

ORDINANCE NO. 15-049

AN ORDINANCE AMENDING THE TEXT OF THE COMPREHENSIVE PLAN OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING FUTURE LAND USE ELEMENT, GOALS, OBJECTIVES AND POLICIES, GOAL 1, OBJECTIVE 1.1(B)(MIXED USE DEVELOPMENT)(MXD); ELIMINATING MINIMUM RESIDENTIAL FLOOR AREA FOR MIXED USE DEVELOPMENT FUTURE LAND DESIGNATION; REDUCING MINIMUM GENERAL USES REQUIRED; AMENDING INFRASTRUCTURE ELEMENT GOALS, OBJECTIVE AND POLICIES, GOAL 3.1, OBJECTIVE 3.16, POLICY 3.16.1; REDUCING REQUIRED AMOUNT PERVIOUS OPEN AND GREEN SPACE; REPEALING ORDINANCES IN PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, Staff finds that the amendment is consistent with other parts of the Comprehensive Plan.

WHEREAS, two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Future Land Use Element, Goals, Objectives and Policies are hereby amended as shown in Exhibit "A":

1.1.4 Policy: The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum

FAR of 1.5. All MXD designated areas shall contain a minimum of ~~three (3)~~ two (2) of the following general land uses: Residential (single-family and/or multifamily), Commercial – General and/or Neighborhood, Commercial – Town Center, Hotel (minimum 100 units), Office Uses – Professional and/or medical, Industrial, Institutional. ~~Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.~~

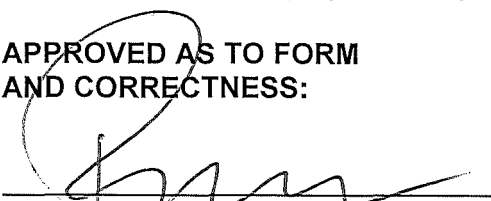
SECTION 3. The Infrastructure Element Goals, Objectives, and Policies are hereby amended as shown in Exhibit “B”:

3.16.1 Policy: Improve groundwater recharge by requiring all construction projects to meet or exceed the City of Fort Pierce Site Development Technical Regulations and Stormwater Management Requirements, including: Requiring development and redevelopment to provide a minimum of ~~25%~~ 20% of pervious open and green space.

SECTION 4. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

SECTION 5. Effective Date. This Ordinance is and the same shall become effective immediately upon final passage hereof, or as otherwise provide for by law.

**APPROVED AS TO FORM
AND CORRECTNESS:**



Robert V. Schwerer, Esq.
City Attorney

Linda Hudson,
Mayor Commissioner

Linda W. Cox,
City Clerk