COMMUNITY REDEVELOPMENT BOARD COMPREHENSIVE PLAN REVIEW

Lone Palm ZONING, FLU, MUCCU

Comp Plan Review

Element I - FUTURE LAND USE ELEMENT Goals, Objectives, and Policies

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.

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

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

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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.

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

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Objective D1. - [East Stuart Special Studies District.] – (NOTE THAT THE APPLICATION SITE IS OUTSIDE OF THE EAST STUART SPECIAL 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.

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Element III - HOUSING ELEMENT Goals, Objectives, and Policies

GOAL STATEMENT A

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

NOTE THAT PROPOSED AMENDED LANGUAGE IN THE COMP PLAN REPLACES **AFFORDABLE** WITH **ATTAINABLE**