TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: July 21, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Stuart Comprehensive Plan
Amendment No. 17-1ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Stuart was received on June 23, 2017 and contains an amendment to the text of the Future Land Use Element of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

The proposed amendment increases the maximum allowable density in four of the future land use designations, with the amount of the increase varying depending on the use (single-family or duplex) for the Low Density Residential category or the utilization of a Residential Planned Unit Development (RPUD) for the Multi-Family Residential and Office/Residential categories. For the East Stuart category, the change is a simple increase from 15 to 17 dwelling units per acre maximum. The significant changes are summarized below:

Future Land Use Element

- Revise the Table of Land Use Densities and Intensities in Policy A7.2 to change the maximum allowable densities in the various future land use designations such that in Low Density Residential the maximum increases from 7 to 8.72 dwelling units per acre (d.u./ac.) for single-family uses and from 7 to 11.62 d.u./ac. for duplex uses; in Multi-
Family Residential the maximum increases from 10 to 11.62 d.u./ac. for general development and from 15 to 30 d.u./ac. for RPUD development as a discretionary density bonus; in Office/Residential from 10 to 11.62 for general development and from 15 to 30 d.u./ac. for RPUD as a discretionary density bonus; and in East Stuart from 15 to 17 d.u./ac.

- Revise the notes for the Table of Land Use Densities and Intensities in Policy A7.2 to clarify the applicability of the various density provisions.

Regional Impacts

An adequate supply of affordable housing to meet the needs of very low, low, and moderate income residents located in proximity to employment and services is an important regional issue and among the goals of the SRPP (Housing, Regional Goals 2.1 and 2.2). The changes proposed to the Low Density and East Stuart future land use categories will facilitate infill within existing developed areas in support of these housing goals in the SRPP among others. According to city staff’s analysis, the changes are not anticipated to create significant impacts to the community due to the expected limited number of vacant lots likely to use the provisions and the anticipated slow pace of implementation based on historical precedent.

The Future Land Use Element currently provides the potential for density bonuses through the use of RPUD approval within the Downtown Redevelopment area. This is an appropriate area to accommodate more density due to the presence of features which provide a sustainable community (existing infrastructure, network of streets, employment, services, housing options, land use compatibility, etc.). However, the draft plan amendment proposes to expand this density bonus program to Multi-Family and Office/Residential categories outside of the Downtown Redevelopment area. In order to maintain an inclusionary approach to housing within the city, provide predictability, and ensure that development remains sustainable, the use of discretionary density bonuses outside the urban core should be guided by adopted objective standards. The standards would ensure that adequate community benefits are achieved commensurate with the impacts of the additional density granted and could become a great tool for improving housing affordability, interconnectivity, and quality of life for the City of Stuart. Subject to inclusion of the above-suggested provision guiding implementation of the density bonuses, no adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on June 28, 2017. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.
Recommendation

Council should approve this report, which includes the recommendation to adopt objective standards to ensure community-wide benefits through the density bonus program, and authorize its transmittal to the City of Stuart and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

1. General Location Map
2. Text Changes in Strikeout and Underline Format
Exhibit 1
General Location Map

City of Stuart

Martin County
**Exhibit 2**

**Text Changes in Strikeout and Underline Format**

Exhibit “A”

**Proposed Comprehensive Plan Text Revisions**

Strike thru text in **red**

Added text in **blue**

**Future Land Use Element**

**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

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>In/Out CRA¹</th>
<th>General</th>
<th>Not ADLF²</th>
<th>ADLF</th>
<th>&gt;15 du/acre³</th>
<th>%residential</th>
<th>General</th>
<th>&gt;2.0 FAR⁴</th>
<th>%non-residential</th>
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</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>NA</td>
<td>&lt;7 du/ac</td>
<td>&lt;8.72 du/ac to 11.62 du/ac⁵</td>
<td>none</td>
<td>None</td>
<td>95-100</td>
<td>&lt;0.75 FAR</td>
<td>0-5%</td>
<td></td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>In</td>
<td>&lt;15 du/ac</td>
<td>&lt;15 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;5 ae</td>
<td>70-100</td>
<td>&lt;3.0 FAR</td>
<td>&lt;20 ac</td>
<td>0-30%</td>
</tr>
<tr>
<td></td>
<td>Out</td>
<td>&lt;10 du/ac to 11.62 du/ac⁹</td>
<td>&lt;15 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;40 ae</td>
<td>70-100</td>
<td>&lt;0.5 FAR</td>
<td>0-30%</td>
<td></td>
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<tr>
<td>Commercial</td>
<td>In</td>
<td>&lt;15 du/ac</td>
<td>&lt;15 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;5 ae</td>
<td>0-15</td>
<td>&lt;3.0 FAR</td>
<td>&lt;50 ac</td>
<td>85-100%</td>
</tr>
<tr>
<td></td>
<td>Out</td>
<td>&lt;10 du/ac</td>
<td>&lt;15 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;25 ae</td>
<td>0-15</td>
<td>&lt;1.5 FAR</td>
<td>85-100%</td>
<td></td>
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<tr>
<td>Office/ Residential</td>
<td>In</td>
<td>&lt;15 du/ac</td>
<td>&lt;15 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;5 ae</td>
<td>0-25</td>
<td>&lt;3.0 FAR</td>
<td>&lt;10 ac</td>
<td>75-100%</td>
</tr>
<tr>
<td></td>
<td>Out</td>
<td>&lt;10 du/ac</td>
<td>&lt;15 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;25 ae</td>
<td>0-25</td>
<td>&lt;1.5 FAR</td>
<td>75-100%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>to 11.62 du/ac</td>
<td>&lt;30 du/ac</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Industrial</td>
<td>In None</td>
<td>None</td>
<td>0</td>
<td>&lt;3.0 FAR</td>
<td>&lt;10 ac</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Out None</td>
<td>None</td>
<td>0</td>
<td>&lt;1.0 FAR</td>
<td>100%</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Public</td>
<td>None</td>
<td>None</td>
<td>0</td>
<td>&lt;1.0 FAR</td>
<td>100%</td>
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<tr>
<td>Institutional</td>
<td>&lt;10 du/ac</td>
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<td>&lt;30 du/ac</td>
<td>&lt;5 ae</td>
<td>&lt;0.75</td>
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<tr>
<td>Recreation</td>
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<td>None</td>
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<td>&lt;0.5 FAR</td>
<td>100%</td>
<td></td>
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<tr>
<td>Downtown Redevelopment</td>
<td>&lt;15 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;25 ae</td>
<td>0-70</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Neighborhood/Special District</td>
<td>&lt;15 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;5 ae</td>
<td>30-90</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Out &lt;15 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;30 du/ac</td>
<td>&lt;5 ae</td>
<td>30-90</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East Stuart</td>
<td>NA &lt;15 du/ac</td>
<td>&lt;15 du/ac</td>
<td>&lt;15 du/ac</td>
<td>&lt;5 ae</td>
<td>70-100</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Conservation</td>
<td>None</td>
<td>None</td>
<td>0</td>
<td>&lt;10% ISR</td>
<td>100%</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Marina/Industrial</td>
<td>&lt;15 du/ac</td>
<td>&lt;15 du/ac</td>
<td>NA</td>
<td>&lt;5 ae</td>
<td>0-25</td>
<td></td>
<td></td>
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<td></td>
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</tbody>
</table>

1 CRA = Community Redevelopment Agency. A delineated area
2 RPUD = Residential Planned Unit Development; Major UCE = Major Urban Code Exception 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 ACLF = Assisted Adult Congregated Living Facility
5 The total number of acres in developments approved and constructed after the policy effective date that exceed 15 du/ac shall not exceed the specified amount and shall be approved via a Planned Unit Development or Major Urban Code Exception
6 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.
7 Recreation uses shall not exceed 25 percent of the land area
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.