

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5I

From: Staff

Date: February 19, 2010 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Stuart Comprehensive Plan
DCA Reference No. 10-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then the TCRPC must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

The City of Stuart has proposed text amendments to the Coastal Management Element and one addition to the map series of the City Comprehensive Plan. The City has requested a formal review of the amendment by the DCA.

Evaluation

The City indicates that the purpose of the amendments are to reflect the new definition of Coastal High Hazard Area (CHHA) as established in House Bill 1359.

A. Following are the proposed changes to the Coastal Management Element of the City Comprehensive Plan:

1. Policy A2.1 is revised to delete the definition of the CHHA as the evacuation zone for a Category 1 Hurricane.
2. New Policy A5.15 indicates the new statutory definition for the CHHA as an area below the elevation of the Category 1 storm surge line.
3. New Policy A5.16 clarifies that the CHHA includes all lands, regardless of elevation from the mean low water line to the inland extent of the Category 1 storm surge area.
4. New Policy A5.17 indicates the City shall depict the CHHA on a CHHA Map in the City's adopted Future Land Use Map series. The map shall be amended as necessary to be consistent with the most current official regional map.

B. Proposed Changes to the Map Series:

1. A new map entitled "Costal High Hazard Area Map, November 2009" is to be added to the map series (see Exhibit 2).

Extrajurisdictional Impacts

Under the informal agreement facilitated by the TCRPC, local governments in the northern three counties of the region are to provide copies of amendment materials to other local governments that have expressed an interest in receiving such materials. The City provided the amendment materials to Martin County, Sewall's Point and Port St. Lucie.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

The TCRPC has no comments/recommendations for modification to the proposed amendments. The amendments are considered to be consistent with the SRPP.

Consistency with Strategic Regional Policy Plan

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

The Treasure Coast Regional Planning Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Coastal High Hazard Area Map

**Exhibit 1
General Location Map
City of Stuart**

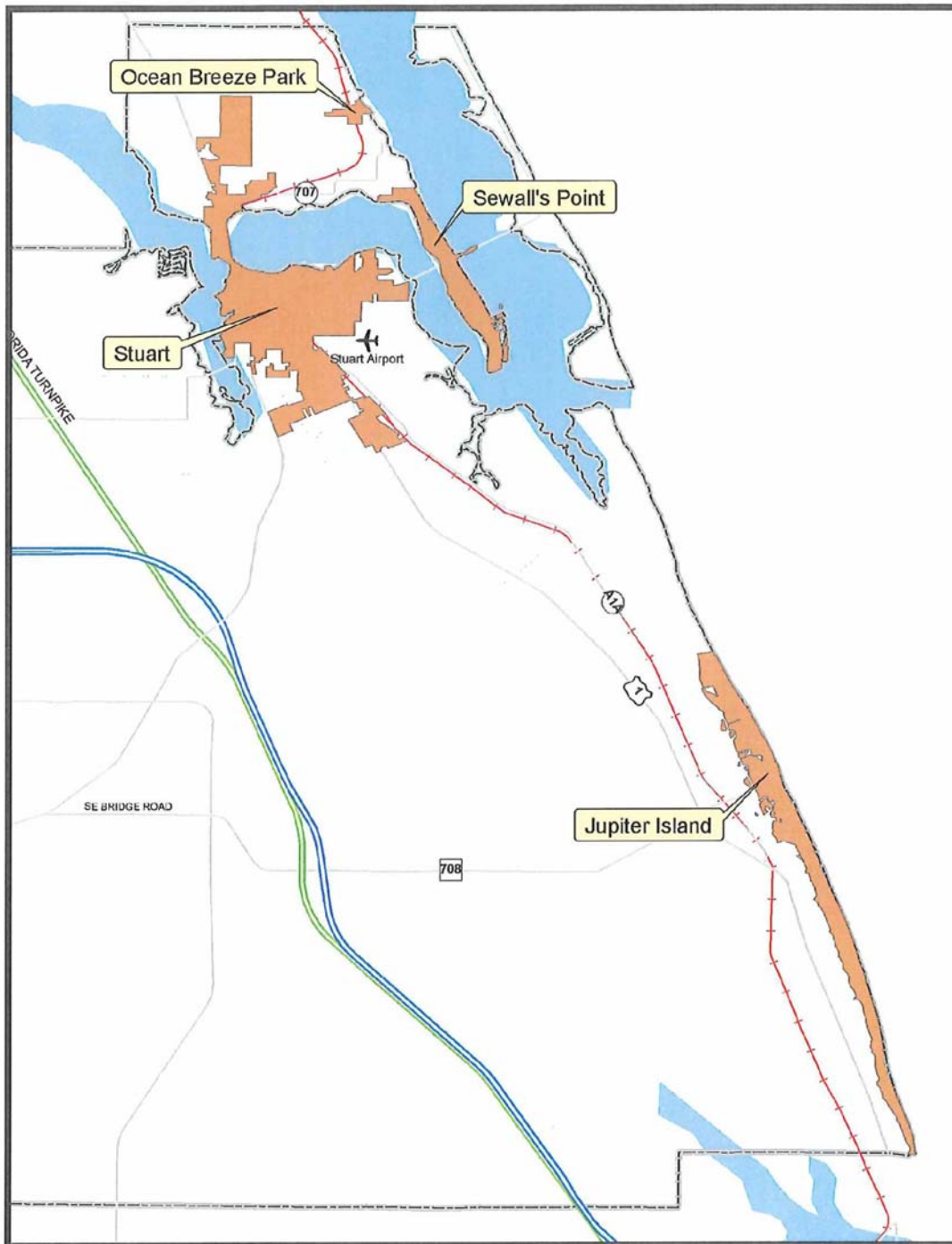


Exhibit 2

