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Gary Chartrand
Rebecca Fishman Lipsey
Michael Olenick
Andy Tuck

October 29, 2015

Ms. Rebecca Grohall, AICP, Planning Manager
City of Fort Pierce Planning Department
100 North U.S. Highway 1
Fort Pierce, Florida 34954
Via E-mail: rgrohall@city-ftpierce.com

Re: Fort Pierce 15-2ESR:

Dear Ms. Grohall:

Thank you for the opportunity to review the City of Fort Pierce's 15-2ESR amendment package, which the Florida Department of Education received October 8, 2015. According to the department's responsibilities under section 163.3184(3)(b), Florida Statutes, I reviewed the amendment package considering the provisions of chapter 163, part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create adverse effects on public school facilities.

The proposal would revise the city's Mixed-Use Development designation to eliminate the minimum floor area ration standard for residential uses, reduce the number of required uses, and modify the open space and green space requirements. The amendment would not have the effect of increasing residential density. Because the amendment does not appear to have the potential to create adverse effects on public school facilities, I offer no comment.

Again, thank you for the opportunity to review and comment. If you have questions about this letter, or if I may be of assistance, please contact me at 850-245-9312 or Tracy.Suber@fldoe.org.

Sincerely,

Tracy D. Suber
Growth Management and Facilities Policy Liaison

TDS/

cc: Mr. Marty Sanders, School Board of St. Lucie County
Mr. James Stansbury, DEO/State Land Planning Agency

Thomas H. Inserra
Director, Office of Educational Facilities



Fw: City of Fort Pierce, DEO #15-2ESR Comments on Proposed Comprehensive Plan Amendment Package <Watchdog: Virus checked>

Rebecca Grohall to: Clarissa Davis

10/27/2015 09:12 AM

----- Forwarded by Rebecca Grohall/cfp on 10/27/2015 09:12 AM -----

From: "Oblaczynski, Deborah" <doblaczy@sfwmd.gov>
To: "Rebecca Grohall AICP (RGrohall@city-ftpierce.com)" <RGrohall@city-ftpierce.com>
Date: 10/27/2015 09:08 AM
Subject: FW: City of Fort Pierce, **DEO** #15-2ESR Comments on Proposed Comprehensive Plan Amendment Package <Watchdog: Virus checked>

Hello Ms. Grohall,
I apologize, I sent the response to the wrong email address. I have updated my contacts accordingly. Please find the District's response the City's amendment #15-2ESR. Please let me know if you have any questions.
Thank you,
Deb Oblaczynski

From: Oblaczynski, Deborah
Sent: Tuesday, October 27, 2015 8:51 AM
To: Rebecca.Grohall@Osceola.org
Cc: Michael J Busha (mbusha@tcrpc.org); 'CDavis@city-ftpierce.com'; Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com); James Stansbury (James.stansbury@deo.myflorida.com)
Subject: City of Fort Pierce, **DEO** #15-2ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Ms. Grohall:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Fort Pierce (City). The proposed amendment includes three text amendments to the Future Land Use designation Mixed Use Development. There appear to be no regionally significant water resource issues; therefore, the District has no comments on the proposed amendment package.

The District offers its technical assistance to the City and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the City's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road

West Palm Beach, FL 33406
(561) 682-2544 or doblaczy@sfwmd.gov

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking on this [link](#).



Fort Pierce 15-2 ESR – Proposed <Watchdog: Virus checked>

Stahl, Chris

to:

'cdavis@city-ftpierce.com'

10/20/2015 09:51 AM

Cc:

"Craig, Kae", DEO Agency Comments

Hide Details

From: "Stahl, Chris" <Chris.Stahl@dep.state.fl.us>

To: "'cdavis@city-ftpierce.com'" <cdavis@city-ftpierce.com>

Cc: "Craig, Kae" <Kae.Craig@dep.state.fl.us>, DEO Agency Comments
<DCPexternalagencycomments@deo.myflorida.com>

Security:

Some images were prevented from loading. Show Images

To: Clarissa Davis, Planner

Re: Fort Pierce 15-2ESR – Expedited Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at Chris.Stahl@dep.state.fl.us or (850) 245-2169 for assistance or additional information. Please send all amendments, both proposed and adopted, to Plan.review@dep.state.fl.us

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
3900 Commonwealth Blvd., MS 47
Tallahassee, FL 32399-3000

[DEP Internet Feedback Survey](#)

[Dep Customer Survey](#)



Fort Pierce 15-2ESR - FDOT District Four Review <Watchdog: Virus checked>

Hymowitz, Larry

to:

DCPexternalagencycomments, Rebecca Grohall

10/27/2015 03:04 PM

Cc:

"Bush, Lois", "Pennington, Dan" , Clarissa Davis

Hide Details

From: "Hymowitz, Larry" <Larry.Hymowitz@dot.state.fl.us>

To: DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>, Rebecca Grohall <RGrohall@City-FtPierce.Com>

Cc: "Bush, Lois" <Lois.Bush@dot.state.fl.us>, "Pennington, Dan"

<Dan.Pennington@deo.myflorida.com>, Clarissa Davis <CDavis@City-FtPierce.Com>

I am writing to advise you that the Department will not be issuing formal comments for the proposed City of Fort Pierce comprehensive plan amendment with DEO reference number 15-2ESR.

We request that the City give additional consideration to the adequacy of the proposed 20 % minimum pervious area requirement vs the existing 25 % minimum requirement for applicability to both the MXD future land use designation and the PD/PUD zoning designations. Reduced pervious area could result in additional storm water runoff with potentially less surface area to store and treat the runoff before discharge to other drainage systems. The rate of runoff and discharge could also be affected, potentially causing flooding and impacting off site drainage and roadway facilities.

The Department requests one copy, which may be on CD ROM in Portable Document Format (PDF), of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.

Larry Hymowitz
Planning Specialist – Policy Planning & Growth Management
Planning & Environmental Management - FDOT District Four
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Phone: (954) 777-4663; Fax: (954) 677-7892
larry.hymowitz@dot.state.fl.us

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

October 28, 2015

Ms. Clarissa Davis, Planner
City of Fort Pierce
100 N US Highway 1
Post Office Box 1480
Fort Pierce, Florida 34954

Dear Ms. Davis:

Thank you for submitting copies of the Small Scale Development Plan Amendment for FORT PIERCE adopted by Ordinance No(s). 15-050 on October 5, 2015 for our records. The reference number for this amendment package is 15S01.

The Department of Economic Opportunity **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small scale development plan amendment in accordance with procedures contained in Section 163.3187(1), Florida Statutes.

If you have any questions, please feel free to contact Donna Harris of my staff by phone at 850.717.8491 or by e-mail at donna.harris@deo.myflorida.com.

Sincerely,

D. Ray Eubanks, Administrator
Plan and DRI Processing Unit

DRE/dh

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM __

From: Staff

Date: December 11, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Fort Pierce Comprehensive Plan
Amendment No. 15-2ESR

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 Fort Pierce includes text changes to the Future Land Use and Infrastructure elements of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment modifies the description of the Mixed Use Development (MXD) future land use designation listed in Table 1-1, Future Land Use Density/Intensity Summary Table, and described in Policy 1.1.4 in the Future Land Use Element. The change deletes the requirement that residential uses shall comprise a minimum of 40 percent of the total floor area of the MXD designation. Also, the proposed amendment modifies a requirement that allows MXD designated areas to contain a minimum of two, rather than three, of the following general land uses: Residential; Commercial – General and/or Neighborhood; Commercial – Town Center; Hotel; Office Uses – Professional and/or Medical; Industrial; and Institutional. The purpose of the proposed changes is to provide greater flexibility consistent with the Planned Unit Development zoning district and other zoning districts that allow vertical mixed-use projects.

Additionally, the proposed amendment modifies Policy 3.16.1 in the Infrastructure Element to allow all new projects to provide a minimum of 20 percent, rather than 25 percent, of pervious open and green space. This change is proposed in order to better align with zoning regulations. None of the proposed changes affect the floor-to-area ratio (FAR) or the maximum density, which remain at 1.5 FAR and 15 dwelling units per acre.

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 October 8, 2015. 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 and authorize its transmittal to the City of Fort Pierce and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Text Changes in Underline and Strikethrough Format

Exhibit 2

Text Changes in Underline and Strikethrough Format

Ordinance 15-049 Exhibit A

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non-Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

Ordinance 15-049 Exhibit A

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): 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.~~

Offices - Professional and Business Services (OP): The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian-oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

Ordinance 15-049 Exhibit B

existing water supply and replacement of facilities using the Capital Improvements Program and the Capital Improvements Element.

3.16.2 Policy:

The City shall implement the 10-Year Water Supply Plan addressing water supply facilities necessary to serve existing and future development within the City consistent with the water service districts' consumptive use permit.

NATURAL GROUNDWATER AQUIFER RECHARGE

Goal 3.5

Protect the function of natural ground water/aquifer recharge areas and natural drainage features.

3.16 Objective:

Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes.

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; and
- Amending the Land Development Regulations to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Regulations to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

3.16.2 Policy:

The City will promote the use of reclaimed water through citywide efforts to educate residents and business community on the merits of using reclaimed water to diminish groundwater withdrawals. The City shall coordinate with FPUA to assess the viability of providing reclaimed water to new developments and if feasible, will require new developments to utilize reclaimed water for irrigation once the MWRP is constructed and operating.

3.16.3 Policy:

The City shall continue to require that all development and redevelopment codes at a minimum, comply with SFWMD environmental protection rules for stormwater disposal methods.