and sanitation (central and on-site sewage treatment systems) codes for floodplain and velocity zones, and stormwater and flood prevention ordinances, in accordance with Federal Emergency [Management] Agency guidelines.~~

~~*Policy B1.6.* Potential for hurricane damage shall be a primary consideration for locational decisions and facility design for new capital facilities.~~

Commented [MS5]: Moved to Objective B5

Policy 9.B1.57. The recommendations of any interagency hazard report which addresses future flood losses and is prepared in response to a Presidential Disaster Declaration, as well as existing local peacetime emergency plans of the Treasure Coast Planning Council and Martin County Fire Rescue Emergency Management Office Agency shall be incorporated into the City's adopted Disaster Plan.

Policy 9.B1.68. The City shall develop new and enhance existing outreach programs to increase the awareness and knowledge of citizens regarding evacuation zones, shelter locations, safe home sheltering and disaster preparedness practices, and evacuation routes.

~~*Policy B1.9.* The City shall limit development, redevelopment, and expansion of existing development, or altering land elevations in floodplain areas or flood-prone areas adjacent to emergency evacuation~~

routes. When possible, preserve such lands in their natural state as water retention areas or floodwater pathways.

Policy 9.B1.740. The City shall in conjunction with Martin County maintain or reduce hurricane evacuation clearance times.

~~*Policy B1.11.* In order to direct population concentrations away from the coastal high hazard area; maintain or reduce evacuation times; and limit public expenditures that subsidize development permitted in coastal high hazard areas; residential densities shall not exceed 15 dwelling units per acre unless the applicant can demonstrate that:~~

- ~~1. The adopted level of service for out-of-county hurricane evacuation, 16 hours for a category 5 storm event as measured on the Saffir-Simpson scale, is maintained; or~~
- ~~2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or~~
- ~~3. Appropriate mitigation is provided that will satisfy the provisions of subparagraph 1. or subparagraph 2 above. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan (language extracted from F.S. § 163.3178 (9)(a)1, 2 and 3.~~

~~ACLFs shall continue to be prohibited within the Coastal High Hazard Area.~~

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 9.B2. - Post-disaster redevelopment.

~~By 2000, the City shall establish and adopt post-disaster procedures for immediate and long-term response to a hurricane or natural disaster including cleanup and redevelopment.~~

~~To implement this objective the following policies are adopted:~~

The City shall continue implementation of and update as needed, the post-disaster procedures for immediate and long-term response to floodings events, a hurricanes, or natural disasterss, including cleanup and redevelopment.

To implement this objective the following policies are adopted:

Policy 9.B2.1. On a continuing basis, the City shall review its comprehensive plan and other relevant plans as needed, for post-disaster redevelopment which will include at minimum:

- a. Review and approve or deny emergency building permits;
- b. Coordinate with Federal and State officials to prepare disaster assistance applications;
- c. Analyze and recommend to the City Commission hazard mitigation options including abandonment, reconstruction, or relocation of damaged public facilities;
- d. Prepare a redevelopment plan; and
- e. Recommend amendments to the Comprehensive Plan, Local Peacetime Emergency Plan and other appropriate plans.

Policy 9.B2.2. Immediate cleanup and repair actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions include the following:

- a. Repairs to potable water, wastewater and power facilities;
- b. Removal of debris;

Commented [MS6]: Moved to Objective B5

Commented [MS7]: Cardno recommended changes due to State requirements

- c. Stabilization or removal of any structure which is about to collapse.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 9.B3. - Coastal infrastructure.

To establish levels of service, service areas and phasing of infrastructure to ensure that adequate public facilities and services are available to existing residents and visitors to the City.

To implement this objective the following policies are adopted:

Policy 9.B3.1. The level of service (LOS) standards adopted elsewhere in this Comprehensive Plan for public facilities and the additional standards under this objective shall be applied by the City Planning Department whenever development orders or permits are requested. The City shall consult and coordinate with Martin County to maintain safe evacuation times for all development permitting activity which falls within the limits of Stuart's CHHA.

Policy 9.B3.2. The City shall ensure that necessary infrastructure funding and infrastructure is phased concurrent with demand generated by development or redevelopment in the coastal zone at the densities proposed by the Future Land Use Plan, consistent with coastal resource protection and emergency evacuation.

Policy 9.B3.3. The City Planning Department shall review developments that occur in areas of potential natural and man-made disasters for such safety factors as adequacy of shelter for residents, ability of surrounding roads to accommodate emergency traffic and ability of internal roads to accommodate emergency traffic. The City shall cooperate with the TCRPC in determining the adequacy of shelters and manpower to accommodate City's residents.

Policy 9.B3.4. The City shall give priority to infrastructure improvements that contribute to the reduction of evacuation clearance times, regional shelter capacities, and critical and health care capacities.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 9.B4. - Interjurisdictional resource management.

To ensure that resources occurring in or affecting more than one governmental jurisdiction are effectively managed to preserve, protect and enhance coastal natural systems, wildlife, fisheries and habitat through implementation of specific intergovernmental coordination mechanisms commencing upon adoption of this plan, and executed throughout the planning time frame.

To implement this objective the following policies are adopted:

Policy 9.B4.1. The City shall continue to coordinate with the appropriate agencies to further and implement the Treasure Coast Regional Comprehensive Policy Plan, the North Fork of the St. Lucie River Lagoon Aquatic Preserve Management Plan and the St. Lucie Estuary Management Plan and other such plans and programs as require the involvement of the City. Appropriate agencies include, but are not limited to, the Treasure Coast Regional Planning Council, U.S. Army Corps of Engineers, South Florida Water Management District, Department of Natural Resources, Department of Environmental Regulation Protection and Department of Economic Opportunity Community Affairs.

Policy 9.B4.2. The City shall coordinate with the Martin County Soil and Water Conservation Districts and other related agencies in promoting awareness of new information concerning the St. Lucie River estuary system and the impacts of development and redevelopment on the functions and values of the estuary system.

Policy 9.B4.3. The City will continue to coordinate with, and assist where appropriate, those agencies responsible for protection and management of waterways that occur within or adjacent to the City.

Commented [MS8]: Naming convention change

Policy 9.B4.4. The City shall cooperate and coordinate with surrounding local governments as well as State agencies in an effort to protect and preserve existing natural systems.

Cross reference— Intergovernmental coordination element, Element 7VH.

Objective 9.B5. – Natural disaster and sea-level rise mitigation objective and policy.

To reduce losses and minimize the threat to human life and capital facilities from hurricane damage, flooding events, and sea-level rise, through limiting construction within the Coastal High Hazard Area and ensuring that hurricane, sea-level rise, and flooding damage is a primary consideration during development and redevelopment activities, including siting of new capital facilities.

Policy 9.B51.15. The land development regulations shall enforce local, Federal and State building and sanitation (central and on-site sewage treatment systems) codes for floodplain and velocity zones, and stormwater and flood prevention ordinances, in accordance with Federal Emergency [Management] Agency guidelines.

Policy 9.B51.26. Potential for hurricane damage shall be a primary consideration for locational decisions and facility design for new capital facilities.

Policy 9.B51.39. The City shall limit development, redevelopment, and expansion of existing development, or altering land elevations in floodplain areas or flood-prone areas adjacent to emergency evacuation routes. When possible, preserve such lands in their natural state as water retention areas or floodwater pathways.

Policy 9.B5.4. When building, expanding or planning for new facilities, the City shall consider redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas, which result from high-tide events, storm surges, flash floods, stormwater runoff and the related impacts of sea-level rise.

Policy 9.B5.5. When approving development plans, the City shall encourage redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas, which result from high-tide events, storm surges, flash floods, stormwater runoff and the related impacts of sea-level rise.

Policy 9.B5.6. As opportunities arise, the City shall consider acquiring land, through donation or purchase, that is located within FEMA-designated flood zones for the purpose of mitigating sea-level rise and flood-related impacts within low-lying coastal areas. The acquired land shall be used for conservation, open space, stormwater treatment, or recreational purposes.

Policy 9.B5.7. The City will identify and seek, when and where appropriate, potential financial resources for land acquisition and flood-resiliency strategies in coastal areas, including seeking grant funding and/or joint venture partnerships with land owners, in order to limit public expenditures.

Policy 9.B5.8. The City shall encourage use of site development techniques and practices that will reduce losses due to flooding and claims made under flood insurance policies issued in Florida.

Commented [MS9]: Moved to Objective B5

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Policy 9.B5.9. Development within the coastal-high hazard area shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

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Policy 9.B5.10. Any construction activities seaward of the coastal construction control lines established pursuant to section 161.053, F.S., must be consistent with chapter 161.

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Policy 9.B5.11. The City shall continue to participate in the Federal National Flood Insurance Program administered by the Federal Emergency Management Agency.

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Policy 9.B51.121. In order to direct population concentrations away from the coastal high hazard area; maintain or reduce evacuation times; and limit public expenditures that subsidize development permitted in coastal high hazard areas: residential densities shall not exceed 15 dwelling units per acre unless the applicant can demonstrate that:

1. The adopted level of service for out-of-county hurricane evacuation, 16 hours for a category 5 storm event as measured on the Saffir-Simpson scale, is maintained; or
2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or
3. Appropriate mitigation is provided that will satisfy the provisions of subparagraph 1. or subparagraph 2 above. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan (language extracted from F.S. § 163.3178 (9)(a)1, 2 and 3).

Adult congregate living facilities (ACLFs) shall continue to be prohibited within the Coastal High Hazard Area.

Element X - PUBLIC SCHOOLS FACILITIES ELEMENT Goals, Objectives and Policies City of Stuart, Florida
Effective August 25, 2008

Sec. 10.1. - Background and definitions.

Education is fundamental to achieving a better life. No organization has as much basic impact on the future of the nation as the public school system. The City of Stuart recognizes that such impact starts at the local level. The City's future citizens will be faced with many challenges. Coordination between the City, Martin County and the School District is paramount in ensuring that our future citizens have the educational background necessary to make the difficult choices that lie ahead.

Public School physical facilities capacity is directly affected by residential development. The Public School Facilities Element (PSFE) focuses on coordinated planning among the School District, Martin County and the City to accommodate future student growth needs in the public school system. This element establishes public school system concurrency requirements, including a level of service standard for public schools and procedures for establishing a concurrency management system.

The aim of school concurrency is to ensure that the public school facilities necessary to maintain the adopted level of service for schools are in place before or concurrent with the school impacts of new residential development.

10.1. A. *Definitions.*

1. *Interlocal Agreement for School Facilities Planning and Siting.* The interlocal agreement between Martin County, the City of Stuart, and the School Board of Martin County, signed by the School Board on February 19, 2008, and made effective by Martin County on March 11, 2008, which details the responsibilities and coordination processes necessary to implement joint planning, school siting procedures, and school concurrency.
2. *School Concurrency Review Report.* This report provides the City with the schools' determination on whether there is enough school capacity to accommodate a new development. It is produced by the School District Staff and submitted to the City.
3. *Technical Advisory Committee (TAC).* The TAC is a five-member committee appointed by the City, Martin County and the School Board whose main purpose is to evaluate school siting needs. The Interlocal Agreement for School Facilities Planning and Siting provides details on the TAC.

(Ord. No. 2158-08, § 1, 5-12-2008)

Sec. 10.2. - The planning environment.

- 10.2. A. *Population.* According to the U.S. Census, between 1990 and 2000 Martin County grew by over 25 percent from 100,900 to 126,731, including residents within the City of Stuart. BEBR estimates an average of 2,896 new residents annually have been moving into Martin County in recent years. Population estimates for 2007 place the county's population at 143,737.

The Bureau of Economic and Business Research (BEBR) estimates the population will grow to 154,050 residents by 2010 and 178,974 residents by 2020. By 2030 Martin County's population is projected to be 199,714.

Approximately 87% of the estimated population resides east of the Florida Turnpike. For the years 2004 to 2006 more than 84% of the county's Certificates of Occupancy went to residential units east of the Turnpike. This indicates that the area east of the Turnpike continues to attract the majority of the population. However, with vacant residential land available and its relatively lower land costs, Indiantown is becoming attractive to residential developers. Based on approved and planned projects, it is estimated that the Indiantown/West County area could experience a 96% increase in population going from 9,270 residents in 2005 to 18,210

in 2025. Table 10-1 shows permanent population by the county's Comprehensive Plan planning areas for 2005 and 2006, and projected permanent population through 2025.

Table 10-1 POPULATION FORECAST BY PLANNING AREA

Planning Areas	2005	2006	2007	2008	2009	2010	2015	2020	2025	% Increase 2005-2025
N. River Shores	4,237	4,245	4,260	4,273	4,285	4,295	4,342	4,390	4,432	4.6%
North County	16,703	16,788	16,833	16,884	16,932	16,970	17,153	17,338	17,500	4.8%
Hutchinson Island	2,643	2,649	2,658	2,665	2,672	2,678	2,705	2,732	2,756	4.3%
Stuart Urban	18,661	18,875	19,189	19,692	20,334	21,104	23,218	24,332	25,495	36.6%
Palm City	23,093	23,293	23,532	23,753	23,959	24,125	24,918	25,720	26,423	14.4%
Pt. Salerno/76	29,641	30,155	31,187	32,138	33,030	33,746	37,167	40,631	43,663	47.3%
Mid County	8,440	8,637	8,999	9,333	9,645	9,896	11,095	12,309	13,372	58.4%
South County	28,371	28,701	29,400	30,044	30,647	31,133	33,450	35,795	37,849	33.4%
Indiantown/West County	9,270	9,312	9,452	9,592	9,732	10,152	12,952	15,752	18,210	96.4%
Total County	141,059	142,645	145,509	148,373	151,236	154,100	167,000	179,000	189,700	34.5%
Source: Population Technical Bulletin, May 2007 Growth Management Department, Martin County Board of County Commissioners										

On average, Martin County (incorporated and unincorporated areas) approves between 1,100 to 1,700 certificates of occupancy a year.

Table 10-2 CERTIFICATES OF OCCUPANCY

Type	2001	2002	2003	2004	2005	2006
Single-Family	753	1165	1000	956	914	880
Duplex	18	162	128	198	106	8
Multifamily	298	384	36	256	131	339
Mobile Home	34	15	17	23	29	6
Totals	1103	1726	1181	1433	1180	1233

Source: 2006 Growth Development Trends Report

Martin County Schools planning staff are tracking more than 60 active housing developments that contain more than 7,700 unbuilt housing units. Although many of these units will be marketed to retirees and seasonal residents, single family homes in Martin County are still expected to generate 2.5 school-age children for every ten homes based on the most recent Impact Fee Study. The outstanding units represent nearly 2,000 new students for the schools.

Like most of South Florida, Martin's population growth has been a mainstay of the economy for decades. However, in 2007 many counties began seeing a slowing in the housing industry that will impact enrollment growth. The district will need to monitor permit activity through the year and reassess long term needs.

- 10.2. B. *School Enrollment.* Between 1997 and 2007, the Martin County enrollment grew from 14,626 to 17,804 students or 22 percent. Table 10-3 shows the trends in the last five years by school type. Note that in 2004, two hurricanes hit the county and caused a displacement of some of the county's residents and a decrease in in-migration that impacted two years of growth.

Table 10-3 School Enrollment History

Year	Elementary	Middle	High	Total *	Annual Growth
2002	7,859	4,158	5,060	17,077	
2003	8,041	4,295	5,261	17,597	520
2004	7,956	4,250	5,326	17,532	-65
2005	8,113	4,115	5,435	17,663	131
2006	8,234	4,092	5,633	17,959	296

2007	8,176	4,052	5,576	17,804	-155
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* Enrollment numbers represent only PK—12 students housed in District-owned facilities. Enrollment does not include adult-education students, homebound students, home-schooled students, and students in other special or alternative programs.

- 10.2. C. *Demographic Trends.* Martin County, including the City of Stuart, is demographically older (median age of the population is older than the State's population as a whole) and less diverse than the State as a whole. The moderate year-round climate, casual lifestyle, and affordability compared to neighboring counties make Stuart and Martin County desired locations for retirees.

Racially, Martin County's demographic composition shows small increases in the Hispanic population and other minority groups since 2000. Although the public-school population tends to follow similar patterns, it is more diverse than the County as a whole. Following a trend throughout Florida and the nation, Martin County's Hispanic population has been the fastest growing of all racial groups. Table 10-4 shows a comparison of the County and School District changes starting in 2000.

Table 10-4
Population
by Race
and Ethnicity

Race/Ethnicity	General Population		Student Population	
	2000	2006	2000	2006
White	89.9%	83.9%	74.1%	68.3%
African-American	5.3%	5.5%	10.9%	8.5%
Hispanic	7.5%	9.1%	12.6%	18.3%
Asian	0.7%	0.8%	0.9%	1.2%
Other	1.4%	1.4%	1.5%	3.7%

- 10.2. D. *Legislative Changes.* In November 2002, Florida voters passed Constitutional Amendment 9 requiring the State legislature to provide funding to reduce the maximum class size in Florida's public schools. The goals set by the amendment to be reached by 2010 are 18 students per Prekindergarten through Grade 3, 22 students per class in Grades 4 through 8, and 25 students per class in Grades 9 through 12. The amendment specified a two-student-per-year reduction

from district averages to school averages, and finally to individual classes. Implementation began with the 2003-2004 school year and continues until class size goals are reached.

Class size reduction has impacted a school's capacity calculation in that class size factors and utilization levels are lower. See Table 10-5 for current guidelines.

Table 10-5
Classroom Size

Program	Class Size Amendment	Utilization %
Pre-Kindergarten	18	100%
Kindergarten	18	100%
Primary Grades (1st—3rd)	18	100%
Intermediate Grades (4th, 5th)	22	100%
6th—8th Grades	22	90%
9th—12th Grades	25	85 - 95%

In 2005 the State Legislature passed Senate Bill 360, a Growth Management Reform Act, which mandated a comprehensive focus on school planning by requiring the school district, county, and municipalities to adopt a school concurrency system. Key features included in this Act are:

- School concurrency is now mandatory Statewide.
- School boards and local governments within each county must create school concurrency management systems by December 1, 2008 or else face substantial penalties.
- Developers must be given the option to pay for school improvements in order to avoid a school concurrency requirement. The amount of payment must be proportional to the number of students who will come from the new development. This option is called proportionate share mitigation.

The objective of school concurrency is to provide sufficient capacity in the public-school system timed to keep pace with student growth from new residential development and to balance enrollment.

- 10.2. E. *Fiscal Considerations.* The key component to a successful Concurrency Program is the ability of the School District to implement a financially feasible plan to provide sufficient capacity at the Level of Service adopted in the Interlocal Agreement.

Martin County School District's Five-Year Work Plan for FY 2010/11—2014/15, approved by the School Board on September 21, 2010, describes the plans to expand existing facilities and construct new facilities to meet enrollment demand. Capital improvements are considered after evaluating student enrollment to school capacity and population growth trends. This evaluation of school facility needs allows the School District to be proactive in addressing changes in enrollment and the other factors that drive capital improvements.

The Revenue Summary for FY 2010/11—2014/15 describes the incoming revenue used to finance the corresponding Capital Improvement Program. The two primary revenue streams for the Martin County School District are from the property tax levy and school impact fees.

Current local sources of capital revenue for the Martin County School District are the 2 Mill Ad Valorem Property Tax collected from residential and nonresidential development, and impact fees that are collected from new non-age-restricted residential development. The School District is currently levying two mills. In addition, school districts may sell Certificates of Participation (COP) or bonds based on lease payments for new construction up to \$600,000,000.00.

Primary State funds include Public Education Capital Outlay (PECO) funds from the State's gross receipt tax on utilities, and Capital Outlay and Debt Service (CO&DS) from motor vehicle license fees.

Although funding available through local and State sources may need to be increased in the future, the current sources for funding are adequate to address the needs.

Table 10-6 compares the balanced projected five-year revenue to proposed expenditures by year. Known capital revenue from State and local sources is expected to total over \$300,000,000.00 over this period.

Table 10-6 Comparison of Five-Year Projected Revenue and Expenditures

Category	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	Total
Projected State and Local Revenue	\$60,255,243	\$58,366,208	\$61,264,199	\$64,294,772	\$67,518,469	\$311,698,891
Proposed Yearly Expenditures	\$60,255,243	\$58,366,208	\$61,264,199	\$64,294,772	\$67,518,469	\$311,698,891

The FY 2010/11—2014/15 Capital Improvement Program for the Martin County School District includes funds for two new elementary schools and classroom additions at two existing elementary schools. Table 10-7 summarizes these projects.

Table 10-7 Capital Improvement
Program: New Schools
and Classroom Additions

Addition of Capacity	Approx. Opening	Additional/ New Capacity	Enrollment Relief To
New Elementary "A" (Tuscawilla)	2008	750	Bessey Creek ES Crystal Lake ES Palm City ES
Pinewood ES Classroom Addition	2008	128	Pinewood ES

Seawind ES lassroom Addition	2008	161	Seawind ES
New Elementary "B" (Indiantown)	2012	750	Warfield ES Indiantown MS

In addition to capacity-adding projects, the School District also budgets for the comprehensive needs of existing schools to ensure the facilities are safe and up to date to meet diverse educational program needs. These major repair and renovation projects include additions of noninstructional support spaces, ADA compliance and modernization of all or portions of a facility. To ensure that facility needs are addressed in an equitable manner, staff of the school district prioritizes comprehensive needs projects based on the District's approved facilities list for elementary, middle and high schools, age of the facility, and capacity needs.

In 2004 the School Board developed master plans for each school in the district. These master plans provide a basis for project prioritization and a foundation for a project scope. Martin County School District has budgeted over \$16 million to address comprehensive needs projects in FY 2007/08.

In 2007 the estimated value of all school facilities was \$922,000,000.00. There is existing outstanding debt of \$21,000,000.00 and a new Certificates of Participation (COPs) issue of \$40,000,000.00.

The local educational facility costs will be paid by a combination of appropriations from the State of Florida, the annual CIT, and impact fees. State funding reflects the anticipation of State funds for Classroom Size reduction. Classroom size allocations are not a recurring revenue.

(Ord. No. 2158-08, § 1, 5-12-2008; Ord. No. 2218-2011, § 1, 1-10-2011)

Sec. 10.3. - Enrollment forecast.

Enrollment forecasting requires analysis of multiple data sources including, but not limited to, birth rates, historical enrollment trends, makeup of neighborhoods, local and regional economic and housing trends, program and boundary changes, and an empirical understanding of individual communities.

School population projections are most reliable when enrollment is projected for large geographic areas for one or two years in the future. For example, the district-wide projections for next year are expected to have a higher degree of certainty than the fifth-year estimates. Conversely, accuracy diminishes as the geographic area becomes smaller and the forecast is for more distant points in the future.

In accordance with Florida Department of Education guidelines, the Martin County School District annually prepares or updates enrollment forecasts following a study of local government area and school level trends. A history of each school's grade-by-grade enrollment is compiled and analyzed. This history reveals patterns in the "aging" or progression (less out-migration factors) of students from one grade to the next. These patterns are extrapolated to develop a school's basic forecast. This approach, termed the Cohort-Survivorship Model, is the most widely applied forecasting method for schools.

- 10.3. A. *Department of Education forecast.* Around June of each year, the Florida DOE publishes grade-by-grade COFTE enrollment projections for every school district for the next ten years. The State uses a standard "cohort survival" method using five-year enrollment trends. The State's projections are an average of two "head counts" - one in October and one in February. This poses three issues for facilities planning:

The first is timing. The school district does not know the actual COFTE enrollment until after the end of the school year and therefore does not know whether there will be changes to the forecast until two months before starting the new school year. The school district is then required to develop school by school projections that are consistent with the State's forecast.

The second concern is the implication for the high school forecast. By using the average of two counts, the COFTE tends to under-project the number of high school students that show up in the fall by including winter dropouts from the spring count.

Finally, the State forecast is based on historic trends and not on local knowledge. If there is a change in the trend (Indiantown for example), the State forecast will lag behind.

- 10.3. B. *Local forecast.* This year, the enrollment projections were prepared in the fall using the actual first-quarter information. The same Cohort-Survivorship method "ages" students ahead through the grade levels and calculates a ratio based on a five-year history. This ratio is then applied to future years.

However, the data yielded by the basic survivorship model was only the foundation for the enrollment projections. The model data was compared to projected county population growth associated with new housing starts and County in-migration rates. Population projection data is proportionately matched to school attendance zone data to provide an indication of future growth patterns.

The most difficult segment of the K-12 population to predict is each year's kindergarten class. In order to project the kindergarten population for each year, statistical profiles of residential birth data was matched to growth patterns and applied to individual schools.

Finally, the District-wide forecast was compared to the Department of Education (DOE) forecast for the Martin County School District. Differences may be explainable in light of specific Martin County data on new housing.

Survivorship trends. Because of the "aging" pattern in population forecasting, schools may have changes from both in-migration (new housing) and from aging out. Table 10-9 shows the history of elementary growth and the impact of both patterns.

Growth between grades typically is the result of in-migration from new housing or housing turnover. This is shown in columns identified with Δ . However, enrollment increases can also occur as a smaller fifth grade is replaced by a larger kindergarten class as was the case in 2006 for the elementary schools. Table 10-9 History of Elementary School Enrollment by Grade

Year	Total	Gth	PK	K	Δ	1	Δ	2	Δ	3	Δ	4	Δ	5
2002	7684	-91	229	1158	71	1210	45	1208	31	1275	10	1282	47	1322
2003	8032	348	415	1292	71	1229	10	1220	81	1289	12	1287	18	1300
2004	7995	-37	431	1245	-18	1274	-5	1224	35	1255	-22	1267	12	1299
2005	8080	85	386	1278	55	1300	-11	1263	83	1307	-7	1248	31	1298
2006	8234	154	436	1325	22	1300	2	1302	38	1301	2	1309	13	1261

2007	8186	-145	437	1273	-53	1272	-11	1289	6	1308	-33	1268	30	1339
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Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007.

A couple of small grades are moving through the system causing a slight decline in the middle schools in 2005 and 2006. As these grades age through the system, middle school enrollment will increase and high school enrollment will moderate and may decrease. It is important not to base long term planning on temporary fluctuations in the enrollment. After 2011, high school enrollments will once again begin the increase as heralded by the elementary forecast.

Births. Table 10-9 shows the history of annual births in Martin County and the kindergarten class six years later. For the past several years the number of births has steadily increased. The growth, combined with in-migration has created a positive survivorship trend.

The local forecast assumes that the growth trends for the preschool years will continue at the current rate.

Table 10-9 Births

Birth Year	Number Births	Kindergarten (+6 Years)	Survivorship %
2003	1,127	1,292 *	1.15
2004	1,110	1,245 *	1.13
2005	1,255	1,278 *	1.02
2006	1,241	1,325 *	1.07
2007	1,205	1,273	1.06
2008	1,172	1,274	1.09
2009	1,256	1,288	1.03
2010	1,307	1,327	1.02
2011	1,316	1,343	1.02
2012	1,345	1,363	1.01

* Years used to project kindergarten enrollment for school years 2008—2012

Sources for birth data: Florida DOE FTE Forecast; Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007.

In-migration. The impact of several years of bad weather and the recent uncertainty in the housing market suggest that the District may see fewer students from new housing—at least in the urban cores—for the next several years. The local forecast assumes a conservative 1,000 new units a year.

Local enrollment projections. Based on the above analysis, enrollment in Martin County schools is projected to grow from approximately 17,804 students in 2007 to 18,155 students in 2012—an increase of approximately 350 students.

Tables 10-10 through 10-14 show actual enrollment from 2002 through 2007, and projected enrollment from 2008 through 2017 for elementary, middle and high schools.

Table 10-10 Elementary School Enrollment by Grade

Year	Total	Growth	PK	K		1		2		3		4		5
2002	7,684	-91	229	1,158	71	1,210	45	1,208	31	1,275	10	1,282	47	1,322
2003	8,032	348	415	1,292	71	1,229	10	1,220	81	1,289	12	1,287	18	1,300
2004	7,995	-37	431	1,245	-18	1,274	-5	1,224	35	1,255	-22	1,267	12	1,299
2005	8,080	85	386	1,278	55	1,300	-11	1,263	83	1,307	-7	1,248	31	1,298
2006	8,234	154	436	1,325	22	1,300	2	1,302	38	1,301	2	1,309	13	1,261
2007	8,186	-145	437	1,273	-53	1,272	-11	1,289	6	1,308	-33	1,268	30	1,339

Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007.

Table 10-11 Middle School Enrollment by Grade

Year	Total	Growth	5th to 6th	6		7		8
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2002	4,158	130	37	1,376	23	1,385	22	1,397
2003	4,295	137	65	1,387	67	1,443	80	1,465
2004	4,250	-45	45	1,345	48	1,435	27	1,470
2005	4,115	-135	50	1,349	-11	1,334	-3	1,432
2006	4,092	-23	20	1,318	27	1,376	43	1,398
2007	4,052	-40	48	1,309	6	1,324	38	1,419

Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007.

Table 10-12 High School Enrollment by Grade

	Total	Growth	8th to 9th	9		10		11		12
2002	5,060	228	263	1,554	-166	1,324	-158	1,185	-90	997
2003	5,261	201	239	1,636	-207	1,347	-121	1,203	-110	1,075
2004	5,326	65	290	1755	-271	1,365	-206	1,141	-138	1,065
2005	5,435	109	262	1,732	-279	1,476	-172	1,193	-107	1,034
2006	5,633	198	269	1,701	-214	1,518	-199	1,277	-56	1,137
2007	5,576	-57	171	1,569	-225	1,476	-218	1300	-46	1,231

* 9th Grade stabilizes at around 1,560 for the next three to four years and will cause some decline as the larger grades graduate.

Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007.

Table 10-13 2008-2012 Forecast

	2008	2009	2010	2011	2012
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Elementary	8,163	8,183	8,246	8,338	8,483
Middle	4,037	4,069	4,103	4,121	4,161
High	5,562	5,501	5,425	5,498	5,511
Total	17,224	17,219	17,240	17,428	17,634

Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007.

Table 10-14 Forecast 2013-2017

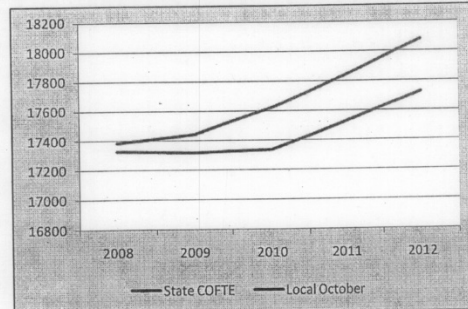
	2013	2014	2015	2016	2017
Elementary	8,658	8,796	8,935	9,073	9,211
Middle	4,208	4,275	4,342	4,409	4,476
High	5,583	5,672	5,762	5,851	5,940
Total	18,450	18,744	19,038	19,332	19,626

Ten-year forecast is based on County population projections and assumes approximately 0.114 percent of the population in public schools.

Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007.

Comparison to the State DOE COFTE forecast. In 2006, the State forecast little or no enrollment increases for Martin County based on trends established in 2004-2005. Graph 10-1and Graph 10-2 shows a comparison of COFTE to the Local Forecast.

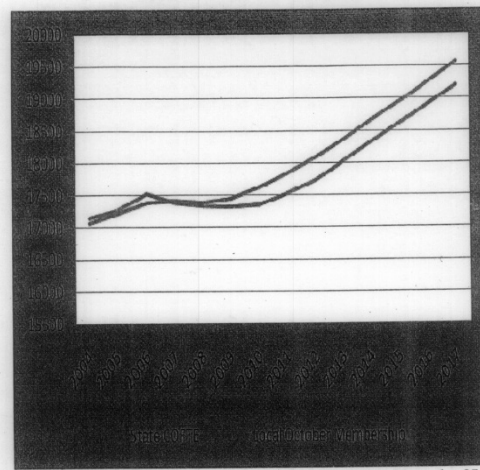
Graph 10-1 Comparison of the DOE COFTE Forecast to the Local Forecast



*July 2007 COFTE (non-charter)

Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007.

Graph 10-2 2004-2017 Forecast



Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007.

Conclusion. The local forecast indicates little or no growth in enrollment for the next five years and slow to moderate growth over the ten-year period from in-migration and increasing births. Small grades moving through the system will slow enrollment increases in the high schools for a couple of years but [will] pick up again beyond 2011.

Every year the forecasts are updated to reflect the most recent information—on births, housing, and grade level changes. The determination of patterns and trends, such as this year's enrollment decline are incorporated into this process.

(Ord. No. 2158-08, § 1, 5-12-2008)

Sec. 10.4. - Capacity and level of service.

An essential component of a school concurrency system is the level of service (LOS) standard or utilization at which a school is expected to operate. The LOS standard for public schools is based upon the

capacity of the facility divided by enrollment. Levels of service standards for public school facilities serve several purposes:

- To guide long range projections of school facility needs.
- To assist with the determination of school facility needs over the five-year capital improvement time frame.
- To provide a basis for the review of petitions for final subdivisions and site plans for residential development.

Florida Inventory of School Houses (FISH) Capacity

"The number of students that may be housed in a facility (school) at any given time based on a utilization percentage of the number of existing satisfactory student stations", based on FDOE formulas.

It is a product of the number of classrooms at a school and the student stations assigned to each room type.

The capacity of some spaces is modified for actual square footage of the teaching space.

Teaching stations are defined as being 600 square feet or more with a teacher and students regularly assigned to the space.

No capacity is assigned to small instructional spaces and specialized labs including art, music, resource, etc.

- 10.4. A. *Capacity and campus master plans.* One of the most effective ways to improve student achievement and curb school violence is to reduce the size of the nation's schools. Hundreds of studies have found that students who attend small schools outperform those in large schools on every academic measure from grades to test scores. They are less likely to dropout and more likely to attend college.

Small schools also build strong communities. Parents and neighbors are more likely to be actively involved in the school. The students benefit from community support and the school in turn fosters connections among neighbors and encourages civic participation.

Often State and local policy makers prefer large schools because they are less expensive to operate on an annual per-pupil basis. In many States, such as Florida, education funding formulas provide a flat rate per pupil and make no adjustment for the higher costs of running a small school. This favors larger schools and pressures smaller ones to close. Such policies are short-sighted. Small schools may require higher levels of annual per-pupil funding, but they are far more cost effective. Small schools have higher graduation rates and, on a per graduate basis, they cost about the same or less than large schools.

The Martin County School District is evidence of the wisdom of smaller, more parent/community based schools in that the District is only one of two Florida school districts with all "A" performing schools and the lowest dropout rate and highest graduation rate of any Florida school district.

Recognizing the benefits of smaller schools, the School Board of Martin County adopted a maximum school size of 750 for elementary schools, 1,200 for middle schools and 1,800 for high schools. Master plans have been developed for each school campus for phased renovation and reconstruction that will comply with the caps where feasible.

Following this direction of the School Board and Superintendent, Martin County school capacities are based on the following:

- 1) Permanent FISH capacity (without portables);
- 2) Permanent FISH capacity adjusted for Title I schools' special programmatic needs;

- 3) Permanent FISH capacity adjusted to reflect the Board's long-term plans to cap school size, permanent capacity, at 750 for elementary schools, 1,200 for middle schools and 1,800 for high schools

To be efficiently run, a school's core capacity should match the number of students that is expected to be served. As a result of the Class Size Reduction (CSR) legislation, many of the District's schools appear to have available core capacity (defined as media centers, dining areas, administration and support spaces, and assembly spaces) that would support a classroom addition project. However, due to various constraints on-site expansions are not always feasible.

Level of Service Standard. The LOS standard for the Martin County School District is as follows:

- (1) *Reserved.*
- (2) *Elementary.*

Step 1. Aggregating the permanent capacity of all elementary schools within the CSA. For purposes of this analysis, "permanent capacity" for each elementary school (except for schools designated for receiving Title I assistance) shall mean 100 percent of the permanent existing satisfactory student stations planned to house students by the end of the third year of the Five-Year Capital Improvement Plan (after applying the DOE utilization rate), capped at a total capacity of 750 student stations per school. For purposes of this analysis, "permanent capacity" for receiving Title I assistance shall mean 85 percent of the permanent existing satisfactory student stations planned to house students by the end of the third year of the Five-Year Capital Improvement Plan (after applying the DOE utilization rate), capped at a total capacity of 750 student stations per school.

Step 2. Adding to the aggregate number of student stations determined above, the CSA's aggregate temporary capacity for elementary schools within the CSA. For purposes of this analysis, each CSA's elementary school "temporary capacity" shall mean the CSA's proportionate share of the number of student stations required on a district-wide basis to accommodate elementary school student enrollment which is 450 students more than the School Board's district-wide elementary school permanent capacity. Each CSA's proportionate share of such temporary capacity shall be determined by dividing 450 by the total number of elementary schools operating in the district, and then multiplying by the number of elementary schools operating in the CSA.

- (3) *Middle.*

Step 1. Aggregating the permanent capacity of all middle schools within the CSA. For purposes of this analysis, "permanent capacity" for each elementary school (except for schools designated for receiving Title I assistance) shall mean 100 percent of the permanent existing satisfactory student stations planned to house students by the end of the third year of the Five-Year Capital Improvement Plan (after applying the DOE utilization rate), capped at a total capacity of 1,200 student stations per school. For purposes of this analysis, "permanent capacity" for receiving Title I assistance shall mean 85 percent of the permanent existing satisfactory student stations planned to house students by the end of the third year of the Five-Year Capital Improvement Plan (after applying the DOE utilization rate), capped at a total capacity of 1,200 student stations per school.

Step 2. Adding to the aggregate number of student stations determined above, the CSA's aggregate temporary capacity for middle schools within the CSA. For purposes of this analysis, each CSA's middle school "temporary capacity" shall mean the CSA's proportionate share of the number of student stations required on a district-wide basis to accommodate middle school student enrollment which is 720 students more than the School Board's district-wide middle school permanent capacity. Each CSA's proportionate share of such temporary capacity shall be determined by dividing 720 by the total number of middle

schools operating in the district, and then multiplying by the number of middle schools operating in the CSA

(4) *High.*

Step 1. Aggregating the permanent capacity of all high schools within the CSA. For purposes of this analysis, "permanent capacity" for each high school shall mean 100 percent of the permanent existing satisfactory student stations planned to house students by the end of the third year of the Five-Year Capital Improvement Plan (after applying the DOE utilization rate), capped at a total capacity of 1,800 student stations per school.

Step 2. Adding to the aggregate number of student stations determined above, the CSA's aggregate temporary capacity for high schools within the CSA. For purposes of this analysis, each CSA's high school "temporary capacity" shall mean the CSA's proportionate share of the number of student stations required on a district-wide basis to accommodate high school students until the School Board experiences district-wide high school student enrollment, which is 1,080 students more than the School Board's district-wide high school permanent capacity. Each CSA's proportionate share of such temporary capacity shall be determined by dividing 1080 by the total number of high schools operating in the district, and then multiplying by the number of high schools operating in the CSA.

(Ord. No. 2158-08, § 1, 5-12-2008)

Sec. 10.5. - Co-location and infrastructure needs.

Co-location and shared use of facilities are important to both the School District and the Local Governments. The School District will look for opportunities to co-locate and share use of school facilities and civic facilities when preparing the Educational Plant Survey. Likewise, co-location and shared use opportunities will be considered by the local governments when preparing the updates to their Comprehensive Plan, Schedule of Capital Improvements, and when planning and designing new or renovating existing, community facilities which may be compatible with schools. For example, opportunities for co-location and shared use may be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. Coordinated planning for co-location and joint use will result in capital savings for the School District and Local Governments and create community focal points. Co-location and shared use of facilities are important tools in budgeting and community building for the School District and Local Governments.

Through the State's coordinated planning requirements for school concurrency, Local Governments and the School District are directed to recognize the benefits and opportunities realized through the sharing of facilities and costs to the greatest extent possible. The School District would benefit from joint use of parks in the vicinity of public schools, due largely to the Local Governments' parks and recreation departments dedication to promoting health and wellness, alternative leisure activities, community involvement through sports and special events for County residents.

Co-location is intended to provide efficient use of existing infrastructure and discourage sprawl. Identification early in a budget cycle and coordination among agencies will promote successful and effectively utilized public facilities. Cost effective co-location or joint use of School District or Local Government-owned property could provide substantial savings for existing and future public facilities.

Opportunities for co-location and joint use should be explored with the Local Governments' parks and recreation departments and the School District. As residential development proceeds in different areas of the County, opportunities for co-location and joint use should be incorporated into the planning of public facilities to serve the local communities.

- 10.5. A. Co-location. In the School District's adopted Five-Year Work Program for the 2007-08 school year four new schools were identified to maintain the District's level of service. These are shown in Table 10-15 below:

Table 10-15
Planned Schools

School	Approx. Opening	Capacity	Planned Location
Elementary "A"	2008	750	Palm City
Elementary "B"	2009	750	Indiantown
Elementary "C" ¹	2011	750	East Coast
High School "BBB" ¹	2013	1,800	West County
¹ The 2007-08 Five-Year school CIP was prepared and adopted before the 2007 October count. The October count showed an unexpected enrollment drop. These projects are expected to be delayed due to drop in enrollment.			

Only the location of Elementary A is known. The current matrices for co-location opportunities are listed in Table 10-16.

Table 10-16 Co-location Consideration Matrix

Geographic-Complementary Uses		
Raw Score (1-5) Weight Factor (2)		
Matrix 6	Proximity of existing/planned public park/rec. uses/sites (w/in 2-3 miles; after-school activities)	0 = Distant 5 = Close (existing + within first 5 years of adopted CIP)
Matrix 7	Proximity of existing/planned complementary public uses (library, community center, etc.) (within 2 miles)	0 = Distant 5 = Close (existing + within first 5 years of adopted CIP)
Matrix 8	Potential to co-locate with proposed school facility, public partnership/recreation use, or complementary public use.	0 = Not Able 5 = Able

	Max Points for this category = 40
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The matrix criteria 10-16 highlights sustainable community design. Sustainable community design promotes the location of schools that will enhance their role as community focus points. Table 10-17 lists the matrices for this category.

Table 10-17 Sustainability Considerations Matrix

Sustainable Community Design		
Raw Score (1-5)		
Matrix 10	Inclusion of site within adopted public sector plan (e.g., CRA or neighborhood plan)	0 = No Plan 5 = Within Plan Weight Factor = 4
Matrix 11	Inclusion of site within adopted private master plan	0 = No Plan 5 = Within Plan Weight Factor = 2
Matrix 12	Proximity to population centers	0 = Close 5 = Distant (MC TAZ) Weight Factor = 5
Matrix 13	Degree of triangulation	0 = Poor Triangulation 5 = Ideal Triangulation (Use SB Standard) Weight Factor = 4
Matrix 14	Opportunity to redevelop existing underutilized site/adaptive reuse	0 = No Redevelopment 5 = Full Redevelopment Weight Factor = 4
Matrix 15	Ability to maintain diversity of student population (reflect MC student demographics)	0 = Less Diverse; As Diverse (Existing condition - SB FL Schools Indicator Report) Weight Factor = 5

Matrix 16	Size of site as compared to technical standard	0 = Too Big or Small 5 = Optimal (NOTE: Technical standards; Elementary = 20; Middle = 40; High = 60) (Prerequisite minimums: Elementary = 10; Middle = 20; High = 35; SB to scale optimization)
	Max Points for this category = 140	

- 10.5. B. *Infrastructure needs.* The School Siting Matrix criteria also include evaluation of infrastructure needs. Table 10-18 lists the criteria and scoring factors.

Table 10-18 Infrastructure Considerations Matrix

Raw Score (1-5)		
Matrix 3	Existing/proposed condition of sidewalk network	0 = Need to build whole network 5 = Network ready (Existing within first 5 years of adopted CIP + within adopted private master plan) Weight Factor = 1
Matrix 20	Availability of water-line proximity	0 = Lines beyond 10 years in CIP 3 = Lines within 5 years in CIP 5 = Lines close/abutting property Weight Factor = 1
Matrix 21	Water plant capacity	0 = No plant capacity available 3 = Minimal capacity improvement needed 5 = Surplus capacity available Weight Factor = 2
Matrix 23	Sewer plant capacity	0 = No plant capacity available 3 = Minimal capacity improvements needed 5 = Surplus capacity available Weight Factor = 1

Matrix 24	Availability of storm water	0 = Lines beyond 10 years in CIP; no plant capacity available 3 = Lines within 5 years in CIP; minimal capacity improvements needed 5 = Lines close/abutting property; surplus capacity available Weight Factor = 2
Matrix 25	Transportation costs for School Board (amount of busing required)	0 = All busing 5 = Minimal busing Weight Factor = 5
Matrix 26	Acquisition complications (need for eminent domain, multiple ownership)	0 = Many 5 = Single-owner and no problems Weight Factor = 5
Matrix 27	Inclusion of site within Urban Service Boundary	0 = Outside 3 = Within secondary 5 = Within Urban Service Boundary Weight Factor = 5
	Max points for this category = 405	

Infrastructure needs are planned and coordinated as identified in the Interlocal Agreement for School Facilities Planning and Siting. Further discussion of infrastructure needs associated with proposed educational facilities are set out under Section 3.2.2. "Review of Work Program"

(Ord. No. 2158-08, § 1, 5-12-2008)

Sec. 10.6. - Concurrency service areas.

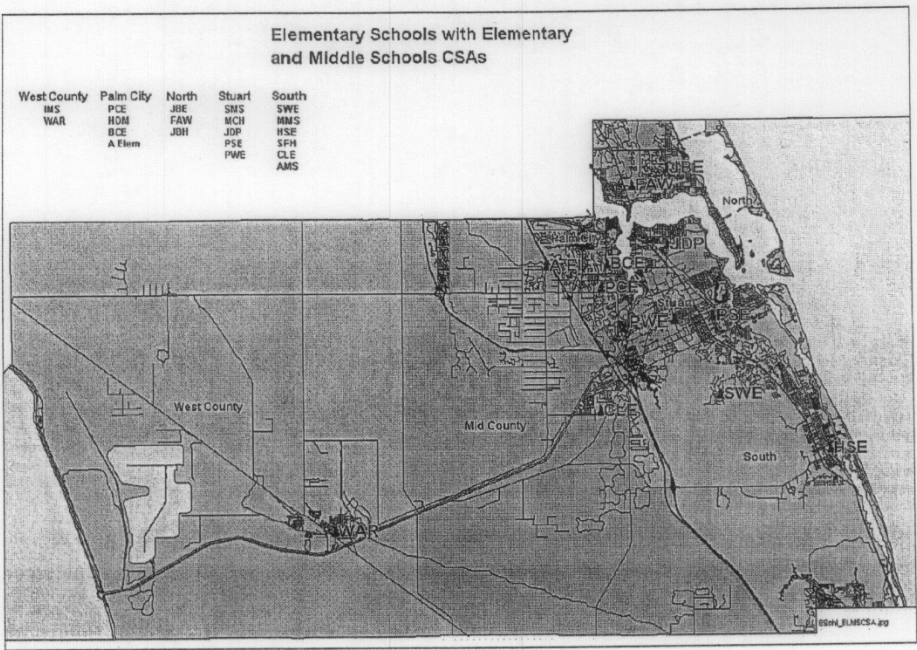
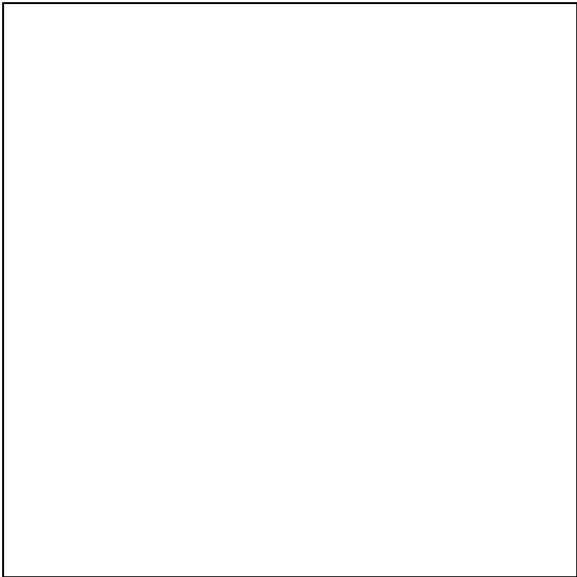
The Martin County School District has defined six geographic zones as Concurrency Service Areas (CSAs) for elementary and middle schools, and five for high schools. These service areas are established for the purpose of managing level of service standards for the county's public schools. Table 10-19 lists the CSAs and existing elementary and middle schools. Table 10-20 lists the CSAs and existing high schools.

The CSAs have been established to maximize available school capacity, taking into account transportation costs and district policies affecting student assignment.

Schools that do not have a specific geographic boundary have not been included in the Concurrency Analysis.

Table 10-19 Concurrency Service Areas Elementary and Middle School Membership

CSA # and Name	Elementary and Middle Schools
1: West County Zone	Warfield Elementary Indiantown Middle
2: Mid-County Zone	No schools at this time
3: North Zone	Felix A. Williams Elementary Jensen Beach Elementary
4: Palm City Zone	Bessey Creek Elementary Palm City Elementary Elementary "A" Hidden Oaks Middle
5: Stuart Zone	J.D. Parker Elementary Pinewood Elementary Port Salerno Elementary Stuart Middle
6: South Zone	Crystal Lake Elementary Hobe Sound Elementary Seawind Elementary Dr. David L. Anderson Middle Murray Middle



*Shows Charter Schools

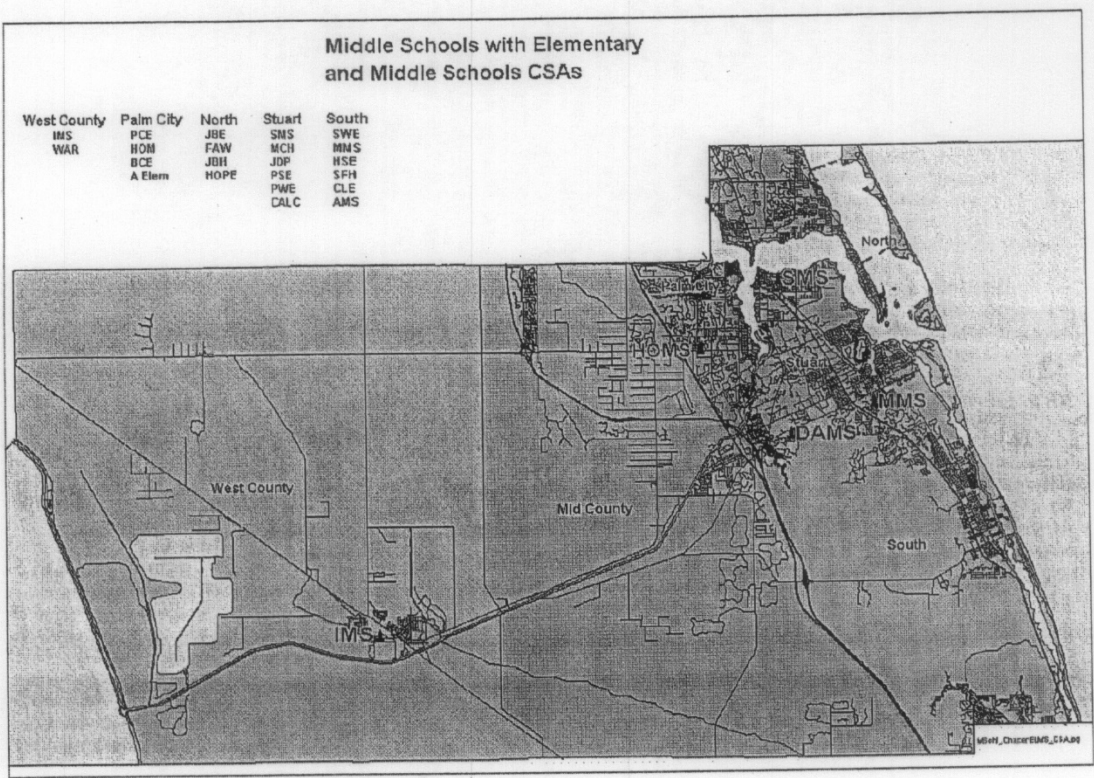
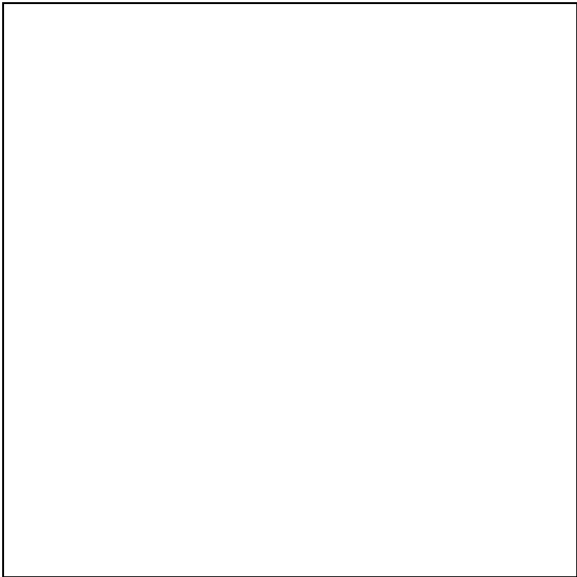
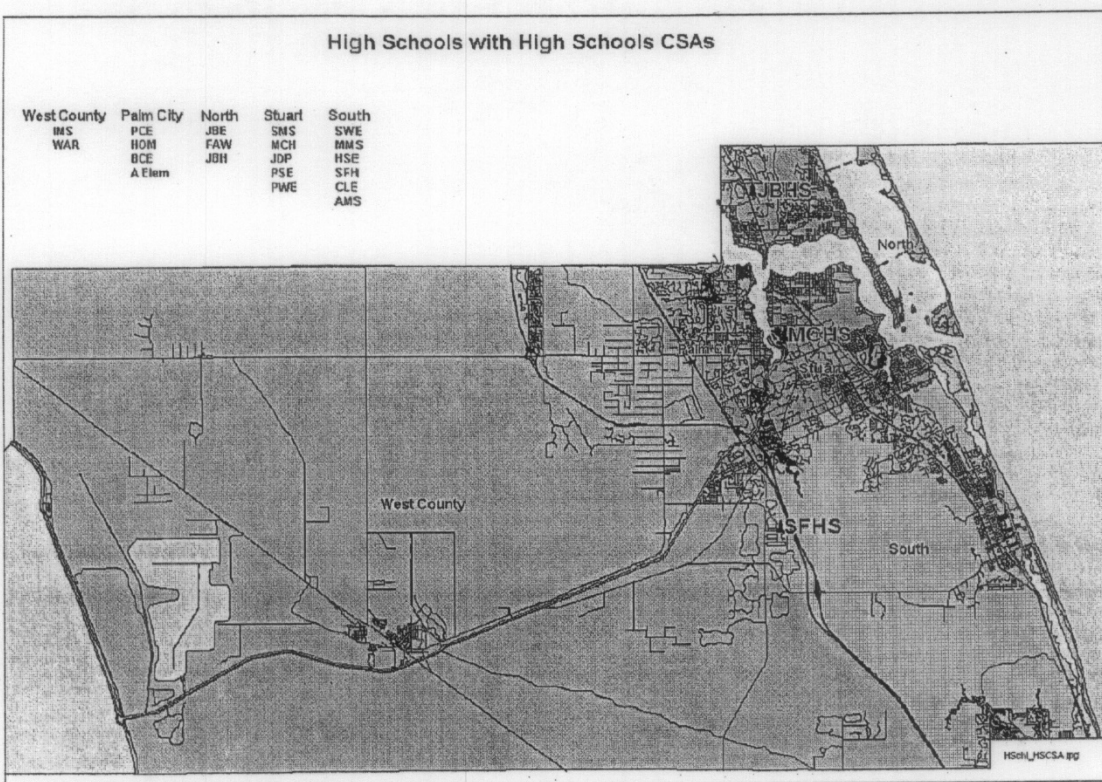
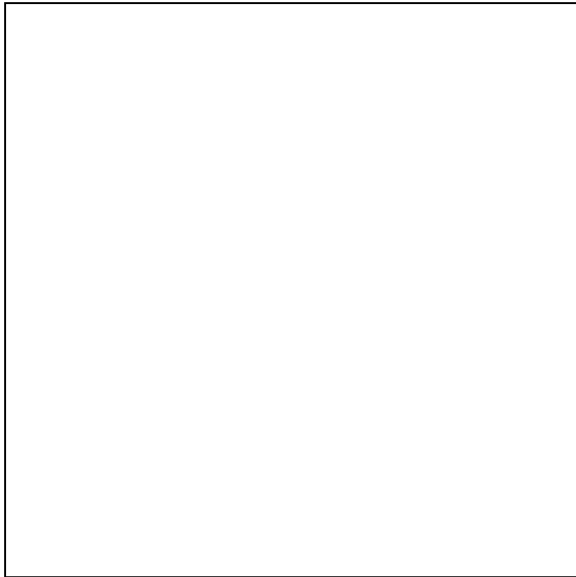


Table 10-20 Concurrency Service Areas and High Schools

CSA # and Name	High Schools
1: West County Zone	No school at this time
2: North County Zone	Jensen Beach High

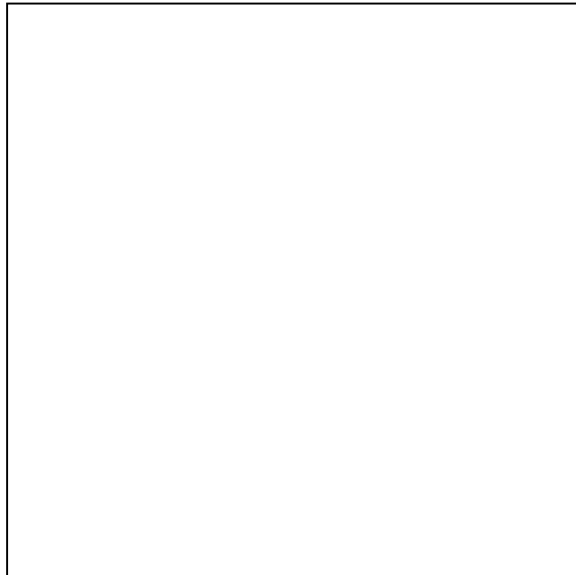
3: Palm City Zone	No school at this time
4: Stuart Zone	Martin County High
5: South Zone	South Fork High



Concurrency Service Area tables. These tables present current and projected enrollment through 2012/13. The District's elementary and middle schools have been organized into six geographic planning zones, and the high schools into five geographic planning zones based on their location in the District's Concurrency Service Areas (CSA).

The tables in the CSA zones show the 2007-08 level of service capacity, current enrollment for the 2007/08 school year, and the projected enrollment for school years 2008/09 through 2012/13 along with the projected utilization level. Schools that do not have a geographic boundary (Spectrum, Challenger) are not included in this analysis.

The information contained in this section is a tool used by the District to effectively manage enrollment and capacity, and to plan for future facilities to match the projected need.



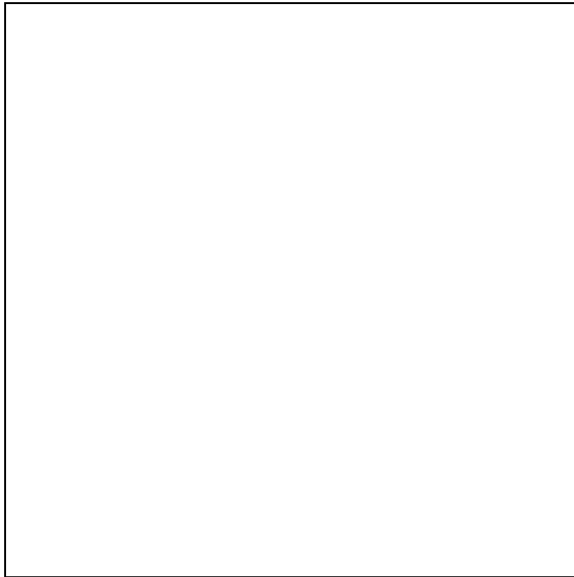
Concurrency Analysis

West County Zone

School	Actual									Projected									
	Concurrency Capacity	2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012			2012 / 2013		
		Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS
MS Reserve Capacity Indiantown		0			0	144		0	144		0	144		0	144		0	144	
Indiantown MS*	589	408	589	69%	411	589	70%	403	589	68%	404	589	69%	403	589	68%	417	589	71%
Middle Total	589	408	589	69%	411	733	56%	403	733	55%	404	733	55%	403	733	55%	417	733	57%
ES Reserve Capacity Indiantown		0			0	38		0	38		0	38		0	38		0	38	
Elementary B (Indiantown)																	0	750	
Warfield Elem.*	638	618	638	97%	629	638	99%	643	638	101%	680	638	107%	693	638	109%	762	638	119%
Elementary Total	638	618	638	97%	629	676	93%	643	676	95%	680	676	101%	693	676	103%	762	1426	53%

* Title One School Capacity at 85%

**Concurrency Capacity is FISH Permanent Capacity capped by School Board policy LOS=Level of Service

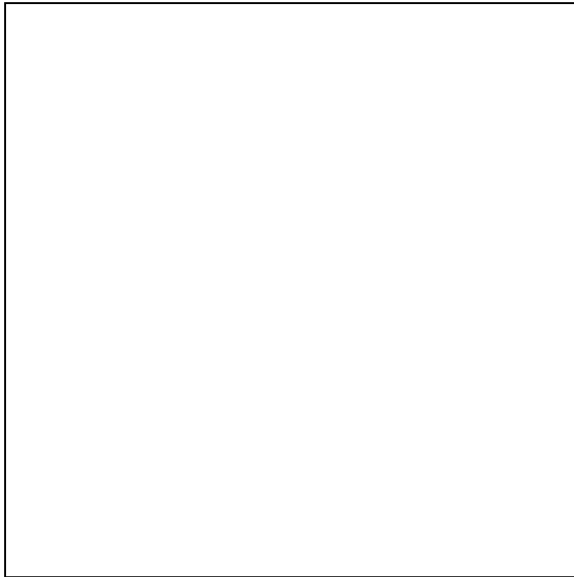


Concurrency Analysis

Palm City Zone

School	Actual												Projected											
	Concurrency Capacity	2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012			2012 / 2013							
		Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS					
HS Reserve Capacity Palm City		0			0	360		0	360		0	360		0	360		0	360						
South Fork High	1800	1964	1800	109%	1973	1800	110%	1943	1800	108%	1886	1800	105%	1915	1800	106%	1898	1800	105%					
High Total	1800	1964	1800	109%	1973	2160	91%	1943	2160	90%	1886	2160	87%	1915	2160	89%	1898	2160	88%					
MS Reserve Capacity Palm City		0			0	144		0	144		0	144		0	144		0	144						
Hidden Oaks Middle	1200	1119	1200	93%	1106	1200	92%	1179	1200	98%	1185	1200	99%	1205	1200	100%	1199	1200	100%					
Middle Total	1200	1119	1200	93%	1106	1344	82%	1179	1344	88%	1185	1344	88%	1205	1344	90%	1199	1344	89%					
ES Reserve Capacity Palm City		0			0	150		0	150		0	150		0	150		0	150						
Bessey Creek Elem.	589	752	589	128%	514	589	87%	507	589	86%	498	589	85%	492	589	84%	501	589	85%					
Crystal Lake Elem.	620	733	620	118%	504	620	81%	503	620	81%	510	620	82%	526	620	85%	534	620	86%					
Elementary A (Tusawilla)					437	750	58%	437	750	58%	441	750	59%	441	750	59%	419	750	56%					
Palm City Elem.	713	881	713	124%	856	713	120%	829	713	116%	809	713	113%	801	713	112%	814	713	114%					
Elementary Total	1922	2366	1922	123%	2311	2822	82%	2276	2822	81%	2258	2822	80%	2260	2822	80%	2268	2822	80%					

* Title One School Capacity at 85% **Concurrency Capacity is FISH Permanent Capacity capped by School Board policy LOS=Level of Service

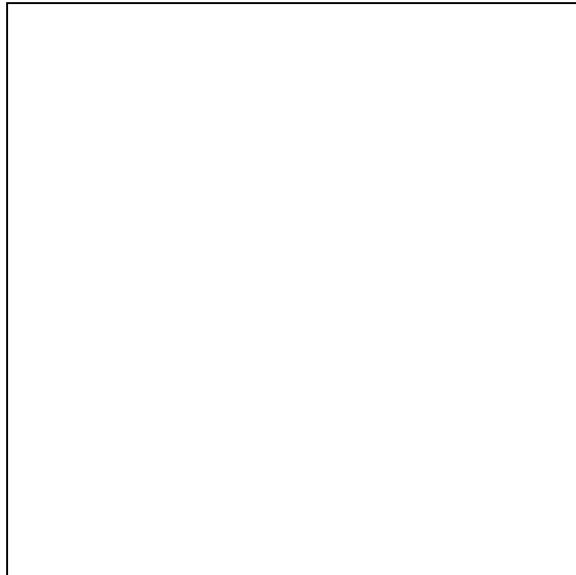


Concurrency Analysis

Hobe Sound Zone

School	Actual									Projected									
	Concurrency Capacity	2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012			2012 / 2013		
		Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS	Enroll	Cap	LOS
MS Reserve Capacity Hobe Sound		0			0	288		0	288		0	288		0	288		0	288	
Dr. David L. Anderson Middle	1200	901	1200	75%	931	1200	78%	946	1200	79%	961	1200	80%	979	1200	82%	994	1200	83%
Murray Middle	1033	750	1033	73%	776	1033	75%	761	1033	74%	761	1033	74%	750	1033	73%	750	1033	73%
Middle Total	2233	1651	2233	74%	1707	2521	68%	1707	2521	68%	1722	2521	68%	1729	2521	69%	1744	2521	69%
ES Reserve Capacity Hobe Sound		0			0	114		0	114		0	114		0	114		0	114	
Hobe Sound Elem.	750	711	750	95%	729	750	97%	745	750	99%	761	750	101%	760	750	101%	779	750	104%
Port Salerno Elem.*	638	660	638	103%	676	638	106%	685	638	107%	688	638	108%	687	638	108%	681	638	107%
Seawind Elem.	589	673	589	114%	690	750	92%	689	750	92%	698	750	93%	731	750	97%	741	750	99%
Elementary Total	1977	2044	1977	103%	2095	2252	93%	2119	2252	94%	2147	2252	95%	2178	2252	97%	2201	2252	98%

* Title One School Capacity at 85% **Concurrency Capacity is FISH Permanent Capacity capped by School Board policy LOS=Level of Service



Concurrency Analysis

Stuart Zone

School	Actual																			Projected																		
	Concurrency Capacity	2007 / 2008				2008 / 2009				2009 / 2010				2010 / 2011				2011 / 2012				2012 / 2013																
		Enroll	Cap	LOS		Enroll	Cap	LOS		Enroll	Cap	LOS		Enroll	Cap	LOS		Enroll	Cap	LOS		Enroll	Cap	LOS														
HS Reserve Capacity Stuart		0			0	360			0	360			0	360			0	360			0	360																
Martin County High	1800	1951	1800	108%	1946	1800	108%		1953	1800	108%		1945	1800	108%		1985	1800	110%		1999	1800	111%															
High Total	1800	1951	1800	108%	1946	2160	90%		1953	2160	90%		1945	2160	90%		1985	2160	92%		1999	2160	93%															
MS Reserve Capacity Stuart		0			0	144			0	144			0	144			0	144			0	144																
Stuart Middle	1200	919	1200	77%	874	1200	73%		852	1200	71%		865	1200	72%		864	1200	72%		879	1200	73%															
Middle Total	1200	919	1200	77%	874	1344	65%		852	1344	63%		865	1344	64%		864	1344	64%		879	1344	65%															
ES Reserve Capacity Stuart		0			0	75			0	75			0	75			0	75			0	75																
Parker School of Science*	638	607	638	95%	621	638	97%		626	638	98%		634	638	99%		639	638	100%		643	638	101%															
Pinewood Elem.	622	761	622	122%	747	750	100%		753	750	100%		747	750	100%		763	750	102%		772	750	103%															
Elementary Total	1260	1368	1260	109%	1368	1463	94%		1381	1463	94%		1381	1463	94%		1402	1463	96%		1415	1463	97%															

* Title One School Capacity at 85% **Concurrency Capacity is FISH Permanent Capacity capped by School Board policy LOS=Level of Service

(Ord. No. 2158-08, § 1, 5-12-2008)

Sec. 10.7. - Goals, objectives, and policies.

10.7. A. *Goal.* The City of Stuart shall coordinate with the School Board of Martin County to ensure public school facilities are of the highest quality and meet the needs of the County's existing and future population.

1. *Objective.* To ensure public school facilities are maintained at the highest quality.

- a. *Policy:* The City hereby adopts the LOS standards for public schools established in the Interlocal Agreement for School Facilities Planning and Siting and reflected in policy A.3.1 of the Capital Improvements Element.
- b. *Policy:* The City hereby adopts by reference the School Board's Concurrency Service Areas as established in the Interlocal Agreement for School Facilities Planning and Siting. Concurrency Service Areas may be altered from time to time via amendment of the Interlocal Agreement, but shall not necessitate an amendment to this plan.
- c. *Policy:* The School Board staff shall monitor each of the applicable levels of service within each concurrency service area to determine whether any deficiencies exist. In the event that one or more deficiencies are identified, the School Board shall initiate action to cure the deficiency by no later than the time of the next annual update of the Public School Facilities Element.

- (1) In the event that a Concurrency Service Area lacks a school, (Elementary, Middle School, High School) students residing within that CSA shall attend a school in an adjacent CSA.
- d. *Policy:* Level of service standards will be applied by Concurrency Service Area. Concurrency Service Areas shall be documented in the data and analysis documentation. The boundaries of the Concurrency Service Areas and any modifications shall be based on the consideration of the following criteria:
 - (1) Maximum utilization of school facilities;
 - (2) Future growth and demographic changes;
 - (3) Demographic/socioeconomic balance;
 - (4) Transportation costs;
 - (5) Minimizing the disruption to students and families related to attendance zone changes;
 - (6) Capacity commitments;
 - (7) The County's Urban Service Districts.

Modifications to the Concurrency Service Area boundaries may be made by the School Board, only after review and a reasonable opportunity for comment by the City and County.

- 2. *Objective. To ensure adequate capacity is available to accommodate projected development at the adopted level of service.*
 - a. *Policy:* The City shall not approve any final site plans which include residential units until the receipt of a School Concurrency Review Report from the School District determining that adequate school capacity exists for the proposed development pursuant to the requirements of the Comprehensive plan and the Land Development Regulations.
 - b. *Policy:* The City shall consider the following residential uses exempt from the requirements of school concurrency:
 - (1) Single-family lots of record existing at the time the school concurrency ordinance becomes effective.
 - (2) Any new residential development that has final site plan approval or the functional equivalent for a site specific development order prior to the commencement date of the School Concurrency Program.
 - (3) Any amendment to any previously approved residential development that does not increase the number of dwelling units or changes the type of dwelling units (single-family to multifamily, etc.).
 - (4) Age-restricted communities with no permanent residents under the age of 18. Exemption of an age-restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 55 years and older.
 - c. *Policy:* The City, through its Land Development Code, shall establish a school concurrency review process for all residential projects that are not exempt under Policy 10.4.A.2. The school concurrency review process shall conform to the process established in the Interlocal Agreement for School Facilities Planning and Siting.
 - d. *Policy:* In the event that development would cause the applicable levels of service to be exceeded, then the City and the School Board shall review mitigation options in order to offset the impacts of a proposed development. Acceptable forms of mitigation may include:
 - (1) The donation of funding for the construction and/or acquisition of school facilities sufficient to offset the demand for public school facilities to be created by the proposed development.

- (2) The creation of mitigation banking based on the funding of the construction of a public school facility in exchange for the right to sell excess capacity credits.
- (3) Charter schools may also be accepted by the School Board as mitigation under the provisions of this Agreement provided they meet the following operational and design standards:
 - (a) The school has a charter approved by the School Board.
 - (b) The charter school's facilities to be accepted as mitigation shall be built according to the SREF standards set forth in Florida Administrative Code.
 - (c) The charter school's facilities to be accepted as mitigation adhere to the building policies and practices of the School Board, including but not limited to architecture, building materials, and structural hardening.
 - (d) The core facilities for all charter schools, including, but not limited to, cafeteria, media center, administrative offices, and land area available for recreational uses, parking areas, and storm water retention, shall be sized to accommodate the standard educational facility sizes established by policy of the School Board as follows:
 - Elementary school: 750 student stations;*
 - Middle school: 1,200 student stations;*
 - High school: 1,800 student stations.*
 - (e) All charter schools shall be located along publicly-owned roadways and accessible to any member of the general public.
 - (f) Other mitigation as permitted by State law, including the donation of land and payment for land acquisition.
- e. *Policy:* Within 30 days after the School District Staff receives a completed public school impact form for amendments to the Comprehensive Plan future land use map, rezonings, developments of regional impact, and master site plans which include residential units, the School District Staff shall provide the local government with a general capacity analysis which indicates the generalized capacity for all applicable school facilities. This analysis shall be used in the evaluation of the development proposals but shall not provide a guarantee of availability of services or facilities.
- f. *Policy:* Upon receipt of a completed public school impact form for final site plans which include residential units, the School District Staff shall provide the local governments with a School Concurrency Review Report that States whether adequate school capacity exists for a proposed development, based on the LOS standards, CSAs, and other standards set forth in this Agreement, as follows:
 - (1) Calculate the aggregate Permanent Capacity and Temporary Capacity for each type of school facility within the CSA within which the project is proposed to be located, and the CSAs which are adjacent thereto. For purposes of this calculation, permanent and temporary capacities shall include the capacities of both existing school facilities, as well as those which are planned to be operational by no later than the conclusion of the third year of the School Board's Five Year Capital Improvement Plan. For purposes of this calculation, CSA's which are separated by rivers or other bodies of water shall only be deemed "adjacent" if connected by a publicly owned bridge accommodating vehicular traffic.
 - (2) Calculate available school capacity, by type of school and relevant CSA, by subtracting from the sums determined above:

- (a) Current student enrollment (determined by the District's October count) for each type of school facility within the CSA within which the project is proposed to be located, and the CSAs which are adjacent thereto;
- (b) Reserved capacity for student enrollment projected to be developed within three years from projects previously determined to have met school concurrency, and having met the requirements for a reservation of capacity for each type of school facility within the CSA within which the project is proposed to be located, and the CSAs which are adjacent thereto;
- (c) The demand on school facilities created by the proposed development shall be projected at the county-wide student generation rates specified in the School District's latest Educational Impact Fee report, as the same may be amended from time to time upon request of the School Board; provided that projects granted educational impact fee waivers pursuant to County ordinance shall be deemed to generate no students.

The City shall approve final site plans, which include residential units, only after the receipt of a School Concurrency Review Report from the School District Staff determining that adequate school capacity exists for the proposed development pursuant to the requirements of the Comprehensive Plan and Land Development Regulations.

In the event that development would cause the applicable levels of service to be exceeded in the concurrency service area where the development is located, a positive concurrency evaluation may be granted if capacity exists in one or more contiguous school concurrency service areas.

- g. *Policy:* In the event that a Concurrency Service Area lacks a school, (Elementary, Middle School, High School) students residing within that CSA shall attend a school in an adjacent CSA.
 - h. *Policy:* Any mitigation funds provided as a result of the school concurrency system shall be directed by the School Board toward a school capacity improvement identified in a financially feasible five-year district work plan and which satisfies the demands created by that development in accordance with a binding developer's agreement.
 - i. *Policy:* The City, in conjunction with the School District and the municipalities within the County, shall identify issues relating to public school emergency preparedness, such as:
 - (1) The determination of evacuation zones, evacuation routes, and shelter locations.
 - (2) The coordination of efforts to design and use schools as emergency shelters.
 - (3) The consideration of all facilities owned by a local governmental body and all charter schools for enhancement as public shelters.
 - (4) The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.
3. *Objective. To ensure all new public schools will be consistent with the FLU map designation, will have needed supporting infrastructure; and to encourage that new public schools will be co-located with other appropriate service facilities where possible.*
- a. *Policy:* The City, in conjunction with the School District, shall jointly determine the need for and timing of on-site and off-site improvements necessary to support a new school.
 - b. *Policy:* No imposition of design standards, site plan standards or other development conditions that exceed or are inconsistent with [F.S.] ch. 1013 and State Requirements for Educational Facilities or that are inconsistent with maintaining a balanced, financially feasible district facilities work plan will be established unless mutually agreed.

- c. *Policy:* The City, in conjunction with the School District and the County, shall identify issues relating to public school emergency preparedness, and target all facilities owned by a local governmental body and all charter schools for enhancement as public shelters.
 - d. *Policy:* The City and the School District will coordinate review of the School District's Long Range Public School Facilities Map to ensure it is consistent with the City's Comprehensive Plan and Future Land Use Map. The City and School Board will consider any necessary changes during its annual review specified in Policy 10.7A.5. Any changes to the School District's Long Range Public School Facilities Map that are required to ensure consistency with the Comprehensive Plan will be processed as a Comprehensive Plan Amendment.
4. *Objective. To ensure the Five-Year Capital Improvements Plan will include all necessary projects to address current and future needs.*
- a. *Policy:* The City shall, no later than December 1 of each year, update the Public Schools Facilities Element to include an update to the financially feasible public schools capital facilities program and to coordinate the capital improvements program with the fiver district facilities work plan, the plans for other local governments, and, as necessary, to update the concurrency service area map. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.
 - b. *Policy:* The City, in conjunction with the School District, shall annually review the Public School Facilities Element and maintain a long-range public school facilities map series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period.
5. *Objective. The City in cooperation with the School Board shall annually review the Public Schools Facilities Element to ensure that it remains financially feasible.*
- a. *Policy:* Staff of the City, County and the School Board shall meet at least quarterly to discuss issues regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support schools and ensure safe student access.
 - b. *Policy:* The elected boards of the City, County and the School District will hold semiannual joint meetings in the first and third quarters of each calendar year or as otherwise mutually agreed. A representative of the Treasure Coast Regional Planning Council will also be invited to attend. The joint meetings will provide an opportunity for the representatives to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding school budgets, coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, joint use opportunities, school concurrency, and other school planning issues. The Superintendent, County Administrator and City Manager or their designees shall be responsible, on a rotating basis amongst the three entities, for making meeting arrangements and providing notification, including notice to the general public.
 - (1) The first semiannual meeting shall occur after January 1 but within the first quarter of each year and generally include presentations as follows: (1) the City and County staff shall address population projections, summary of development activity, and large-scale development projects currently under review, and (2) the School District Staff shall address the most current Florida Department of Education ("DOE") Capital Outlay Full Time Equivalent ("CO-FTE") counts for each school grade, the fall student enrollment count by grade, any updates to the Five-Year Educational Plant Survey; Five-Year Work Program; and the School Board's Five Year Capital Improvement Plan.
 - (2) The second semiannual meeting shall occur prior to September 1 but within the third quarter of each year and generally include presentations as follows: (1) the City and County staff shall address the draft capital improvements programs of each local

government and large-scale development projects currently under review, and (2) the School District Staff shall address the Five Year Capital Improvement Plan for the pending year and the spring enrollment count by grade. Additionally, all staffs shall work collaboratively to present legislative updates as they relate to the topics addressed in this Agreement.

6. *Objective. The City and School Board will explore opportunities to co-locate and share use of school facilities and civic facilities, such as libraries, parks, recreation facilities, community centers.*
 - a. *Policy:* Co-location and shared use opportunities will be considered by the City and School Board when preparing annual updates to their schedules of capital improvements and when planning and designing new, or renovating existing, community facilities.
 - b. *Policy:* Where possible, commensurate with the School Board's acquisition of property for a school site, the City will be given an opportunity to consider simultaneously acquiring property for an adjoining park, library, recreation facility, or community center.
 - c. *Policy:* Where possible, commensurate with the City's acquisition of property for a park, library, recreation facility, community center, auditorium, learning center, museum, performing arts center or stadium, the School Board will be given an opportunity to consider simultaneously acquiring property for an adjoining school site.

(Ord. No. 2158-08, § 1, 5-12-2008)

Element ~~11X~~ - ECONOMIC DEVELOPMENT ELEMENT

Goals, Objectives, and Policies City of Stuart, Florida

GOAL STATEMENT—~~11~~.A

The City will develop and maintain an economic environment that will encourage the creation, expansion and retention of business within city limits while maintaining a high quality of life for its residents.

(Ord. No. 2329-2016, 1(Att. A), 10-10-2016)

Objective ~~11~~.A1. - Retain existing businesses and attracting new businesses.

Provide supporting services for the retention of existing businesses and attracting new businesses.

Policy ~~11~~.A1.1. The City will seek to ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City.

Policy ~~11~~.A1.2. The City will seek to prioritize the development of sites with high visibility and direct access to major transportation corridors for targeted and other industries and uses that encourage job creation.

Policy ~~11~~.A1.3. The City will seek to consider the high priority of retaining employment-generating land uses in appropriate locations during the review of comprehensive plan amendments and rezoning requests.

Policy ~~11~~.A1.4. The City will encourage the designation and preservation of industrial land for industrial uses.

Policy ~~11~~.A1.5. The City will encourage new commercial and industrial development.

Policy ~~11~~.A1.6. The City will seek to obtain grant monies and other funds designed to assist local economic development initiatives to increase employment opportunities, and will consider support of other agencies engaged in similar efforts.

Policy ~~11~~.A1.7. The City will seek to coordinate, where appropriate, City investment in utilities, transportation, and other public facilities with business, employment, and other economic development opportunities.

Policy ~~11~~.A1.8. The City will coordinate with Martin County government, Martin County School Board, the Economic Council of Martin County, the Business Development Board of Martin County, the Treasure Coast Regional Planning Council, the Martin County Chamber of Commerce, other chambers of commerce and other organizations to develop strategies designed to meet the economic diversification needs of the community with emphasis of job creation.

Policy ~~11~~.A.1.9. The City shall encourage entrepreneurs and small business incubator space to attract and foster small business initiatives in the downtown district.

(Ord. No. 2329-2016, 1(Att. A), 10-10-2016)

Objective ~~11~~.A2. - Economic development opportunities.

The City will seek to maintain a balance between man-made and natural environments as a means of attracting and maintaining target industries and retaining a healthy foundation for its economy.

Policy ~~11~~.A2.1. The City will encourage the expansion of existing business and industry and/or development of new business and industry in appropriate locations, as feasible and applicable, in order to maximize the use of existing public services and infrastructure.

Policy 11.A2.2. The City shall consider potential changes to its Land Development Regulations to provide for a wide range of uses in commercial areas that contribute to the City's total employment base, provide the goods and services needed by the City's residents and promote the retention and expansion of businesses and attractions in the City's commercial areas.

Policy 11.A2.3. In order to enhance current investments in the City and to maintain and improve existing structures, the City shall consider allowing modifications to standards for required off-street parking, based on the anticipated use of the facility, size of meeting or assembly areas, hours of use, anticipated effects of parking on adjacent businesses and surrounding community, access to public transportation and carpools, and other considerations of need and impact, as appropriate.

Policy 11.A2.4. The City will continue to coordinate with educational partners to ensure there are appropriate educational opportunities, job skills programs, and facilities to meet business and industry needs.

Policy 11.A2.5. The City acknowledges its strategic location and where appropriate will encourage multi-modal transportation as a means of emphasizing its position as a regional destination.

Policy 11.A2.6. The City shall continue to provide for attractive open spaces and sustainable natural environments that enhance the quality of life in the City and protect the functions of important environmental resources.

Policy 11.A2.7. The City shall attract healthcare services and healthcare-related industries, including medical facilities and auxiliary industries that support healthcare.

Policy 11.A2.8 The City shall promote underutilized properties in the downtown district to potential developers and business owners to spur redevelopment and revitalization.

Policy 11.A.2.9. The City shall seek available funding for the assessment, clean-up and redevelopment of identified brownfield sites.

(Ord. No. 2329-2016, 1(Att. A), 10-10-2016)

Objective 11.A3. - Promote tourism.

The City shall continue to enhance local attractions and recreational facilities to promote tourism and quality of life.

Policy 11.A3.1. The City shall continue to promote tourism and recreation based upon the City's natural resources.

Policy 11.A3.2. The City shall continue to promote passive recreational activities by continuing to protect natural preserves and the St. Lucie River.

Policy 11.A3.3. The City shall encourage cooperative efforts between local realtors, hotel/motel owners and restaurants, Department of Economic Development and Tourism, and Chambers of Commerce to market Stuart as a Waterfronts Florida tourism destination.

Policy 11.A3.4. The City shall continue to support arts and culture as a core component to the economic health of the City.

Policy 11.A3.5 The City shall continue to promote tourism through the support of historic and cultural arts.

Policy 11.A.3.6 The City shall promote the creation of new cultural destinations throughout the City by capitalizing on the City's character, elevating its historic architecture, and investing in cultural landmarks and art installations to create a vibrant and unique destination.

(Ord. No. 2329-2016, 1(Att. A), 10-10-2016)