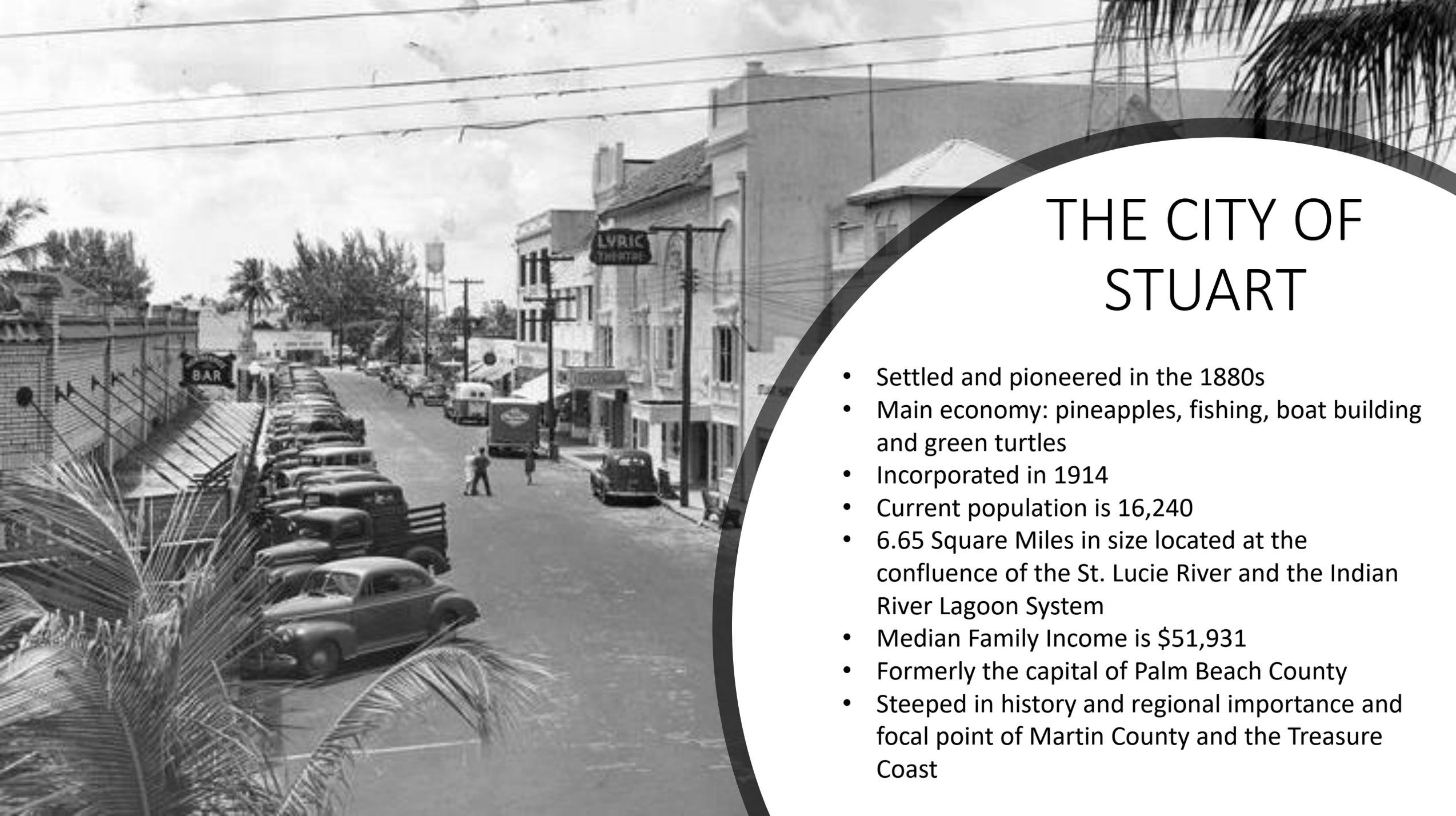




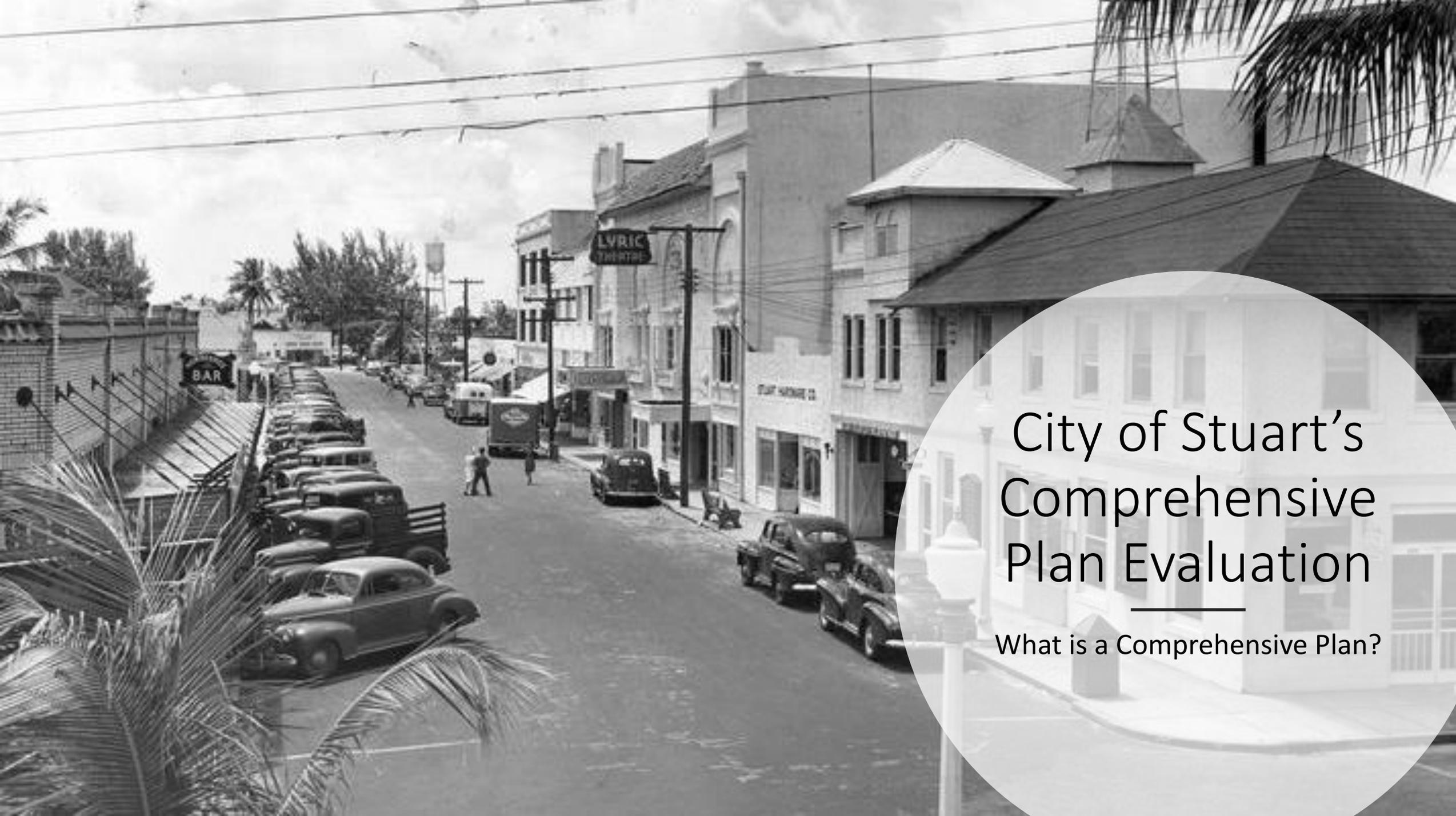
# SHAPING STUART

Evaluating the Comprehensive Plan  
for the City of Stuart



# THE CITY OF STUART

- Settled and pioneered in the 1880s
- Main economy: pineapples, fishing, boat building and green turtles
- Incorporated in 1914
- Current population is 16,240
- 6.65 Square Miles in size located at the confluence of the St. Lucie River and the Indian River Lagoon System
- Median Family Income is \$51,931
- Formerly the capital of Palm Beach County
- Steeped in history and regional importance and focal point of Martin County and the Treasure Coast



# City of Stuart's Comprehensive Plan Evaluation

What is a Comprehensive Plan?



# Legal Framework

In 1975, Florida enacted the Local Government Comprehensive Plan Act. This was the first time the state encouraged municipalities to prepare plans that addressed standardized issues and elements. However, the plans were not required.

In 1985, the State of Florida enacted the Local Government Comprehensive Planning and Land Development Regulations Act Chapter 163, Part II, Florida Statutes, also known as the Growth Management Act of 1985. It was an update to the 1975 Act. It was at this time; the State of Florida required all local governments to develop plans to guide the future growth and development of their jurisdiction. And set in motion the City's visioning process.

The law is later renamed the "Community Planning Act" in 2011.

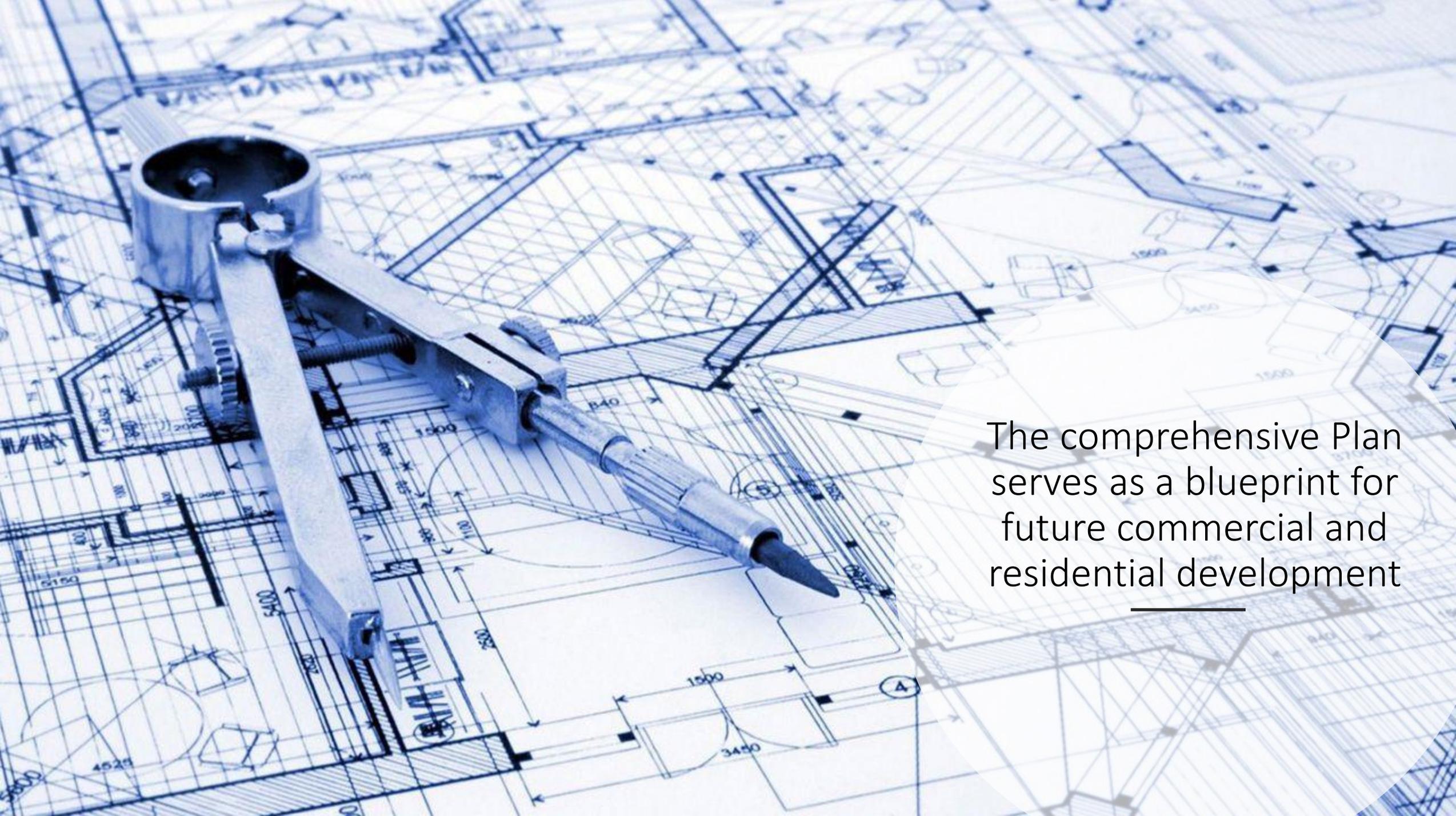
Section 163.3194(1)(a) establishes the legal status of the comprehensive plan. It states:

“After a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted.”

### Stuart’s Comprehensive Plan

In response to the State’s requirements, the City of Stuart adopted our first Comprehensive Plan in 1989. It complied with the state’s requirements to provide a plan that is financially feasible and include a concurrency management system which ensures that the infrastructure needed to support development is available when the impacts of the development occurs. We also adopted a Future Land Use Map (called a FLUM) and ensured that our Land Development Regulations were consistent with our Comprehensive Plan





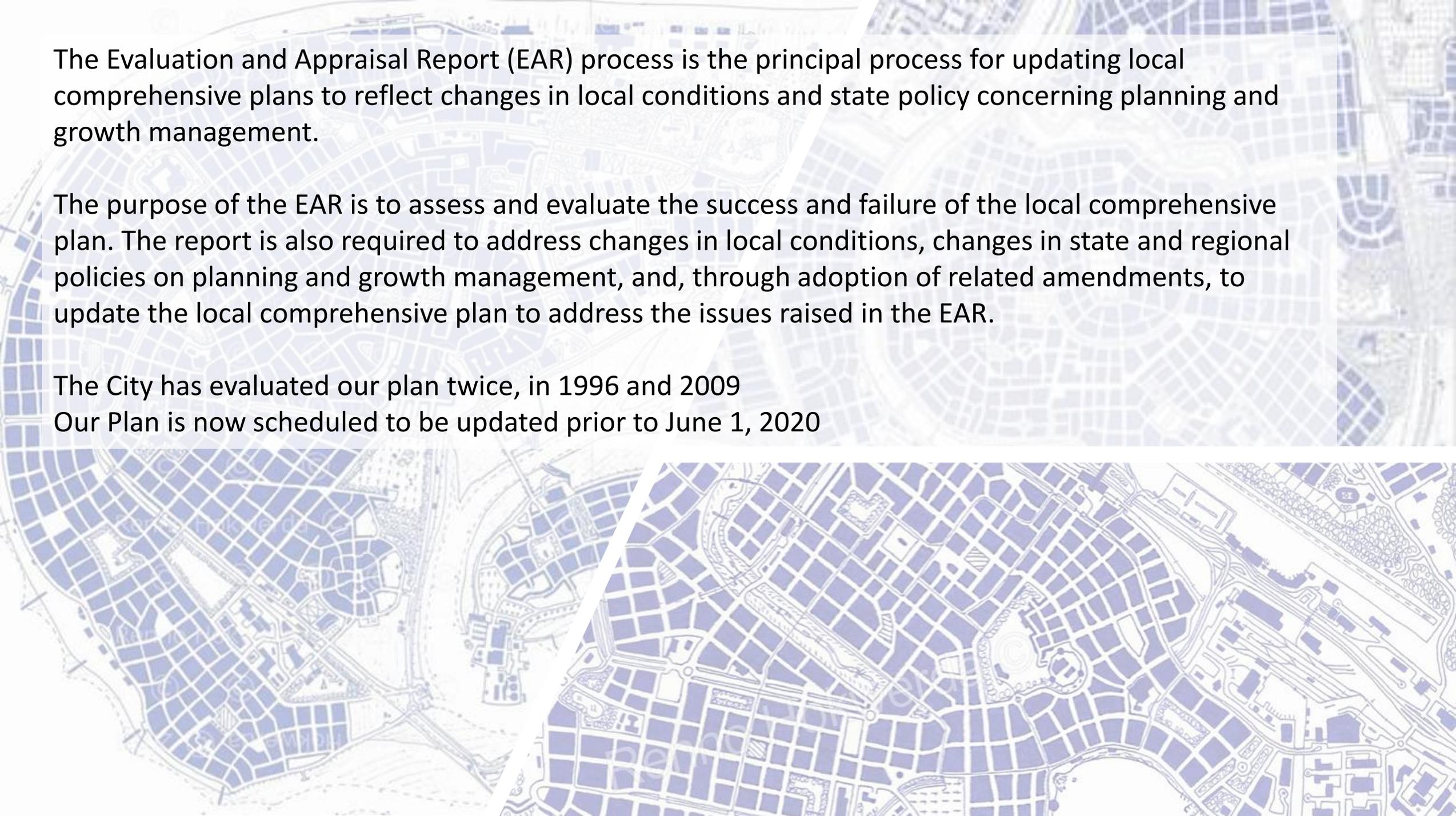
The comprehensive Plan serves as a blueprint for future commercial and residential development

---



## The Comprehensive Plan

- Monitors the health of the City's housing stock, natural resources, preservation/conservation lands, and transportation and infrastructure facilities, as well as planning for cultural, educational, historical and recreational amenities.
- An important component of the comprehensive plan is identifying the new infrastructure and growth demands needed to support the future physical and economic development of the community.
- It is intended to be a guide for making land use decisions for future development and redevelopment.
- Strategic investments made now in infrastructure, housing, recreational amenities, and education will create communities where families will want to live, where companies will want to do business, where jobs will be available, and where people will come to work and play.

The background of the slide is a detailed, light blue-toned map of a city grid. The map shows a dense network of streets, with some larger, more prominent thoroughfares. The grid is somewhat irregular, with some blocks being larger than others. The map is semi-transparent, allowing the text to be clearly visible over it.

The Evaluation and Appraisal Report (EAR) process is the principal process for updating local comprehensive plans to reflect changes in local conditions and state policy concerning planning and growth management.

The purpose of the EAR is to assess and evaluate the success and failure of the local comprehensive plan. The report is also required to address changes in local conditions, changes in state and regional policies on planning and growth management, and, through adoption of related amendments, to update the local comprehensive plan to address the issues raised in the EAR.

The City has evaluated our plan twice, in 1996 and 2009  
Our Plan is now scheduled to be updated prior to June 1, 2020

## 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

Ensure effective intergovernmental coordination





OBJECTIVE

STRATEGY



COLLABORATION

# Comprehensive

# Plan



SCHEDULE

IMPLEMENTATION



ACT



The Planning Process

# Importance of Public workshops

The Growth Management Act requires public participation in the comprehensive plan process

The city has adopted procedures to provide for and encourage public participation in the planning process.

# PUBLIC OUTREACH EFFORTS

- Established a City of Stuart webpage to centralize all on-going EAR information
- Created a community participation flyer explaining the process and encouraging participation in the kickoff meeting
- Advertised the kick-off meeting in the info bits on all city utility bills
- Created a survey and distributed it to interested focus groups
- Outreach to focus groups, such as Martin County schools, Stuart Main Street and Young Professionals
- Held a focus group discussion with Stuart Main Street
- Outreach by email blast for the December 11, Public Participation Meeting



## The EAR must go through what is called the State Coordinated Review Amendment Process

Local government shall hold a second public hearing within 180 days after receipt of the Department of Economic Opportunity (DEO) Objection, Recommendations, and Comments Report. If the local government fails within 180 days after receipt of the Objection, Recommendation and Comments Report to hold a second public hearing, section 163.(4)(e), Florida Statutes, provides that the amendment(s) (except amendments related to a development of regional impact) shall be deemed withdrawn unless extended by agreement and notice to the State Land Planning Agency and any affected party that provided comments on the amendment.

Within 30 days after the local government adopts the amendment, an affected person may file petition with the Department of Administrative Hearings challenging the amendment on the ground that it is not "in compliance" as defined in section 163.3184(1)(b), Florida Statutes.

Local governments shall transmit three copies of the adopted amendment package within 10 working days after the second public hearing to the State Land Planning Agency and one copy to any other agency or local government that provided timely comments.

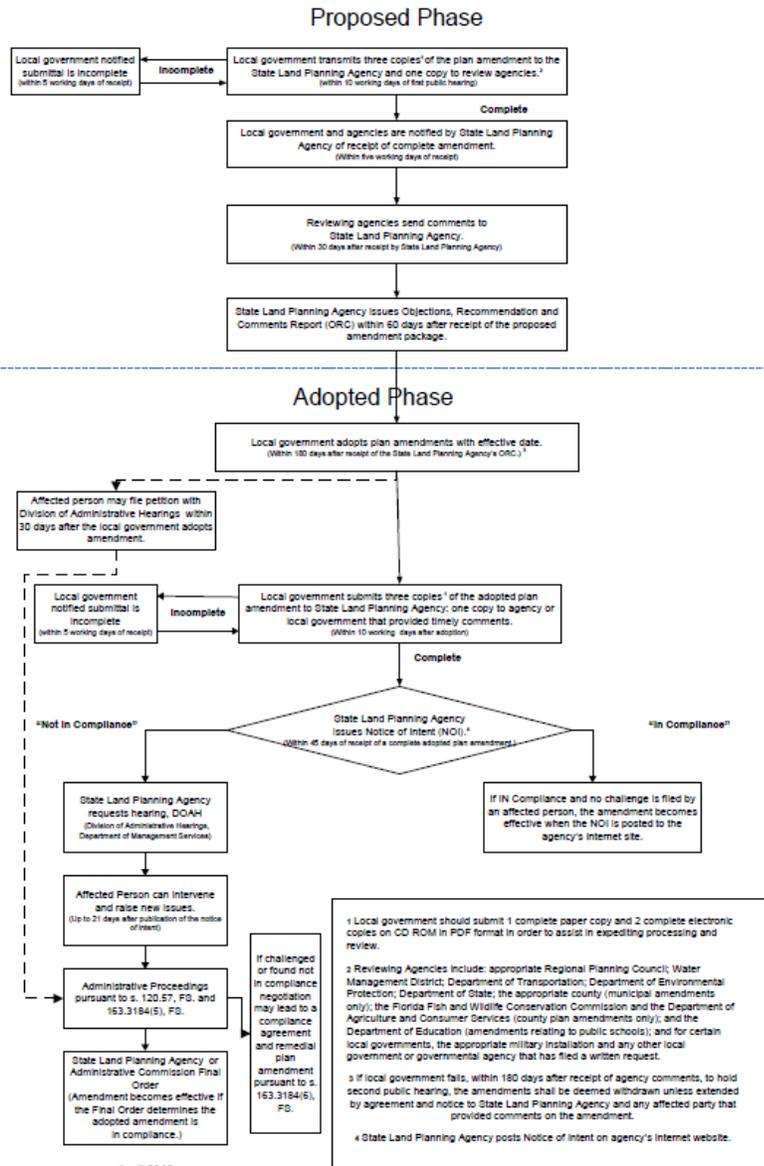
The State Land Planning Agency shall determine the completeness of the package and notify the local government within five working days of receipt

# The Planning Process

Collaboration and Public Hearings

DEO establishes the rules

State Coordinated Review Amendment Process  
Section 163.3184(4) and (5), Florida Statutes



# The Planning Process

Collaboration and Public Hearings  
DEO establishes the rules





*June 2019*

**Staff Review**

1

- Identify changes to Chapter 163 (State Statute)
- Identify city amendments from the last EAR update
- Prepare Community participation outline

- Kick-off Community Meeting
- Focus Group with Stuart Main Street Community Surveys
- Main Public Participation Meeting

**Public Participation**

2

- Staff meetings with individual Commissioners
- One or more Public Workshops with LPA and CC

**Public Hearing Workshops**

3

- Re-evaluate the proposed changes
- Finalize the draft EAR document

**Final Staff Collaboration**

4

- Hold a transmittal hearing (1<sup>st</sup> Reading) of proposed EAR
- Transmit the EAR to the State using the SCRA Process
- Adopt the final EAR (2<sup>nd</sup> Reading)

**Final Public Hearings**

5

*June 2020*



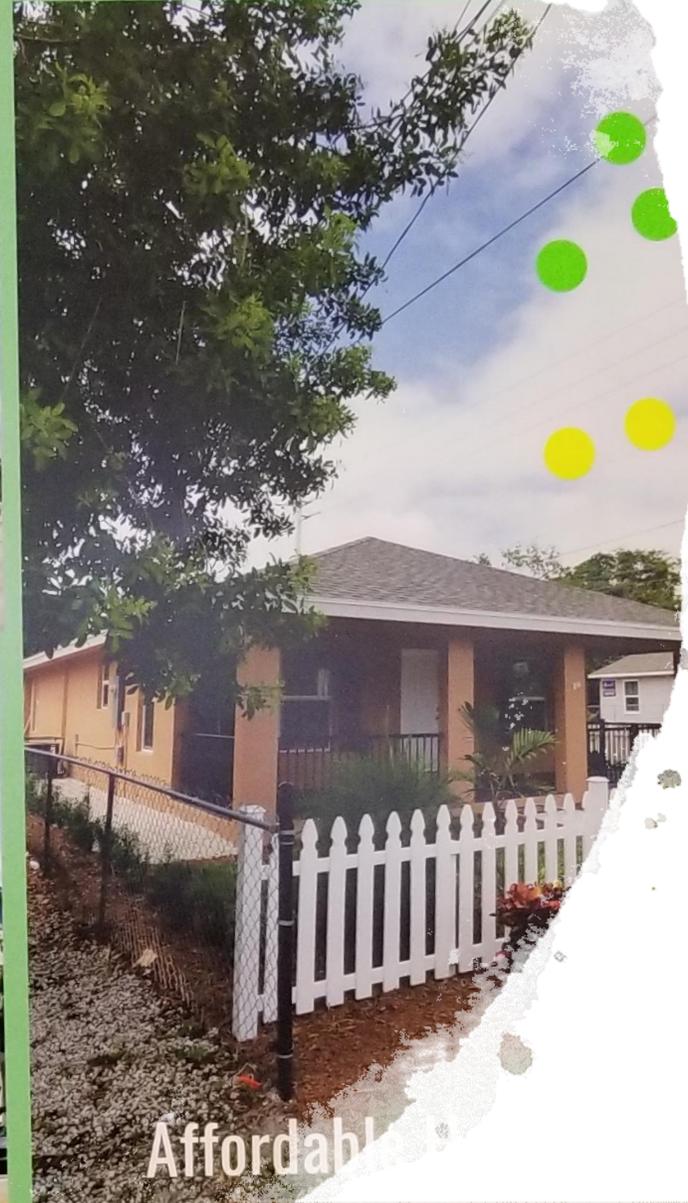
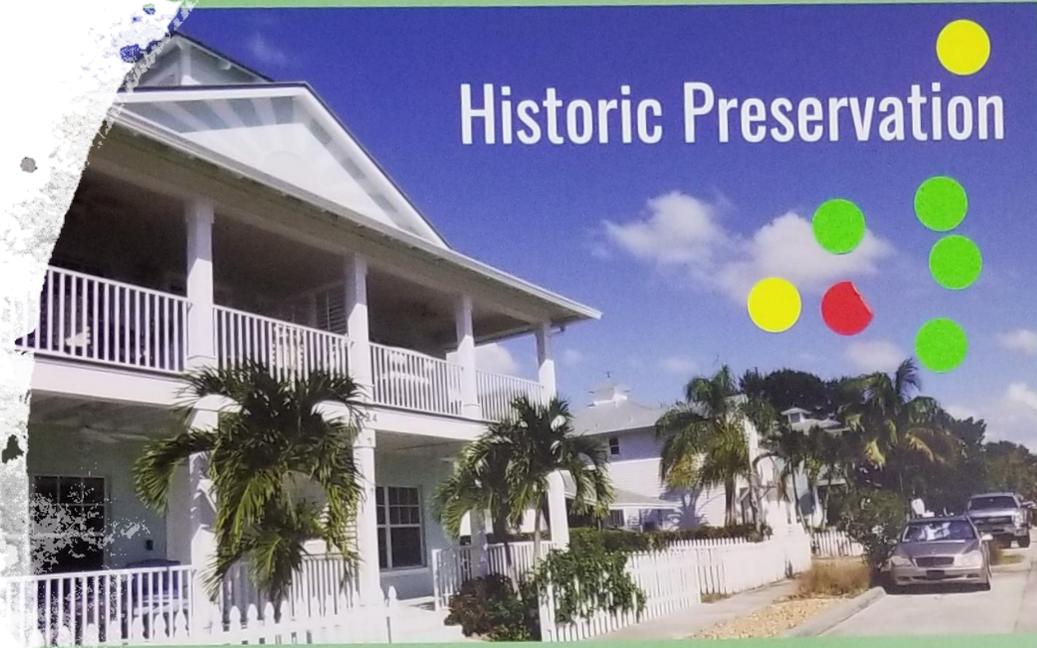
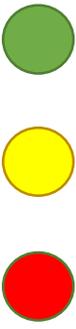


For the kick off meeting,  
staff organized the City into  
aspects for the public to  
consider:

- Neighborhoods
- Mobility
- Environment
- Public Services
- Business

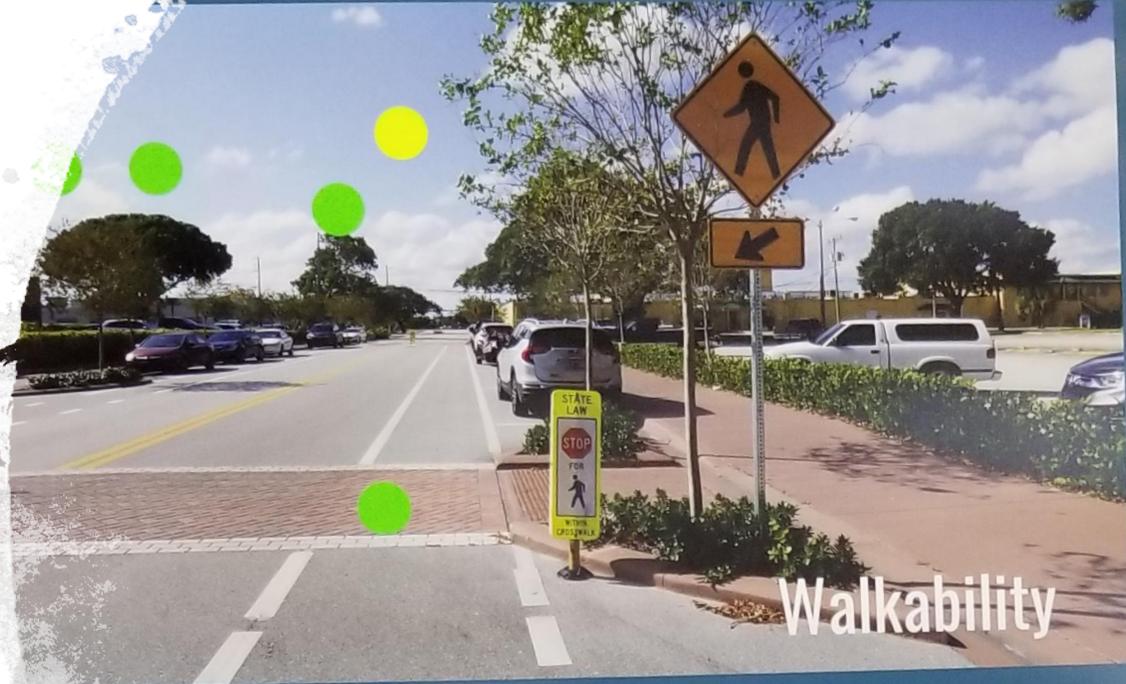


# Neighborhoods



Affordable

# Mobility



Walkability



Alternative Transportation

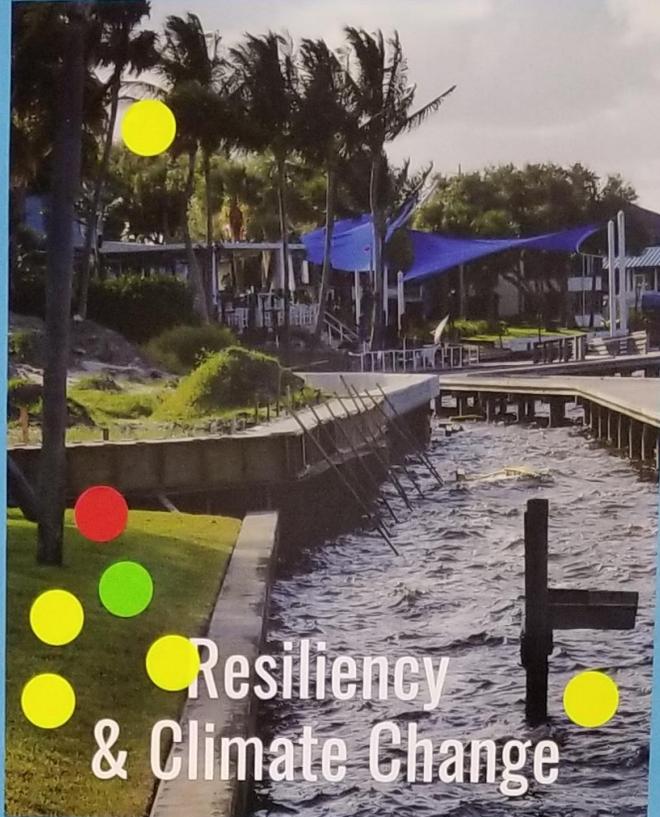


Passenger Train

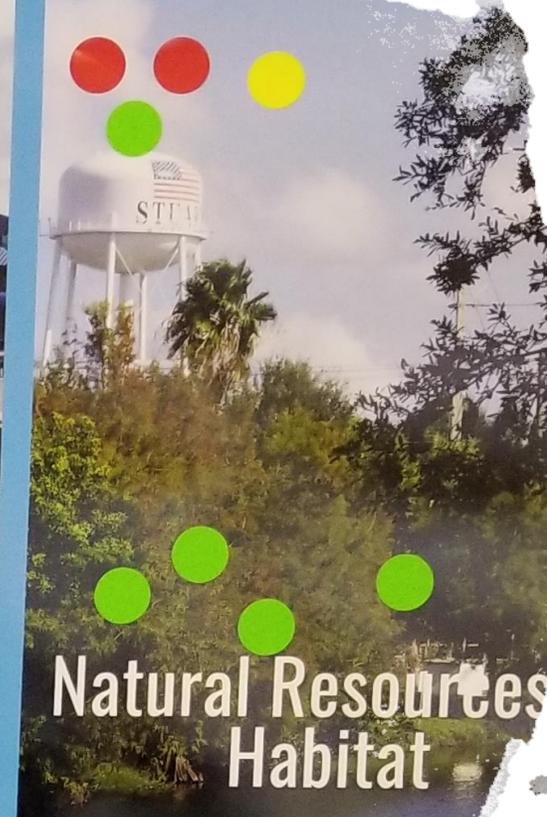
# Environment



Water Quality



Resiliency  
& Climate Change



Natural Resources  
Habitat



Management



Renewable  
& Alternative

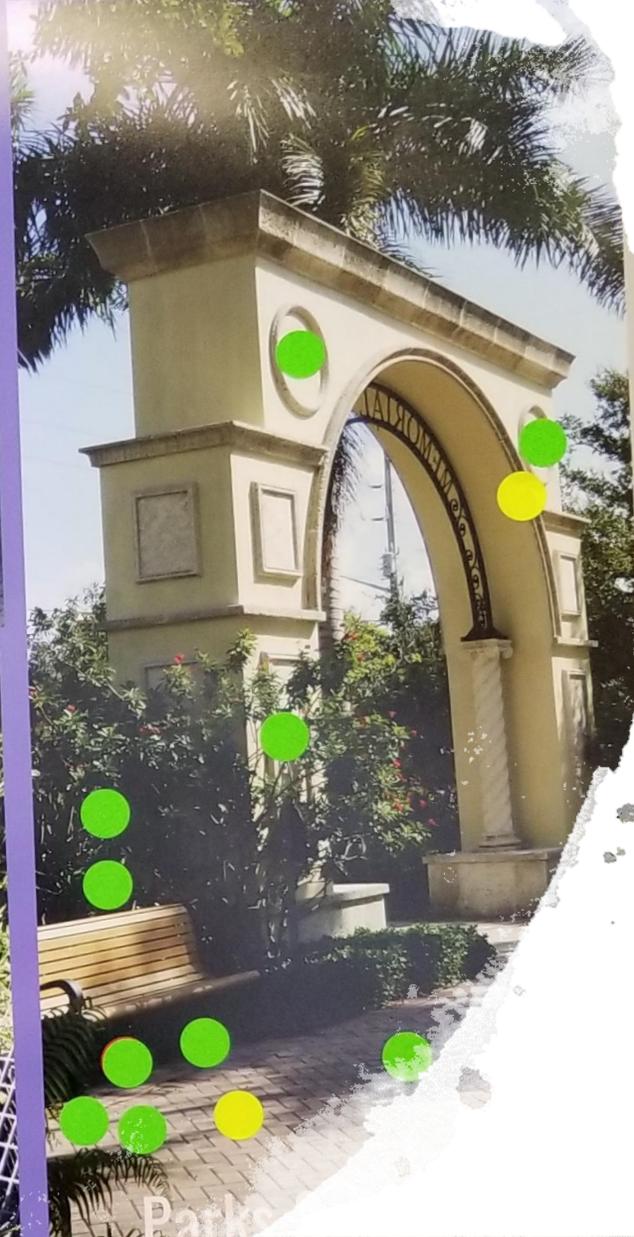
# Public Services



Potable Water & Utilities

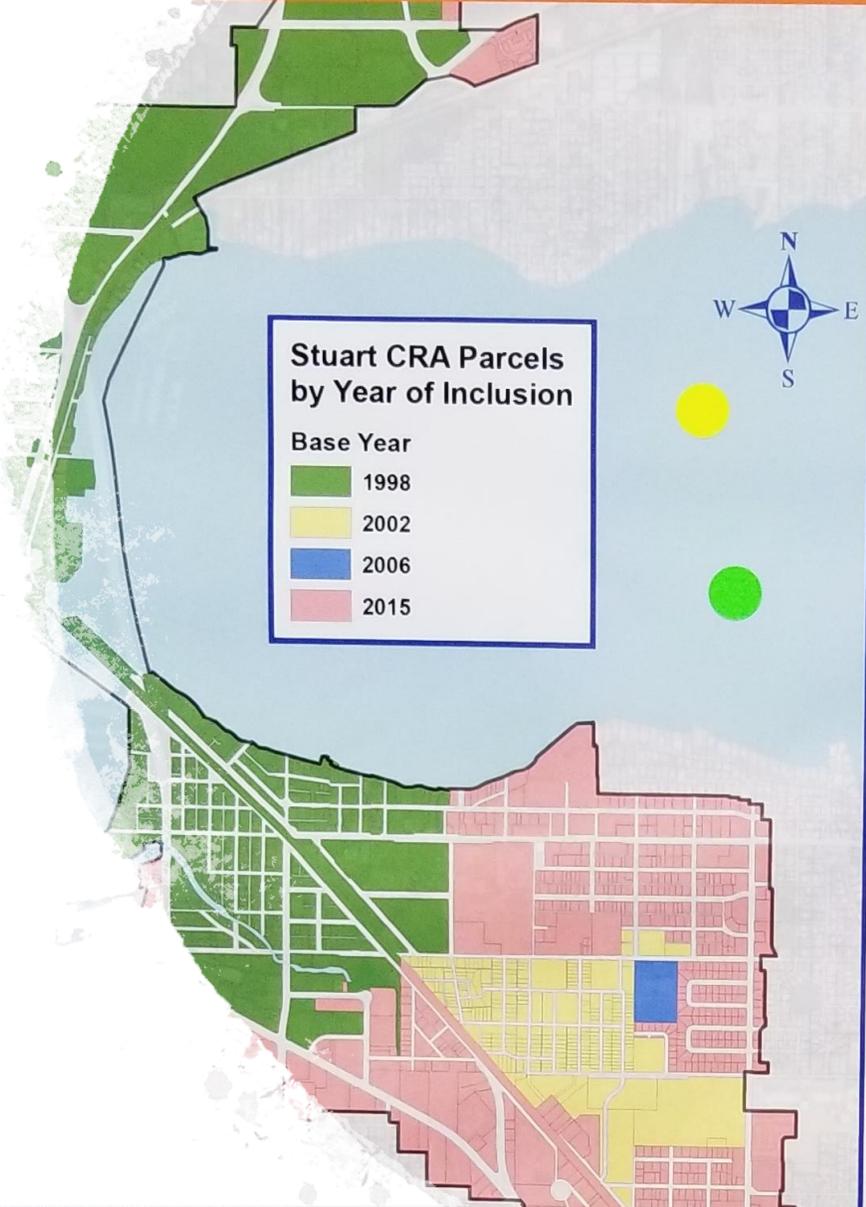


Sanitation & Recycling



Parks

# Business





# SHAPING STUART

Evaluating the Comprehensive Plan  
for the City of Stuart

# THE COMPREHENSIVE PLAN



The Comprehensive Plan has 10 required Elements and 1 optional Element, like a chapters in a book: Future Land Use, Housing, Transportation, Infrastructure, Coastal Management, Conservation, Recreational and Open Space, Intergovernmental Coordination, Capital Improvements, Economic Development and Public School Facilities



Within each Element are Goals, Objectives and Policies. Together, they form the City's official vision of the future. Each element of the plan includes at least one long-range goal, several intermediate objectives, and multiple implementation policies.

“Goal” means the long-term end toward which programs or activities are ultimately directed. (like a new year's resolution)

“Objective” means a specific, measurable, intermediate end that is achievable and marks progress toward a goal. (the main steps to achieve your new year's resolution)

“Policy” means the way in which programs and activities are conducted to achieve an identified goal. (describes the specific actions to take to achieve each step)

GUIDING PRINCIPLES BEHIND THE CREATION OF OBJECTIVES...and their corresponding policies



Specific



Measurable



Achievable



Relevant



Timely



The Comprehensive Plan is a planning tool that fits into an entire system of tools that help make the City run.

The Comprehensive Plan is intended to guide the other tools, such as the City's Land Development Code, the City's Code of Ordinances, various administrative codes, specific city plans, each City department and the City's boards and vendors. All working toward a common vision.

List of the Major Issues



Promote Diverse, Attractive and Healthy Housing  
HOUSING ELEMENT



FUTURE LAND USE ELEMENT  
Plan for Environmental Resiliency and Sustainability



Enhance Mobility for All Residents



Strengthen the Local Economy



Make Investments in Capital Improvements for the Future

**Note:** The Major Issues are identified and proposed by staff but must be approved and can be amended (also added or subtracted) by City Commission during the Public Workshop process.



*Fighting*  
PROMOTE DIVERSE,  
ATTRACTIVE AND  
HEALTHY HOUSING

---

MAJOR ISSUE #1

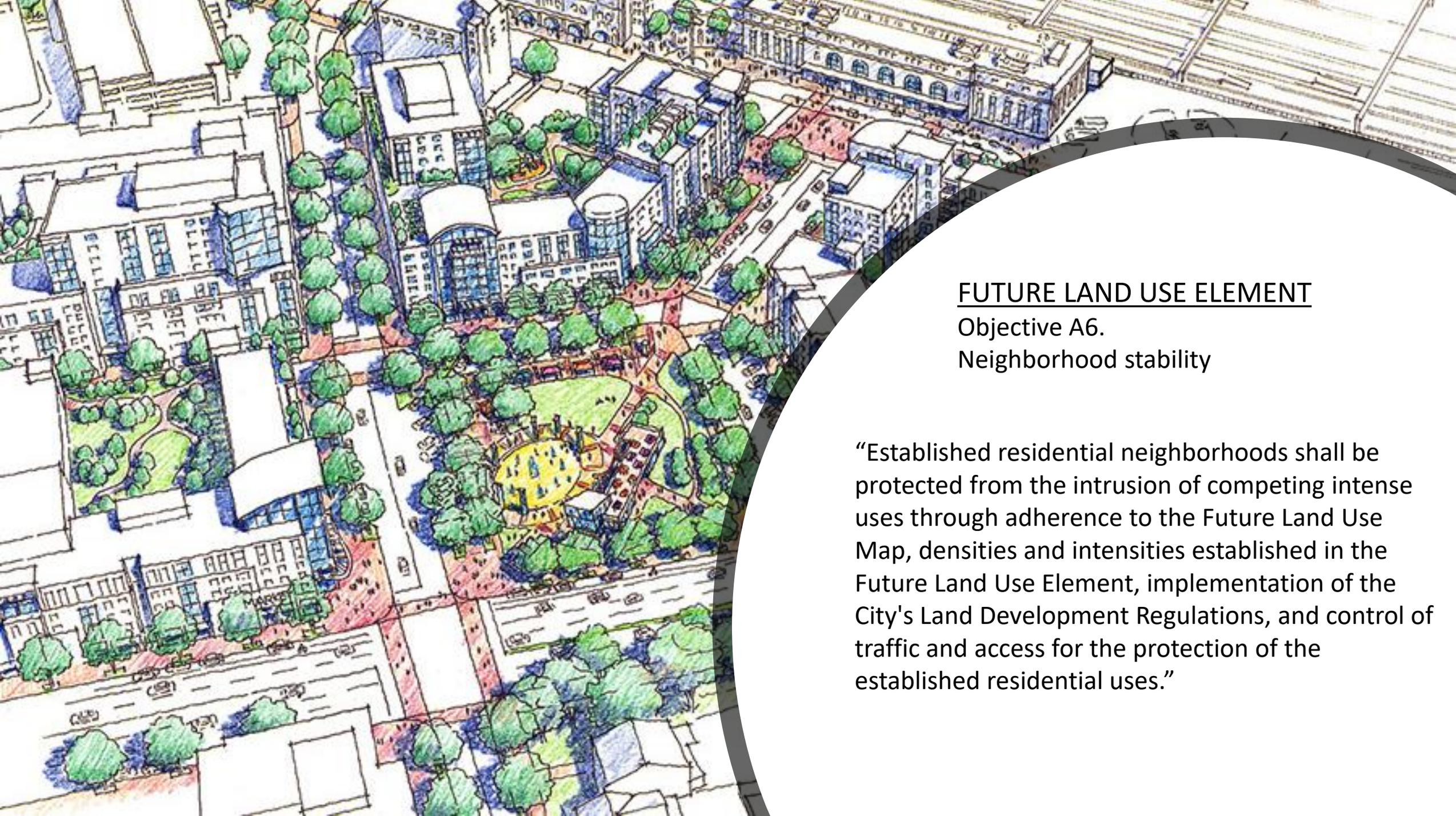


FUTURE LAND USE ELEMENT  
GOAL STATEMENT A

“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.”

HOUSING ELEMENT  
GOAL STATEMENT A

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



## FUTURE LAND USE ELEMENT

Objective 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.”



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## FUTURE LAND USE ELEMENT

### Objective A7

### Future Land Use Categories

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“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...”



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.”





## FUTURE LAND USE ELEMENT

### Objective 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.”

FUTURE LAND USE ELEMENT  
Objective 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”



Promoting a desirable, affordable and diverse housing stock that meets the demands of our existing and future residents



List of the Major Issues



Promote Diverse, Attractive and Healthy Housing



Plan for Environmental Resiliency and Sustainability

CONSERVATION ELEMENT

COASTAL MANAGEMENT

Enhance Mobility for All Residents



Strengthen the Local Economy



Make Investments in Capital Improvements for the Future

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# PLAN FOR ENVIRONMENTAL RESILIENCY AND SUSTAINABILITY

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ISSUE #2



## CONSERVATION ELEMENT

### Goal Statement A

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



“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.”

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**CONSERVATION ELEMENT**

**Objective A1:  
Surface Water Quality**



## CONSERVATION ELEMENT

### Objective 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.”





## CONSERVATION ELEMENT

Objective A7.

Air quality.

Alternative Energy Sources

“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.”

CONSERVATION ELEMENT

Objective 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.”





COASTAL MANAGEMENT ELEMENT  
GOAL STATEMENT 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.”

CONSERVATION ELEMENT

Objective 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.”



## COASTAL MANAGEMENT ELEMENT 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.”



## FUTURE LAND USE ELEMENT

### Objective 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.



Plastics and  
Recycling

Stuart



“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.”

---

Parks and Open Space Element  
Goal Statement A



FUTURE LAND USE ELEMENT

Objective A4

“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.”

Objective A4.

Floodplain protection.

“The City shall protect the natural functions of the 100-year floodplain.”



## TRANSPORTATION ELEMENT

### Objective 17

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





INFRASTRUCTURE ELEMENT

Objective A3

“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.”

INFRASTRUCTURE ELEMENT

Objective 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”.

List of the Major Issues



Promote Diverse, Attractive and Healthy Housing



Plan for Environmental Resiliency and Sustainability

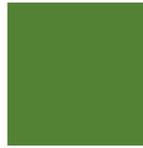


Enhance Mobility for All Residents

TRANSPORTATION ELEMENT

FUTURE LAND USE ELEMENT

Strengthen the Local Economy



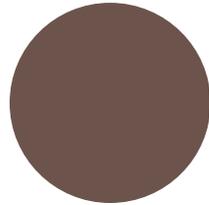
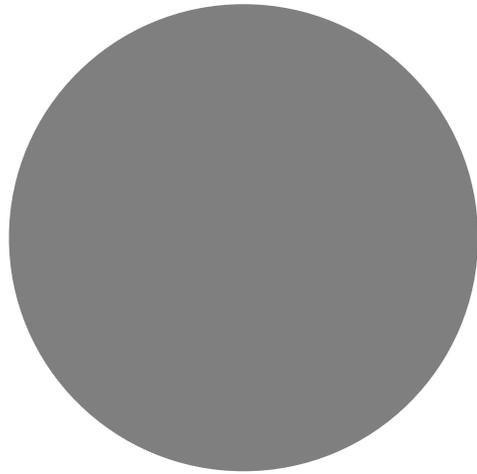
Make Investments in Capital Improvements for the Future

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# ENHANCED MOBILITY FOR ALL RESIDENTS

ISSUE #3



“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.”

Transportation Element  
Goal Statement A



---

## TRANSPORTATION ELEMENT Objective 1

---

“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.”



TRANSPORTATION ELEMENT  
Objective 6

---

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





## TRANSPORTATION ELEMENT

Objective 7a

Biking and Walkability

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



TRANSPORTATION ELEMENT  
Objective 7b

“In the land development codes the City shall encourage private developers to plan for pedestrian circulation, including internal sidewalks, bicycle paths and other linkages where possible...”

List of the Major Issues



Promote Diverse, Attractive and Healthy Housing



Plan for Environmental Resiliency and Sustainability

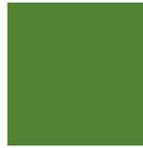


Enhance Mobility for All Residents



Strengthen the Local Economy

ECONOMIC DEVELOPMENT ELEMENT



Make Investments in Capital Improvements for the Future

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# STRENGTHEN THE LOCAL ECONOMY

ISSUE #4



ECONOMIC DEVELOPMENT ELEMENT  
GOAL STATEMENT 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.”



ECONOMIC DEVELOPMENT  
ELEMENT

Objective A1.

Business Retention and Attraction

---

“Provide supporting services for the retention of existing businesses and attracting new business.”



“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 healthy foundation for its economy.”

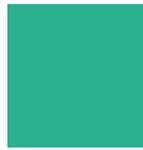
Objective A2:  
Economic Development  
Opportunities



“The City shall continue to enhance local attractors and recreational facilities to promote tourism and quality of life”

Objective A3:  
Promote Tourism

List of the Major Issues



Promote Diverse, Attractive and Healthy Housing



Plan for Environmental Resiliency and Sustainability



Enhance Mobility for All Residents



Strengthen the Local Economy



Make Investments in Capital Improvements for the Future

CAPITAL IMPROVEMENTS ELEMENT

INFRASTRUCTURE ELEMENT

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MAKE INVESTMENTS IN  
CAPITAL  
IMPROVEMENTS FOR  
THE FUTURE

ISSUE #5

## CIP GOAL STATEMENT 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.



Identification and ranking of capital facility needs

funding of capital improvements

level of service standards

concurrency management system

coordination with other plan elements

periodic assessment of GOPs

5 year CIP

---

## CIP GOAL STATEMENT A





## INFRASTRUCTURE ELEMENT GOAL STATEMENT 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. Facility deficiencies

- Capital Improvement Priorities
- Solid Waste
- Drainage
- Potable Water and Sanitary Sewer
- Planning for Public Facilities
- Use of Existing Facilities to prevent sprawl
- Conservation of potable water resources
- Protection of natural groundwater recharge areas and drainage features

Which way should we go?

# The Comprehensive Plan is our City's Long-Term Vision





# Feedback and Discussion

City of Stuart

Comprehensive Plan Evaluation



# SHAPING STUART

Evaluating the Comprehensive Plan  
for the City of Stuart