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

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.

Objective A1. - [Topographic and soil characteristics.]

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

Policy 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 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 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, and other innovative land development techniques. Such techniques shall be designed to maintain existing open space for recreation, groundwater recharge, and waterfront views.

Policy 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 A2.3. City shall encourage extension and expansion of its riverwalk 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 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 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 A2.2 and A2.3.

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

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

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

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

Policy 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 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 A6.5. The City shall promote energy efficiency through mixed-se 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 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 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 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.

TABLE OF LAND USE DENSITIES AND INTENSITIES

		Residential			Non-Residential			
			RPUD or Major UCE [2]					
Land Use Category	In/Out CRA [1]	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	<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%

[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 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 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 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 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 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 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 hyrdology of the proposed site, including an evaluation of the predevelopment and postdevelopment 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 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 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).

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 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 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 B

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

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

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

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

Policy B3.3. (blank)

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

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

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

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

Policy 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 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 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 pedestrian mobility throughout the CRA.

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

Policy 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 A7, its associated policies and the Future Land Use Map.

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

Policy 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 B2, its associated policies and the Capital Improvements Element.

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

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

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

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

Policy C3.11. The City shall require commercial development in the URA to utilize urban design features consistent with FLUE Policy 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 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 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 C3.14. The City through the CRA redevelopment shall encourage and promote pedestrian mobility and linkages throughout the CRA.

GOAL STATEMENT 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 C in the Housing Element.

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

Objective 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 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 E

Economic development is a comprehensive goal for the City.

Objective E1. - Economic development.

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

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

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

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

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

GOAL STATEMENT 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 F1. - [Development standards for Neighborhood/Special District land use category.]

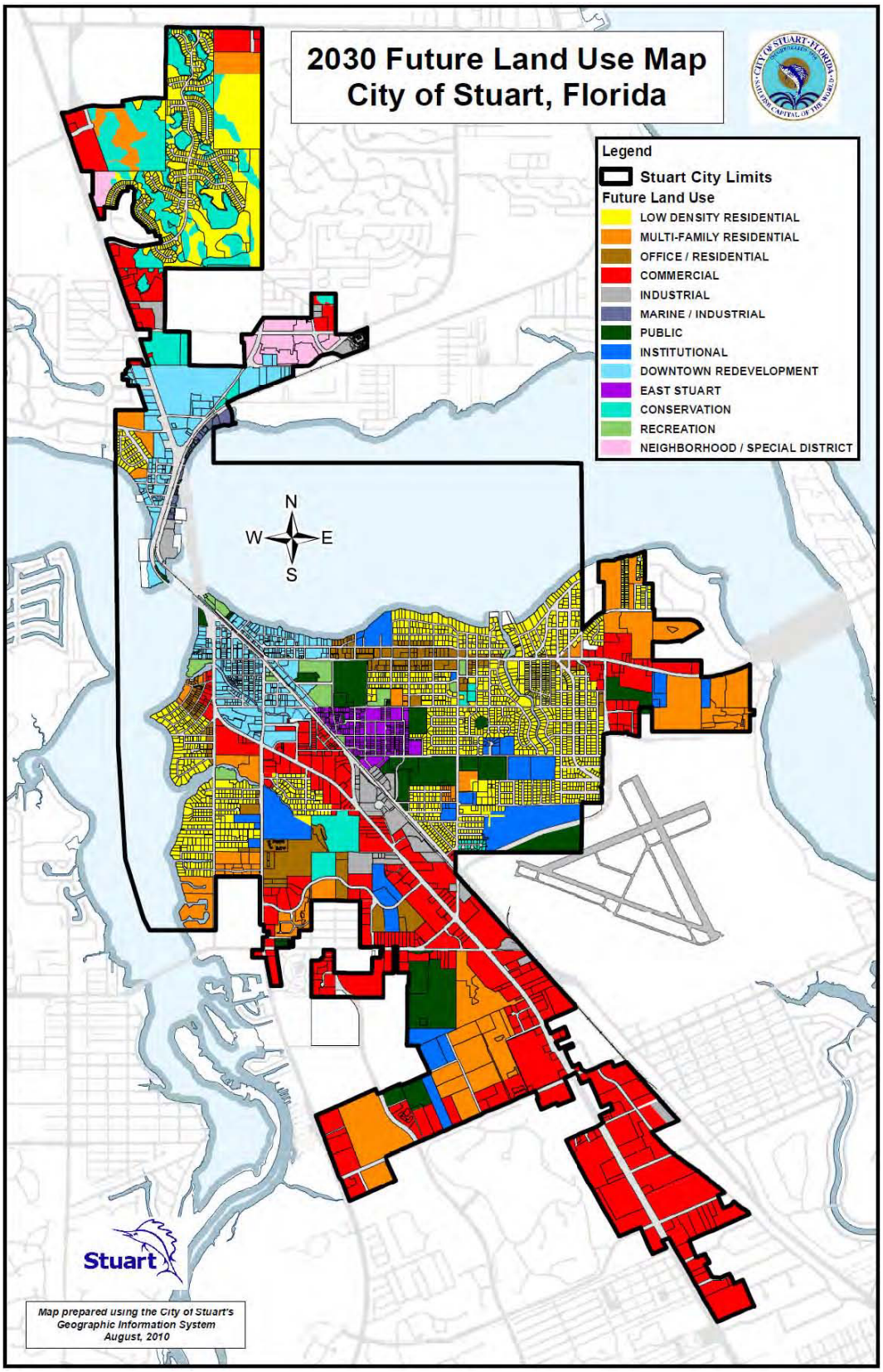
The City shall allow mixed-use and traditional neighborhood development, pedestrian accessibility, and innovative planning and land use techniques that strengthen the small-town character of Stuart through the application of the Neighborhood/Special District land use category.

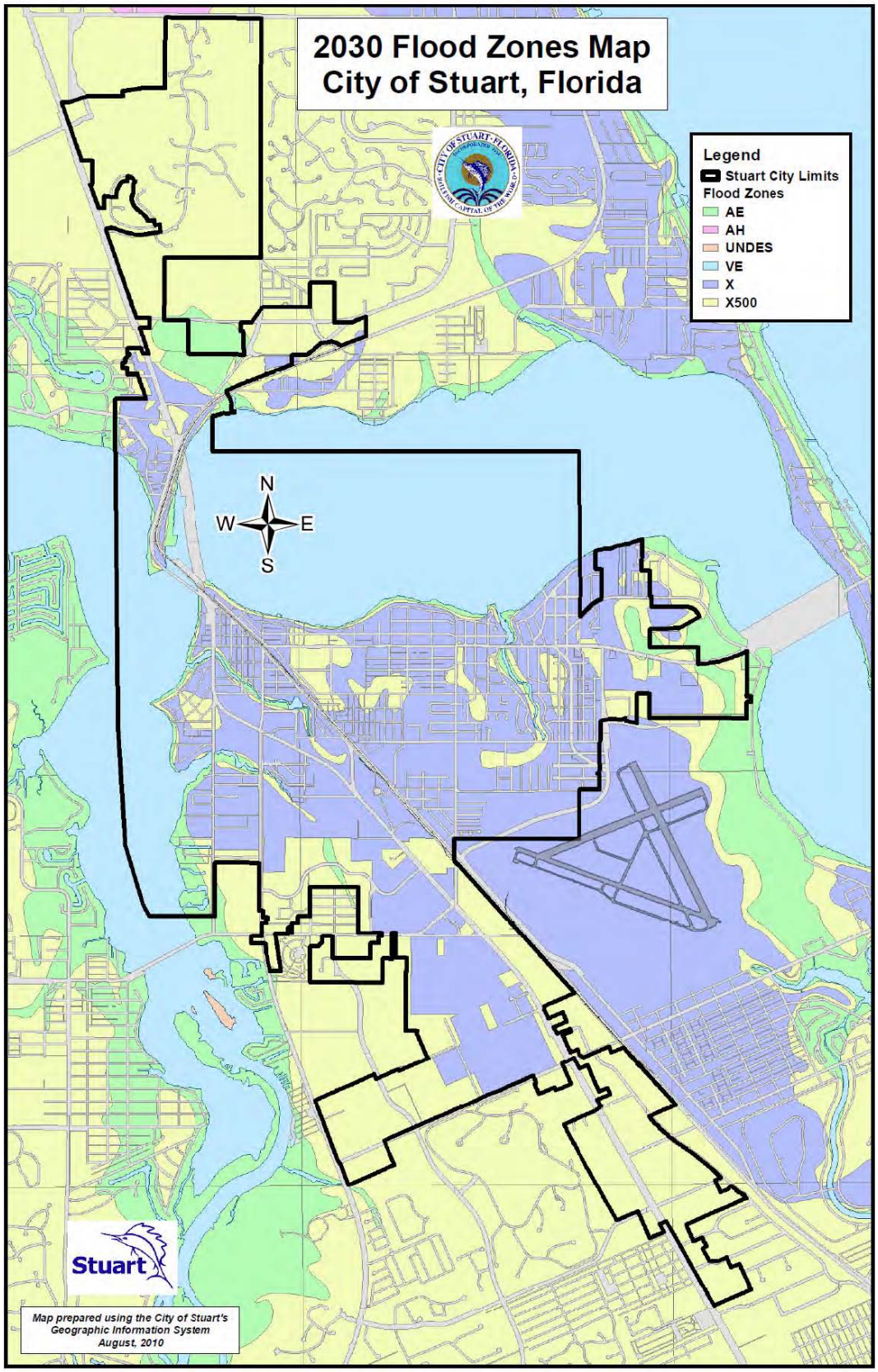
Policy F1.1. Of the developable acreage of the site, not less than 30 percent shall consist of residential use and not less than ten percent shall consist of non-residential and non-recreational land uses.

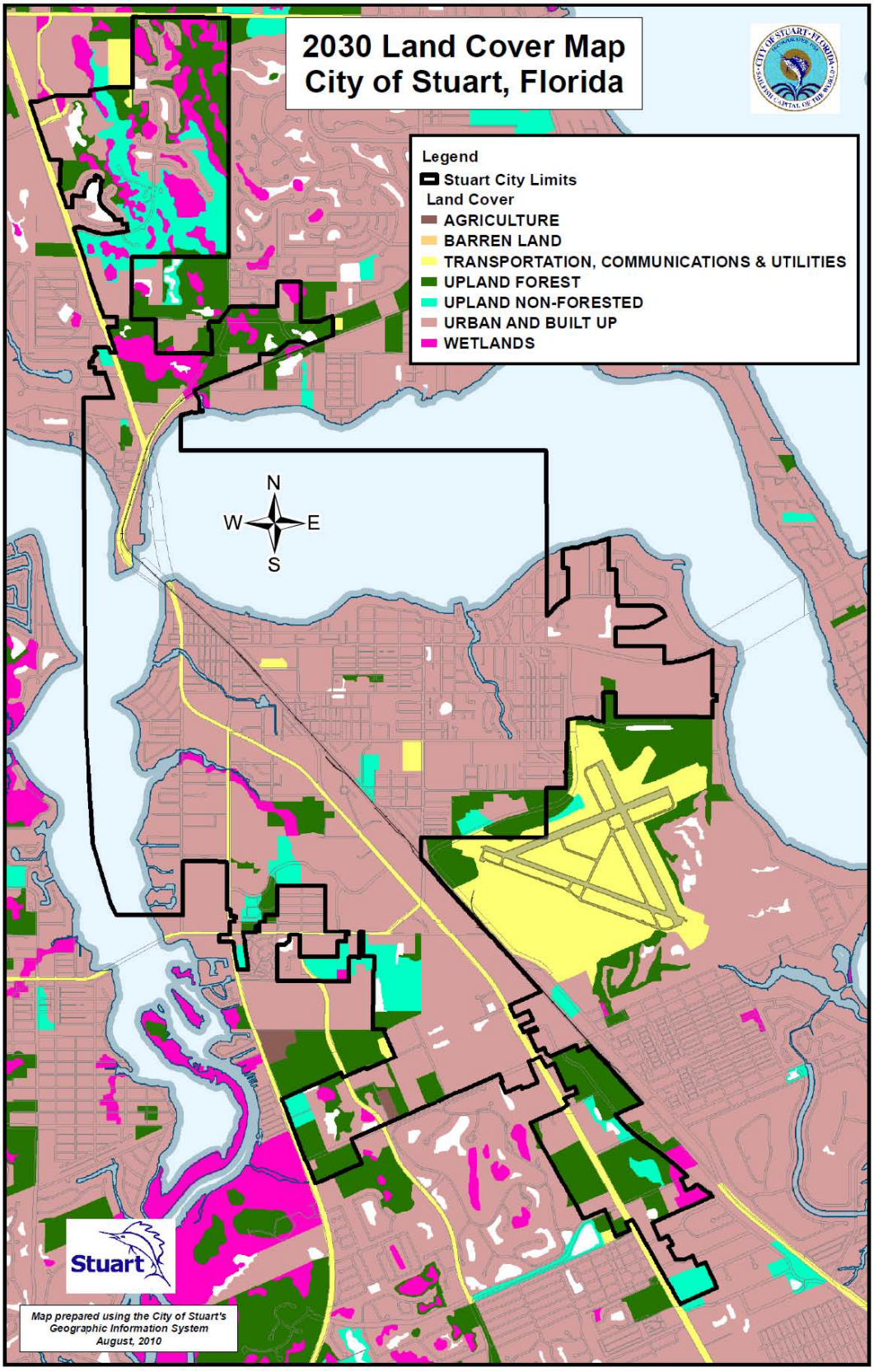
Policy F1.2. Mixed-use development within the Neighborhood/Special District category shall integrate distinct uses together in order to create a functioning, multifaceted type of development. Integration is defined as the combination of distinct uses on a single site where impacts from differing uses 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.

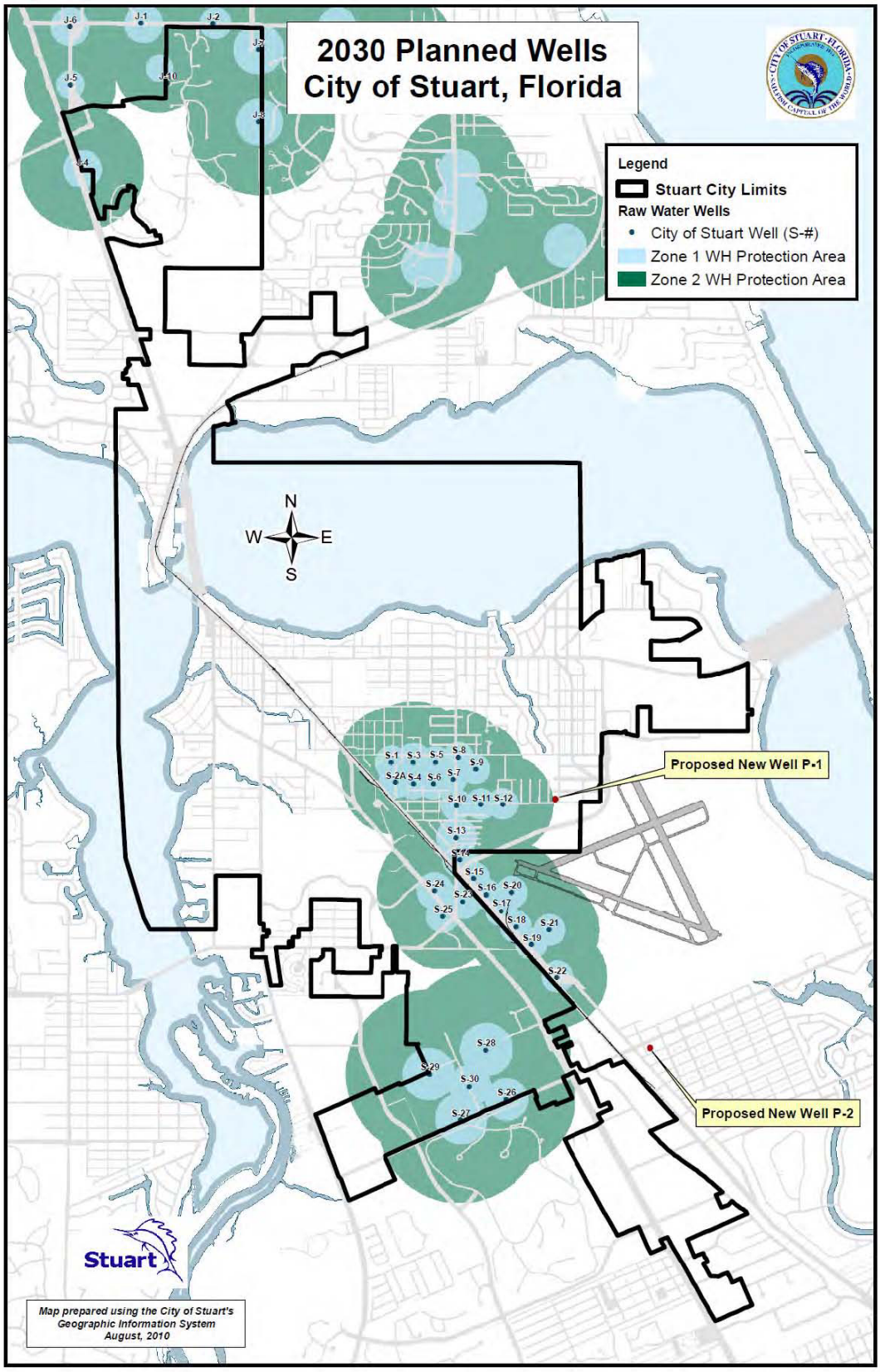
Policy F1.3. To promote pedestrian friendly and neighborhood-scale development, blocks within a mixed-use development should not exceed an average block perimeter of more than 1,600 linear feet, or a five-minute walk, unless the block perimeter has pedestrian access points at intervals not exceeding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

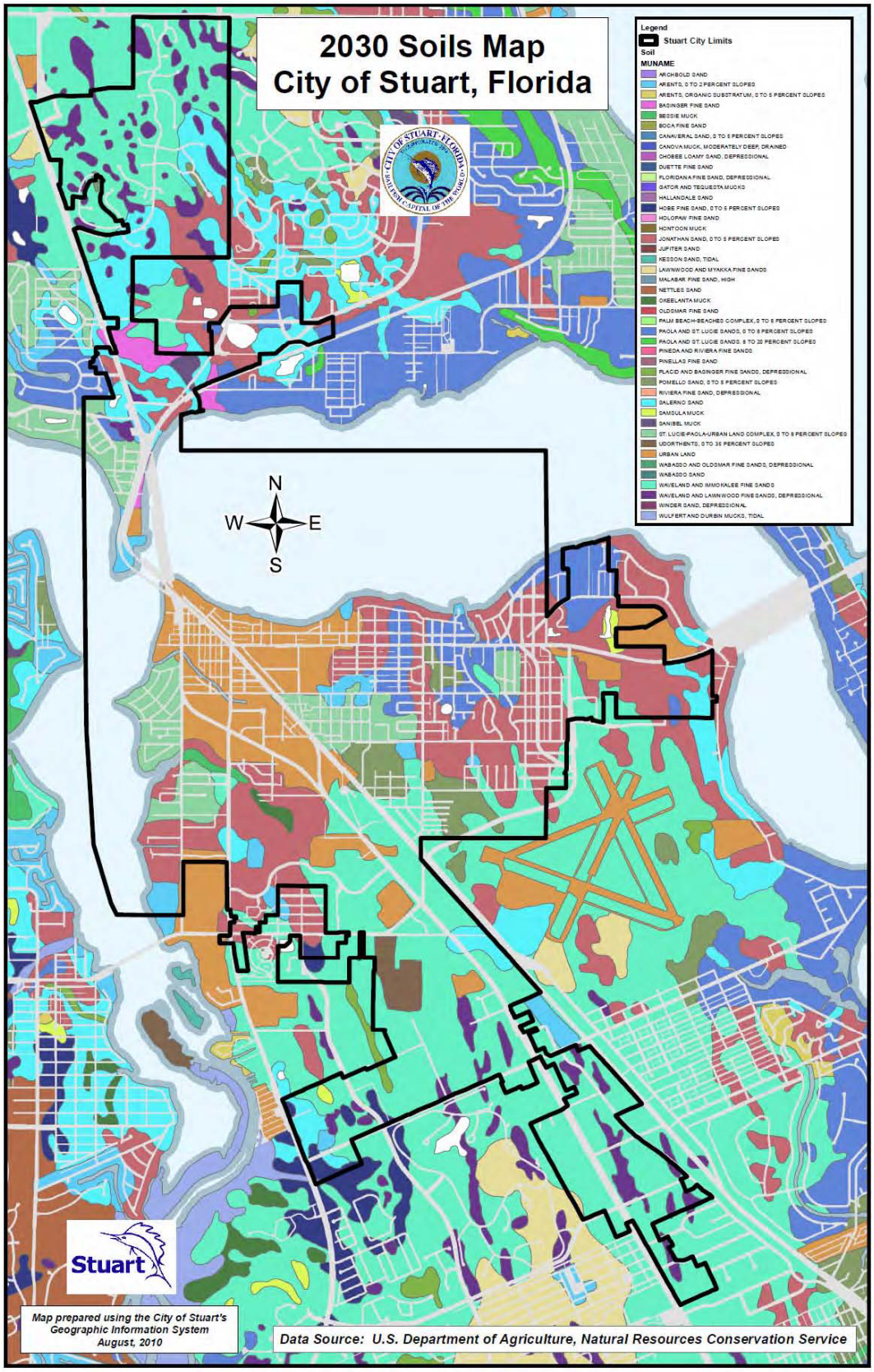
Policy F1.4. Large expanses of parking area discourage neighborhood scale and pedestrian friendliness. Therefore, where possible, development shall include smaller scattered parking lots of "nodes" that are approximately located such that the massing or "bunching" of parking into large expanses of parking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

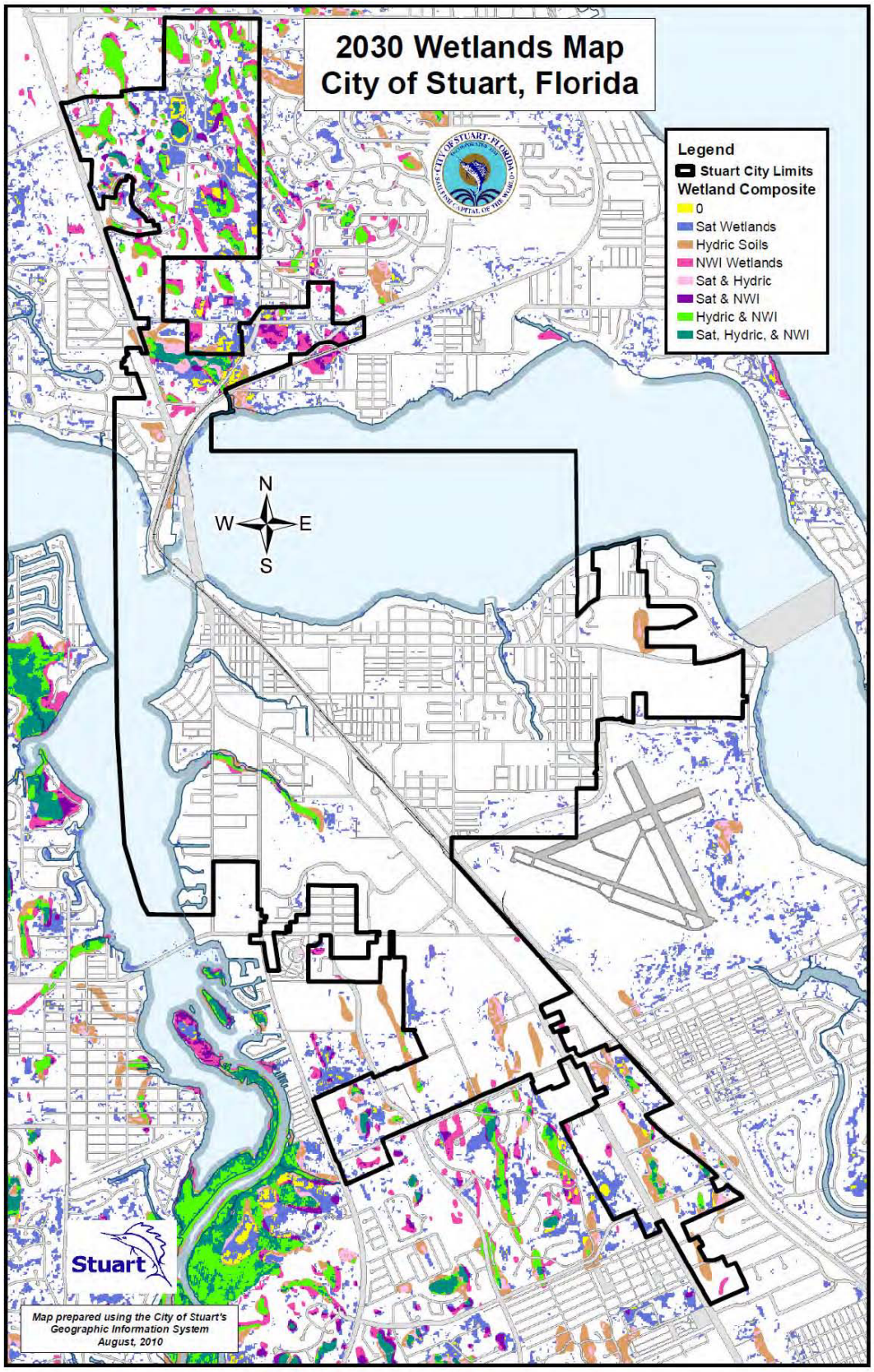

2030 Future Land Use Map
City of Stuart, Florida
Legend
Stuart City Limits
Future Land Use
LOW DENSITY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
OFFICE / RESIDENTIAL
COMMERCIAL
INDUSTRIAL
MARINE / INDUSTRIAL
PUBLIC
INSTITUTIONAL
DOWNTOWN REDEVELOPMENT
EAST STUART
CONSERVATION
RECREATION
NEIGHBORHOOD / SPECIAL DISTRICT
N
W
E
S
Stuart
Map prepared using the City of Stuart's
Geographic Information System
August, 2010


2030 Flood Zones Map
City of Stuart, Florida
Legend
Stuart City Limits
Flood Zones
AE
AH
UNDES
VE
X
X500
N
W
E
S
Stuart
Map prepared using the City of Stuart's
Geographic Information System
August, 2010


2030 Land Cover Map
City of Stuart, Florida
Legend
Stuart City Limits
Land Cover
AGRICULTURE
BARREN LAND
TRANSPORTATION, COMMUNICATIONS & UTILITIES
UPLAND FOREST
UPLAND NON-FORESTED
URBAN AND BUILT UP
WETLANDS
N
W
E
S
Stuart
Map prepared using the City of Stuart's Geographic Information System
August, 2010


2030 Planned Wells
City of Stuart, Florida
Legend
Stuart City Limits
Raw Water Wells
City of Stuart Well (S-#)
Zone 1 WH Protection Area
Zone 2 WH Protection Area
N
W
E
S
Proposed New Well P-1
Proposed New Well P-2
Stuart
Map prepared using the City of Stuart's Geographic Information System August, 2010


2030 Soils Map
City of Stuart, Florida
Legend
Stuart City Limits
Soil
MUNAME
ARCHBOLD SAND
ARENTS, 0 TO 2 PERCENT SLOPES
ARENTS, ORGANIC SUBSTRATUM, 0 TO 5 PERCENT SLOPES
BASINGER FINE SAND
BESSIE MUCK
BOCA FINE SAND
CANAVERAL SAND, 0 TO 5 PERCENT SLOPES
CANOVA MUCK, MODERATELY DEEP, DRAINED
CHOBEE LOAMY SAND, DEPRESSIONAL
DUETTE FINE SAND
FLORIDANA FINE SAND, DEPRESSIONAL
GATOR AND TEQUESTA MUCKS
HALLANDALE SAND
HOBE FINE SAND, 0 TO 5 PERCENT SLOPES
HOLOPAW FINE SAND
HONTOON MUCK
JONATHAN SAND, 0 TO 5 PERCENT SLOPES
JUPITER SAND
KESSON SAND, TIDAL
LAWNWOOD AND MYAKKA FINE SANDS
MALABAR FINE SAND, HIGH
NETTLES SAND
OKEELANTA MUCK
OLDSMAR FINE SAND
PALM BEACH-BEACHES COMPLEX, 0 TO 5 PERCENT SLOPES
PAOLA AND ST. LUCIE SANDS, 0 TO 8 PERCENT SLOPES
PAOLA AND ST. LUCIE SANDS, 8 TO 35 PERCENT SLOPES
PINEDA AND RIVIERA FINE SANDS
PINELLAS FINE SAND
PLACID AND BASINGER FINE SANDS, DEPRESSIONAL
POMELLO SAND, 0 TO 5 PERCENT SLOPES
RIVIERA FINE SAND, DEPRESSIONAL
SALERNO SAND
SAMSULA MUCK
SANIBEL MUCK
ST. LUCIE-PAOLA-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES
UDORTHENTS, 0 TO 35 PERCENT SLOPES
URBAN LAND
WABASSO AND OLDSMAR FINE SANDS, DEPRESSIONAL
WABASSO SAND
WAVELAND AND IMMOKALEE FINE SANDS
WAVELAND AND LAWNWOOD FINE SANDS, DEPRESSIONAL
WINDER SAND, DEPRESSIONAL
WULFERT AND DURBIN MUCKS, TIDAL
N
W
E
S
Stuart
Map prepared using the City of Stuart's Geographic Information System August, 2010
Data Source: U.S. Department of Agriculture, Natural Resources Conservation Service


2030 Wetlands Map
City of Stuart, Florida
Legend
Stuart City Limits
Wetland Composite
0
Sat Wetlands
Hydric Soils
NWI Wetlands
Sat & Hydric
Sat & NWI
Hydric & NWI
Sat, Hydric, & NWI
N
W
E
S
Stuart
Map prepared using the City of Stuart's Geographic Information System
August, 2010