Element I – Future Land Use Element

Objective A8. - Land Development Regulations.

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

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

Element V - Conservation Element

Objective A5. - Natural systems.

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

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

Element VIII – Capital Improvements Element

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

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

Element IX - Coastal Management Element

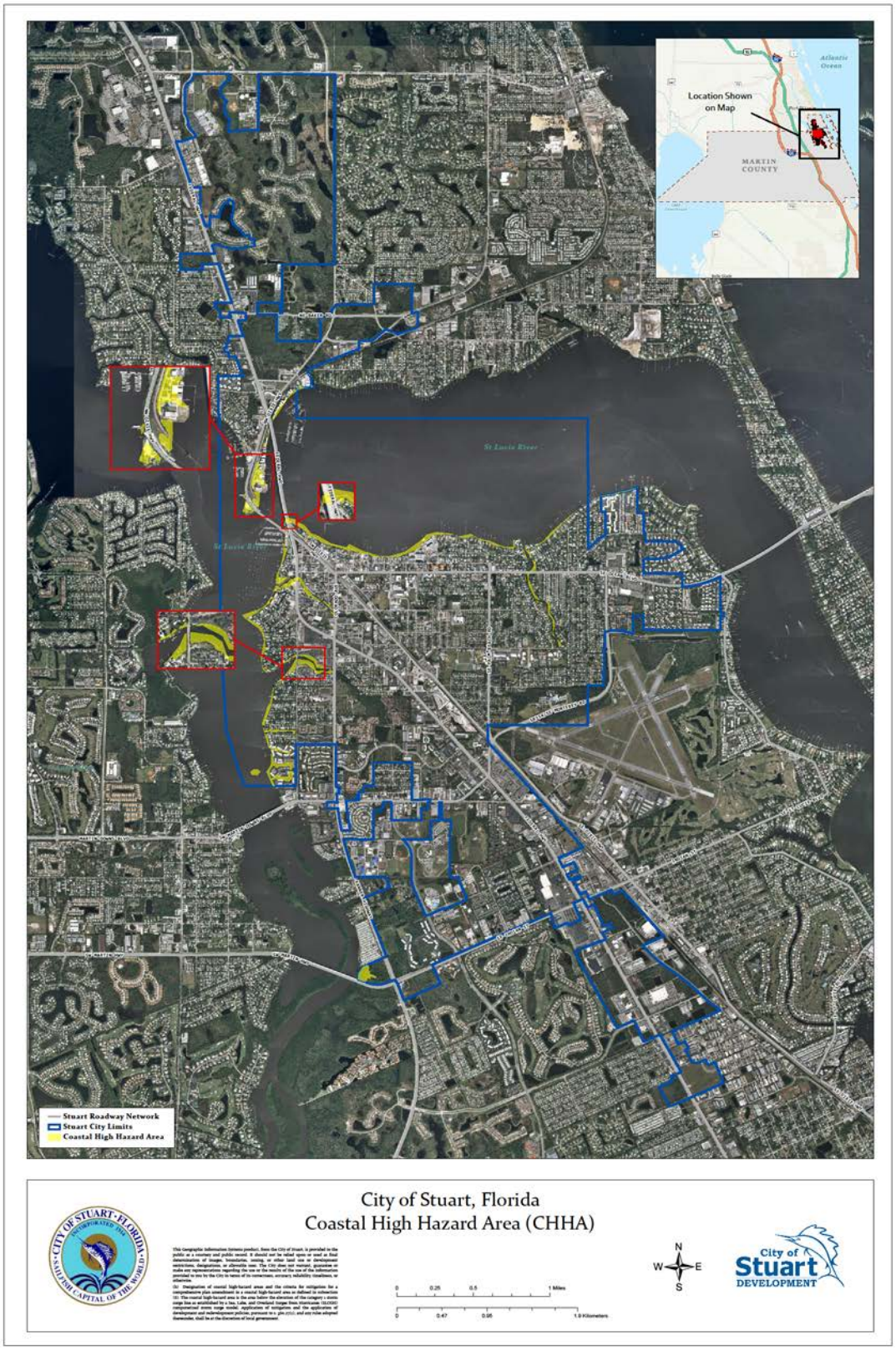
Objective A5. - Preservation of marine natural systems.

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

To implement this objective the following policies are adopted:

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

See CHHA Map Figure A5.17 below:



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

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

GOAL STATEMENT B

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

Objective B1. - ~~Hazard mitigation and E~~evacuation and shelter space objective and policy.

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

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

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

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

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

Policy B1.~~5~~7. The recommendations of any interagency hazard report which addresses future flood losses and is prepared in response to a Presidential Disaster Declaration, as well as existing local peacetime emergency plans of the Treasure Coast Planning Council and Martin County Fire Rescue Emergency Management ~~Office~~Agency shall be incorporated into the City's adopted Disaster Plan.

Policy B1.~~6~~8. The City shall develop new and enhance existing outreach programs to increase the awareness and knowledge of citizens regarding evacuation zones, shelter locations, safe home sheltering and disaster preparedness practices, and evacuation routes.

Policy B1.~~7~~10. The City shall in conjunction with Martin County maintain or reduce hurricane evacuation clearance times.

Objective B2. - Post-disaster redevelopment.

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

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

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

To implement this objective the following policies are adopted:

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

a. Review and approve or deny emergency building permits;

b. Coordinate with Federal and State officials to prepare disaster assistance applications;

c. Analyze and recommend to the City Commission hazard mitigation options including abandonment, reconstruction, or relocation of damaged public facilities;

d. Prepare a redevelopment plan; and

e. Recommend amendments to the Comprehensive Plan, Local Peacetime Emergency Plan and other appropriate plans.

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

a. Repairs to potable water, wastewater and power facilities;

b. Removal of debris;

c. Stabilization or removal of any structure which is about to collapse.

Objective B4. - Interjurisdictional resource management.

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

To implement this objective the following policies are adopted:

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

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

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

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

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

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

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

Policy B5~~1~~.1~~5~~. The land development regulations shall enforce local, Federal and State building and sanitation (central and on-site sewage treatment systems) codes for floodplain and velocity zones, and stormwater and flood prevention ordinances, in accordance with Federal Emergency ~~[~~Management~~]~~ Agency guidelines.

Policy B5~~1~~.2~~6~~. Potential for hurricane damage shall be a primary consideration for locational decisions and facility design for new capital facilities.

Policy B5~~1~~.3~~9~~. The City shall limit development, redevelopment, and expansion of existing development, or altering land elevations in floodplain areas or flood-prone areas adjacent to emergency evacuation routes. When possible, preserve such lands in their natural state as water retention areas or floodwater pathways.

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

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

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

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

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

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

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

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

Policy B5~~1~~.1~~2~~1. In order to direct population concentrations away from the coastal high hazard area; maintain or reduce evacuation times; and limit public expenditures that subsidize development permitted in coastal high hazard areas: residential densities shall not exceed 15 dwelling units per acre unless the applicant can demonstrate that:

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

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

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