Element VII - INTERGOVERNMENTAL COORDINATION ELEMENT ;adv05;Goals, Objectives, and Policies ;adv05;City of Stuart, Florida ;adv05;Adopted and effective June 2001

GOAL STATEMENT 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 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 A3.1, A4.1 and 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 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 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 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 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 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 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 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 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 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 A1.8.B. Implementation of Future Land Use 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 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 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 A1.10. If necessary, in order to protect neighborhoods from roadway impacts indicated in Policy A1.9 above, the City shall seek informal mediation by the Treasure Coast Regional Planning Council.

Policy 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 longterm plans.

Policy 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 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 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 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 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 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.

Objective 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 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 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 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 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 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 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 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 A1.12 (m): The City will annually provide the approved Population Technical Bulletin and the Growth and Trends Report to the School Board.

Policy 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 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 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 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 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 A1.12 (s): 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.

(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 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 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 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 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 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 A1.17. Coordinate with Martin County to insure that population estimates and projections for potable water service areas are current and accurate.

Policy 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 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 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 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 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 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 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.

Policy 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.

Policy 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.

Policy A2.7. The City shall notify Martin County and FDOT of its desire to include bikepaths in roadway projects within the City.

Policy 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 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 A2.10. The City will coordinate with FECRR to establish policies on the passage of trains moving through Stuart.

Policy 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 A2.12. To the extent feasible, the City shall coordinate with Martin County in establishing a synchronized street addressing system.

Policy A2.13. The City shall continue to participate in the ongoing planning and plan implementation process of the Metropolitan Planning Organization.

Policy 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 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 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 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 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 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 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 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.

Policy 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 A3.4. During drought emergencies, implementation of South Florida Water Management District water shortage plans shall be enforced.

Policy A3.5. The City shall cooperate with the South Florida Water Management District to conduct water conservation programs.

Policy 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 A3.7. The City shall cooperate with Martin County in sponsoring Amnesty Days to collect household hazardous waste for proper disposal.

Policy 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 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 A3.10. The City shall continue to adhere to management emergency's plan which is consistent with County's emergency's plan.

Policy A3.11. The City shall seek improved coordination with the SFWMD regarding when the locks will be opened.

Policy 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 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 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 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 pursuing grants such as Florida Recreation Development Assistance Program, Florida Communities Trust and Land and Water Conservation Funds.

Policy 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 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 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 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 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 A5.2. The City shall provide copies of the comprehensive plan amendments to the appropriate reviewing agencies for review and comment.

Policy 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 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 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 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. The City will seek complementary ongoing coordination through interlocal agreement with Martin County regarding any impacts of County development on City facilities.

Policy A5.7. The City will actively participate in any revisions to the Martin County impact fee schedule.

Policy 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 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 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 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 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 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 IV.

Objective 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.

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.)

Policy 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:

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 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.

Policy 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.

Policy 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 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 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 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 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 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 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 A7.5. The City shall 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:

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 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 VIII.

Objective A8. - [General processes and programs.]

The City shall establish numerous intergovernmental processes, agreements, and programs which span the entire comprehensive planning and regulatory effort.

Policy 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 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 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 A8.2. The City shall conduct periodic reviews of policies, standards, permits and rules to eliminate or improve inefficient policies and minimize duplication.

Policy 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 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 A8.5. The City shall continue to address multi-jurisdictional issues and conflicts related to the implementation of the Comprehensive Plan.

Policy 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 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 A8.8. The City and Martin County have established that a periodic service delivery review is needed (consistent with the intent of Policy A8.1 above.) The City shall provide for periodic joint City-County service delivery reviews.

Policy 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 A8.10. The City and County shall continue to share their respective commission agendas by posting and reviewing on each jurisdiction's website.

Policy 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 A8.12. The City 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 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 A8.14. The City shall continue to maintain a comprehensive website.

Policy A8.15. The City shall continue to minimize paper work by utilizing electronic data.

Policy 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 A8.17. The City shall continue to promote data sharing and technological consistency across jurisdictions.

Policy 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 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] A8.20. The City shall work with Martin County and other governmental entities in Martin County 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 the following joint processes:

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)