

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C8

From: Staff

Date: September 16, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Stuart Comprehensive Plan
Amendment No. 16-1ESR

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 contains a new Economic Development Element to be added to the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to include a new Economic Development Element to the comprehensive plan. An Economic Development Element is an optional element under Section 163.3177, *Florida Statutes*. The purpose of this element is to ensure appropriate policy guidance for future growth and development. The element seeks to support new growth and redevelopment opportunities within the community while balancing the needs of the city's citizens, unique character, and historical and environmental resources.

The element includes a single goal, which states the city will develop and maintain an economic environment that will encourage the creation, expansion, and retention of business within city limits while maintaining quality of life for its residents. The new policies are organized under three objectives, which include: Objective A1, Retain existing and attract new businesses; Objective A2, Economic Development Opportunities; and Objective A3, Promote Tourism.

Regional Impacts

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 August 17, 2016. No extrajurisdictional impacts have been identified.

Conclusion

The City of Stuart's proposed Economic Development Element is consistent with the Economic Development section in the SRPP and the Comprehensive Economic Development Strategy plan adopted by Council.

Recommendation

Council should approve this report 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 Economic Development Element

Exhibit 1 General Location Map



Exhibit 2

ECONOMIC DEVELOPMENT ELEMENT

GOAL STATEMENT A

The City will develop and maintain an economic environment that will encourage the creation, expansion, and retention of business within city limits while maintaining quality of life for its residents.

Objective A1. Retain existing and attract new businesses.

Provide supporting services for the retention of existing and attraction of new businesses.

Policy A1.1. The City will seek to ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City.

Policy A1.2. The City will seek to prioritize the development of sites with high visibility and direct access to major transportation corridors for targeted and other industries and uses that encourage job creation.

Policy A1.3. The City will seek to consider the high priority of retaining employment-generating land uses in appropriate locations during the review of comprehensive plan amendments and rezoning requests.

Policy A1.4. The City will encourage the designation and preservation of industrial land for industrial uses.

Policy A1.5. The City will encourage new commercial and industrial development.

Policy A1.6. The City will seek to obtain grant monies and other funds designed to assist local economic development initiatives to increase employment opportunities, and will consider support of other agencies engaged in similar efforts.

Policy A1.7. The City will seek to coordinate, where appropriate, City investment in utilities, transportation, and other public facilities with business, employment, and other economic development opportunities.

Policy A1.8. The City will coordinate with Martin County government, Martin County School Board, the Economic Council of Martin County, the Business Development Board of Martin County, the Treasure Coast Regional Planning Council, the Martin County Chamber of Commerce, other chambers of commerce and other organizations to develop strategies designed to meet the economic diversification needs of the community with emphasis of job creation.

Objective A2. Economic Development Opportunities

The City will seek to maintain a balance between man-made and natural environments as a means of attracting and maintaining target industries and retaining a healthy foundation for its economy.

Policy 2.1. The City will encourage the expansion of existing business and industry and/or development of new business and industry in appropriate locations, as feasible and applicable, in order to maximize the use of existing public services and infrastructure.

Policy 2.2: The City shall consider potential changes to its Land Development Regulations to provide for a wide range of uses in commercial areas that contribute to the City's total employment base, provide the goods and services needed by the City's residents and promote the retention and expansion of businesses and attractions in the City's commercial areas.

Policy 2.3: In order to enhance current investments in the City and to maintain and improve existing structures, the City shall consider allowing modifications to standards for required off-street parking, based on the anticipated use of the facility, size of meeting or assembly areas, hours of use, anticipated effects of parking on adjacent businesses and surrounding community, access to public transportation and carpools, and other considerations of need and impact, as appropriate.

Policy 2.4: The City will continue to coordinate with educational partners to ensure there are appropriate educational opportunities, job skills programs, and facilities to meet business and industry needs.

Policy 2.5: The City acknowledges its strategic location and where appropriate will encourage multi-modal transportation as a means of emphasizing its position as a regional destination.

Policy 2.6: The City shall continue to provide for attractive open spaces and sustainable natural environments that enhance the quality of life in the City and protect the functions of important environmental resources.

Objective A3. Promote Tourism

The City shall continue to enhance local attractions and recreational facilities to promote tourism and quality of life.

Policy A3.1. The City shall continue to promote tourism and recreation based upon the City's natural resources.

Policy A3.2. The City shall continue to promote passive recreational activities by continuing to protect natural preserves and the St. Lucie River.

Policy A3.3. The City shall encourage cooperative efforts between local realtors, hotel/motel owners and restaurants, Department of Economic Development and Tourism, and Chambers of Commerce to market Stuart as a Waterfronts Florida tourism destination.

Policy A3.4. The City shall continue to support arts and culture as a core component to the economic health of the City.