



EAR-BASED AMENDMENTS

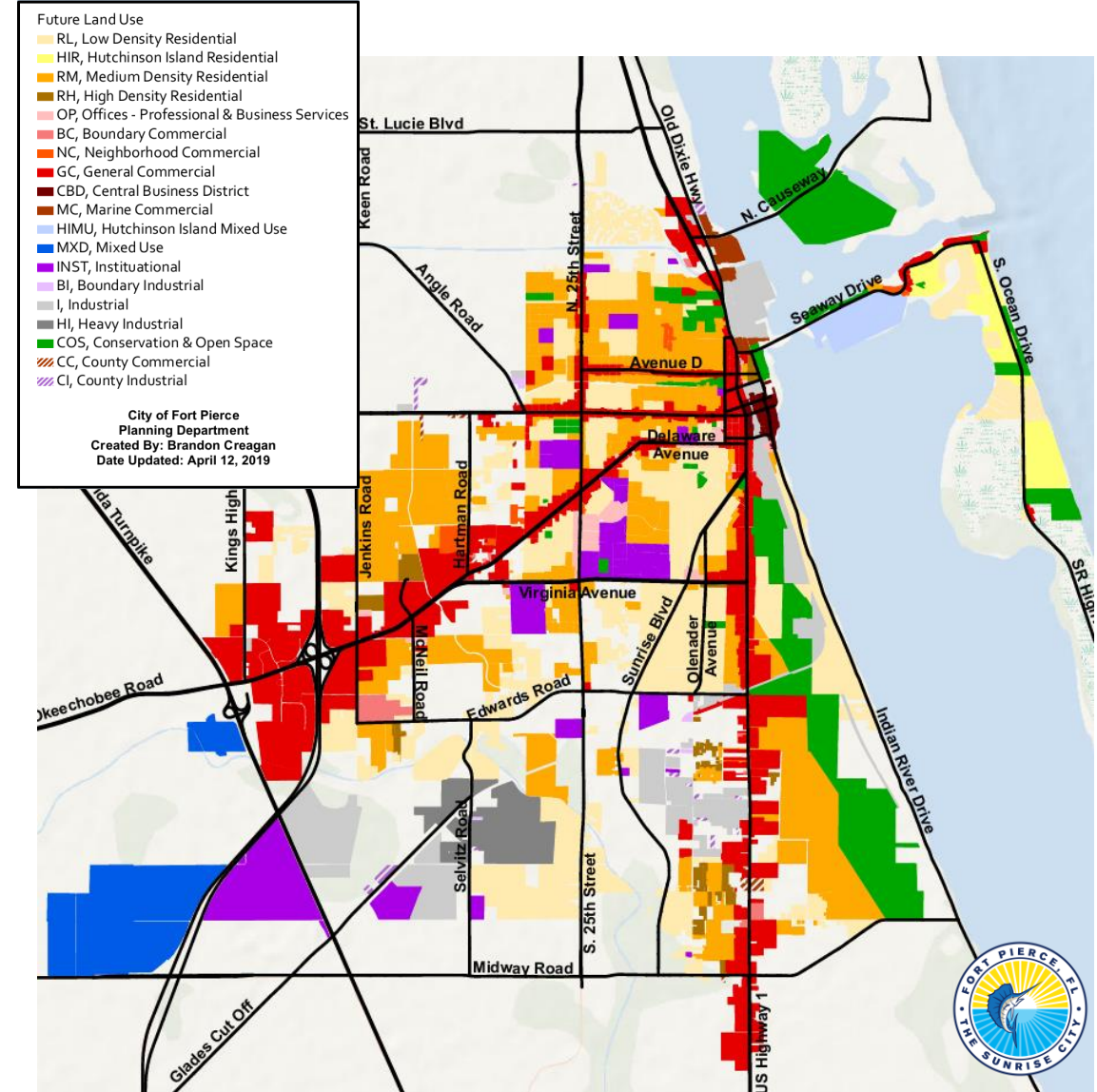
CITY COMMISSION

*Transmittal Hearing
August 19, 2019*



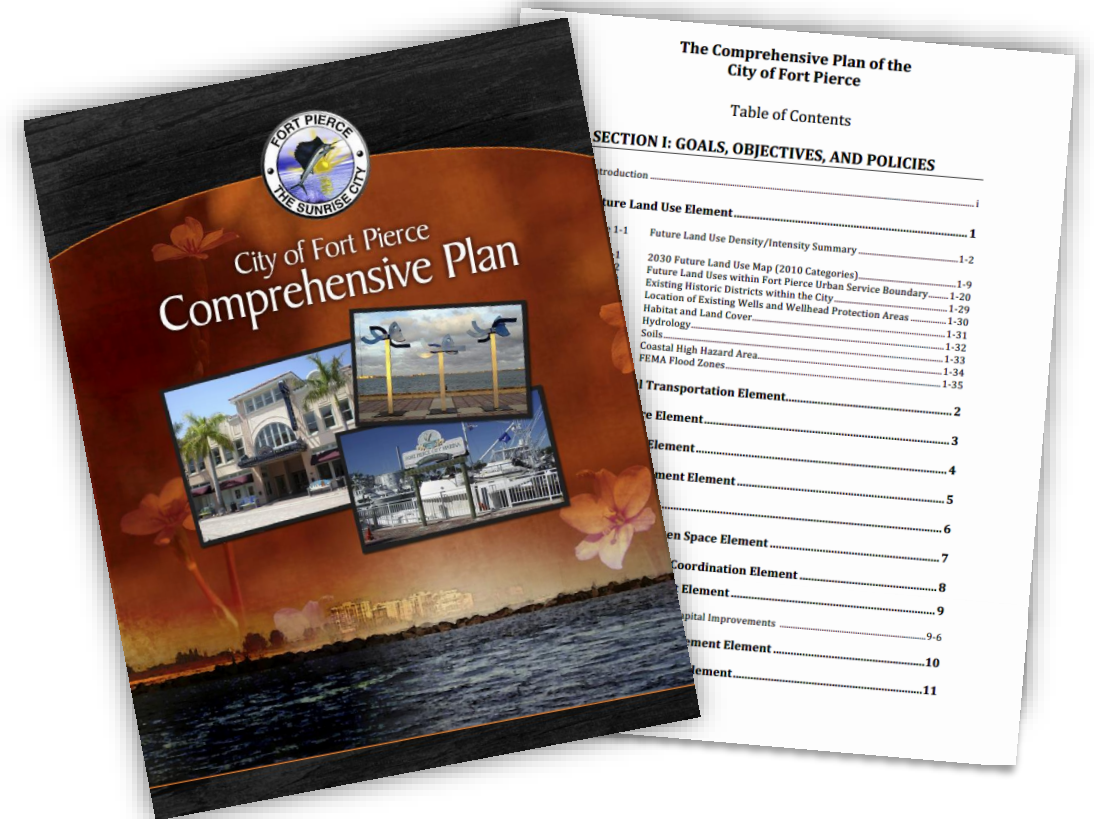
AGENDA

- Purpose
- Matrix of Proposed Changes
- Recent Growth Management Legislation
- Highlights of Proposed Amendments
- Coastal Mapping



FT. PIERCE COMP PLAN

- Elements:
 - Future Land Use
 - Transportation
 - Infrastructure
 - Conservation
 - Coastal Management
 - Housing
 - Recreation and Open Space
 - Intergovernmental Coordination
 - Capital Improvements
 - Public Facilities Management
 - Public Schools Facilities



PURPOSE

- Section 163.3191, Florida Statutes:
 - Requires a review and evaluation of the comp plan every 7 years
 - Used to include a long report and a full update of the plan
 - Now requires a letter notifying the state of whether the City needs to make changes or not
 - City's letter submitted on 1/31/18
 - Amendments due **1/31/19**

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

January 31, 2018

Ms. Rebecca Grohall, AICP
Planning Director
City of Fort Pierce
100 North US 1
Fort Pierce, Florida 34950

RE: Fort Pierce Evaluation and Appraisal Notification Letter

Dear Ms. Grohall,

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter which was due on February 1, 2018, and received by the Department on January 31, 2018.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by **January 31, 2019**, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes. The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), Florida Statutes.

Mr. Adam Antony Biblo of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850) 717-8503.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendments, please contact Mr. Ray Eubanks, Plan Processing Administrator, at (850) 717-8483.

Sincerely,

D. Ray Eubanks
Plan Processing Administrator

DRE/me

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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MATRIX OF PROPOSED CHANGES

- Outlines changes in statutes since the last EAR (2011)
- S&ME's recommended changes
- Staff responses



MATRIX OF PROPOSED CHANGES

Years	Section	Title	Description	Proposed Action	City Response
General Comments		Change of agency name	Change 'Department of Community Affairs' to 'Department of Economic Opportunity'	Change: Page 2-1, 2.1.3 Policy. Page 11-4, 11.1.3.1 (a). Page 8-9, agency table. Page 8-9, agency table.	YES
		Remove rule reference	Remove reference to Rule 9J-5 and 9J-11	Page 1, Page 1-11. Page 11-12. Page 11-14. Page 11-18.	YES
		Update of Statute References	Update specific statute sections referenced in the plan.	Update specific statute sections referenced in the plan.	YES
2016-2018	Sections 163.3246 (11), (12), and (14)		Local Government Comprehensive Planning Certification Program updated to delete references to Development of Regional Impact Review.	Delete: ", development of regional impact" from Policy 11.1.1.4, Page 11-2. Delete: "developments of regional impact" Policy 11.1.1.7, Page 11-3. Delete: "developments of regional impact" from number 16, Page 11-32.	YES
	Section 163.3178	Coastal Management Element (Chapter 2015-69, section 1, Laws of Florida)	<ul style="list-style-type: none"> Adds a requirement that the redevelopment component of the Coastal Management Element must: Reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. Encourage removal of coastal real property from FEMA flood zone designations. Be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations. Require construction seaward of the coastal construction control line to be consistent with chapter 161, Florida Statutes. Encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents. 	ADD: 1) New Policy 5.2.14 "As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise." Page 5-5, after Paragraph 6. 2) "Construction seaward of the coastal construction control line shall be consistent with chapter 161 of the Florida Statutes." to Policy 5.6.6, Page 5-11, Paragraph 7.	YES
2015	Section 163.3177(6)(c)4	Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (Chapter 2015-30, section 2, Laws of Florida)	<ul style="list-style-type: none"> Provides that a local government that does not own, operate, or maintain its own water supply facilities and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or maintain a work plan if the local government's usage of water is less than 1 percent of the public water utility's total permitted allocation. The local government must cooperate with any local government or utility provider that provides service within its jurisdiction. 	Requires the City to cooperate with any local government utility provider within its jurisdiction. Please confirm that no other water provider supplies water within the City of Fort Pierce.	CONFIRMED FOR WATER PROVIDERS
	Section 163.3202(1)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	<ul style="list-style-type: none"> Requires that local governments must adopt, amend, and enforce land development regulations that are consistent with and 	Add a policy to the FLUE requiring the city to ensure consistency between the updated	YES

RECENT LEGISLATION

- Changes to Chapter 163, F.S.
 - Community Planning Act 2011
 - ❑ Removed transportation, parks and school concurrency
 - ❑ EAR Process changed
 - ❑ CIPs annual update but outside of the plan amendment process
 - ❑ Repealed Rules 9J-5 and 9J-11, FAC
 - ❑ Establish Expedited/State Coordinated Review Processes
 - 2013
 - ❑ Alternatives to transportation concurrency
 - ❑ Local Manufacturing Development Program (optional)
 - 2014
 - ❑ Fuel Terminal use pre-emption



RECENT LEGISLATION

- Changes to Chapter 163, F.S.
 - 2015
 - Peril of Flood
 - Sea Level Rise and Flood Risks
 - National Flood Insurance Community Rating System encouraged
 - 2016
 - DRI sized projects require state coordinated review
 - 2018
 - Minor changes (definitions and editorial changes)



HIGHLIGHTS OF PROPOSED CHANGES

- General Changes
 - Removed References to Rules 9J-5 & 9J-11 FAC
 - Updated Timeframes and Dates
 - Ensured Cumulative Changes are Incorporated
 - Updated Statute References
 - Consistency with Florida Statutes



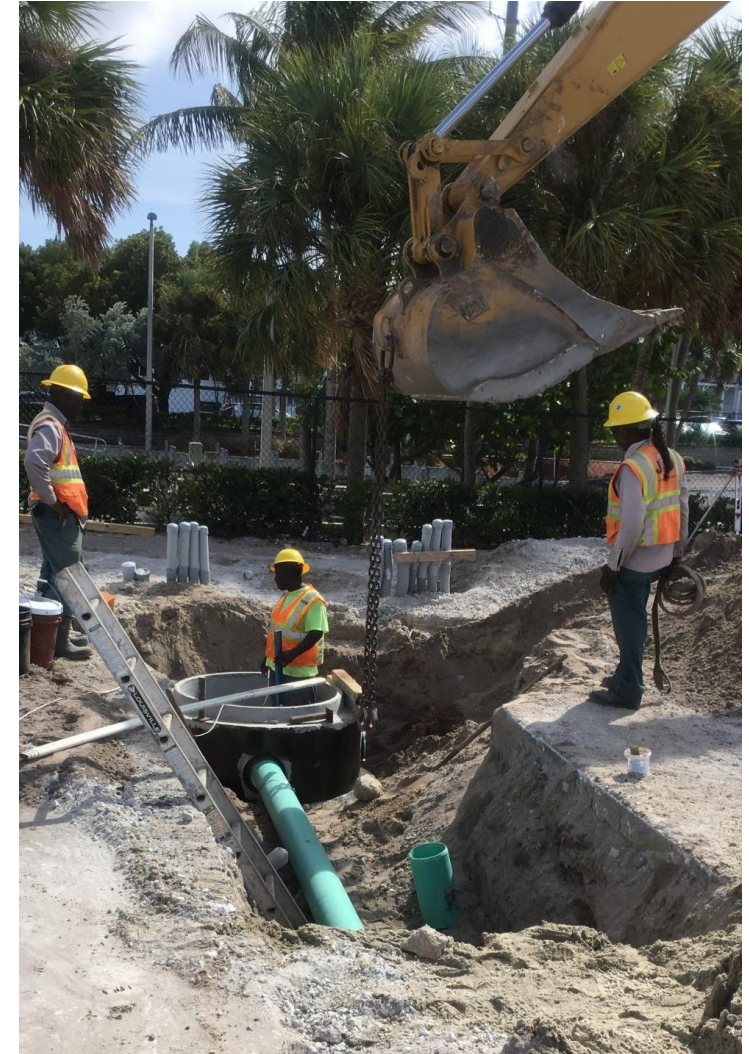
HIGHLIGHTS OF PROPOSED CHANGES

- Future Land Use Element
 - Fuel Terminal Uses
 - Incorporated Adopted FLUM
 - Updated Timeframes and Dates
 - Ensured Cumulative Changes are Incorporated
- Transportation Element
 - Confirmed Use of Transportation Concurrency
 - Updated or Removed Timeframes



HIGHLIGHTS OF PROPOSED CHANGES

- Infrastructure Element
 - Ensure Coordination Occurs with FPUA
 - Updated Master Plan Status
 - Updated Capacity Analysis Policy
- Conservation Element
 - Removed Obsolete Policies
 - Updated or Removed Timeframes



HIGHLIGHTS OF PROPOSED CHANGES

- Coastal Management Element
 - Peril of Flood
 - Ensure Development Occurs outside of the Coastal Construction Control Line (CCCL)
 - Reduction of Flood Risks on Redevelopment Sites
 - Ensure Consistency with the Local Mitigation Strategy
 - Continue Participation in the NFIP Community Rating System
 - Encourage Removal of Properties from a Flood Zone
 - Coastal Resiliency Adaption Area Action Planning



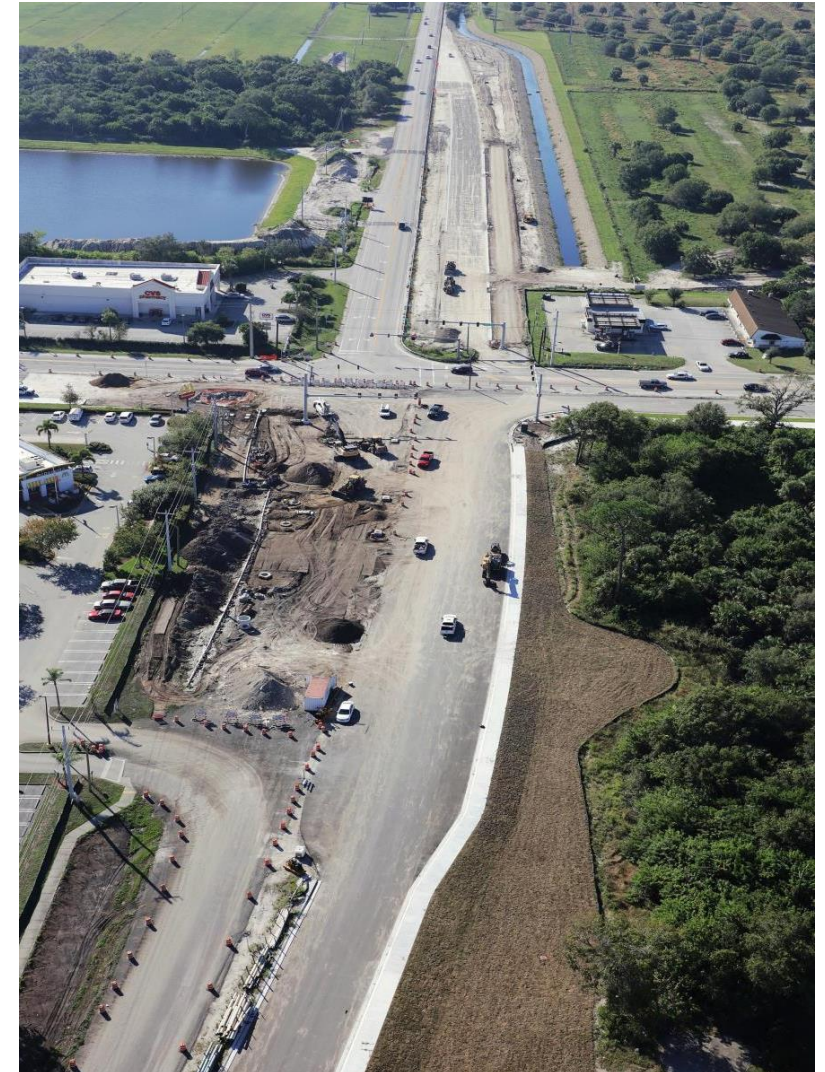
HIGHLIGHTS OF PROPOSED CHANGES

- Housing Element
 - Removal of Outdated Policy
- Recreation and Open Space Element
 - Updated LOS Standards
 - Removal of Outdated Policy
- Intergovernmental Coordination Element
 - Removed Obsolete Language
 - Updated or Removed Timeframes



HIGHLIGHTS OF PROPOSED CHANGES

- Capital Improvements Element
 - Removed Financial Feasible Language
 - Updated Timeframes
 - Removed CIS Table from Text of Policy
 - Added CIS Table as a Standalone Document
 - Adopt CIS and Submit to DEO Separately
- Public Facilities Element
 - Updated LOS by Timeframes
 - Updated Statute References



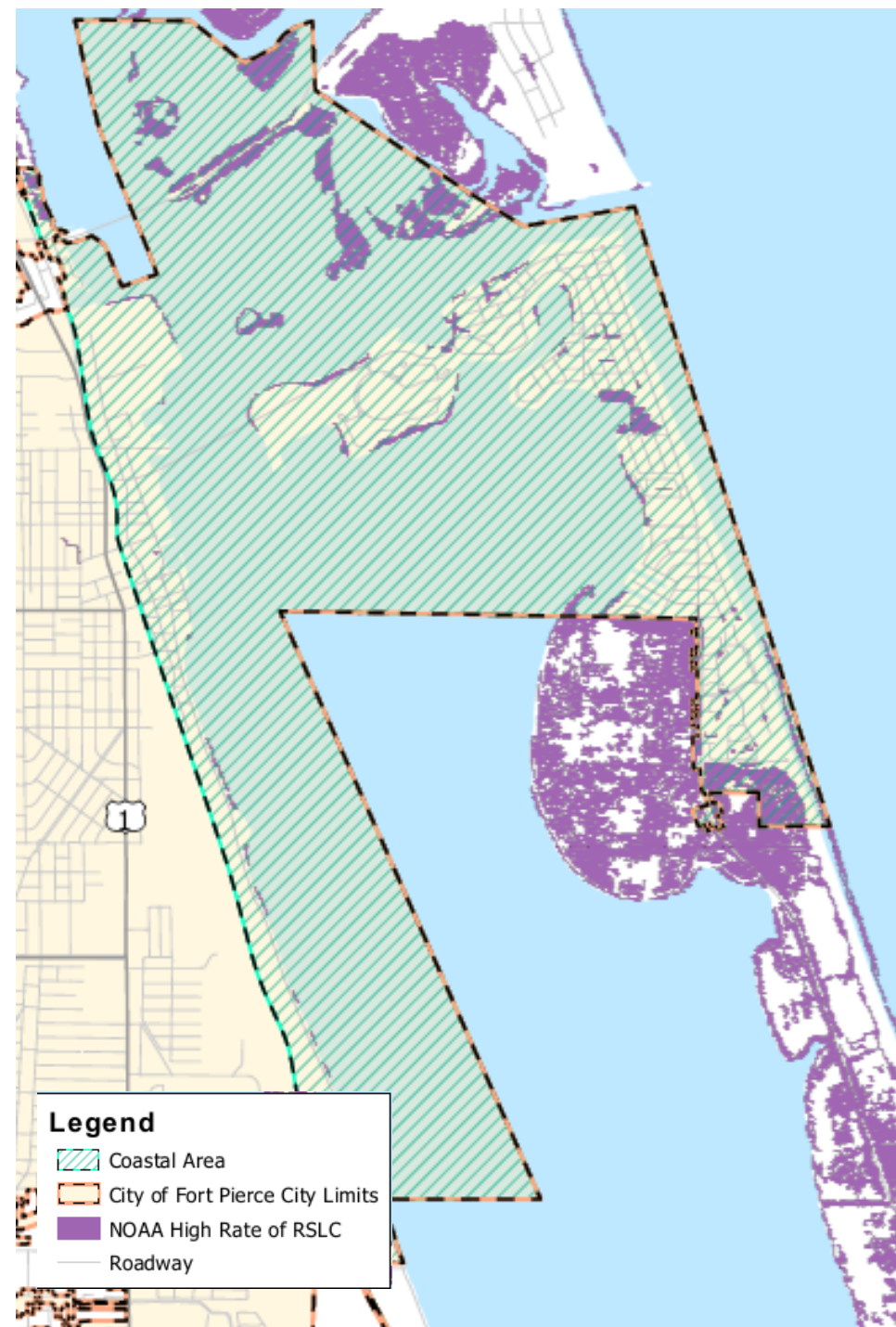
HIGHLIGHTS OF PROPOSED CHANGES

- Public Schools Facilities Element
 - Removed Rule 9J-5 References
 - Updated Statute References
 - Removed Financial Feasibility Requirement



COASTAL MAPPING

- Updated the CHHA
- Existing Land Use with Coastal Area
- FEMA Flood Zones in Coastal Area
- Surge Zones Map
- Future Land Use within Coastal Area

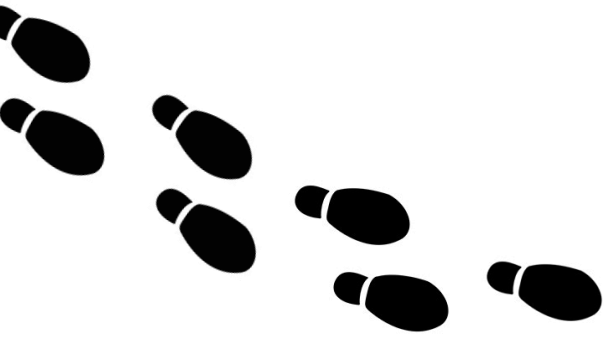


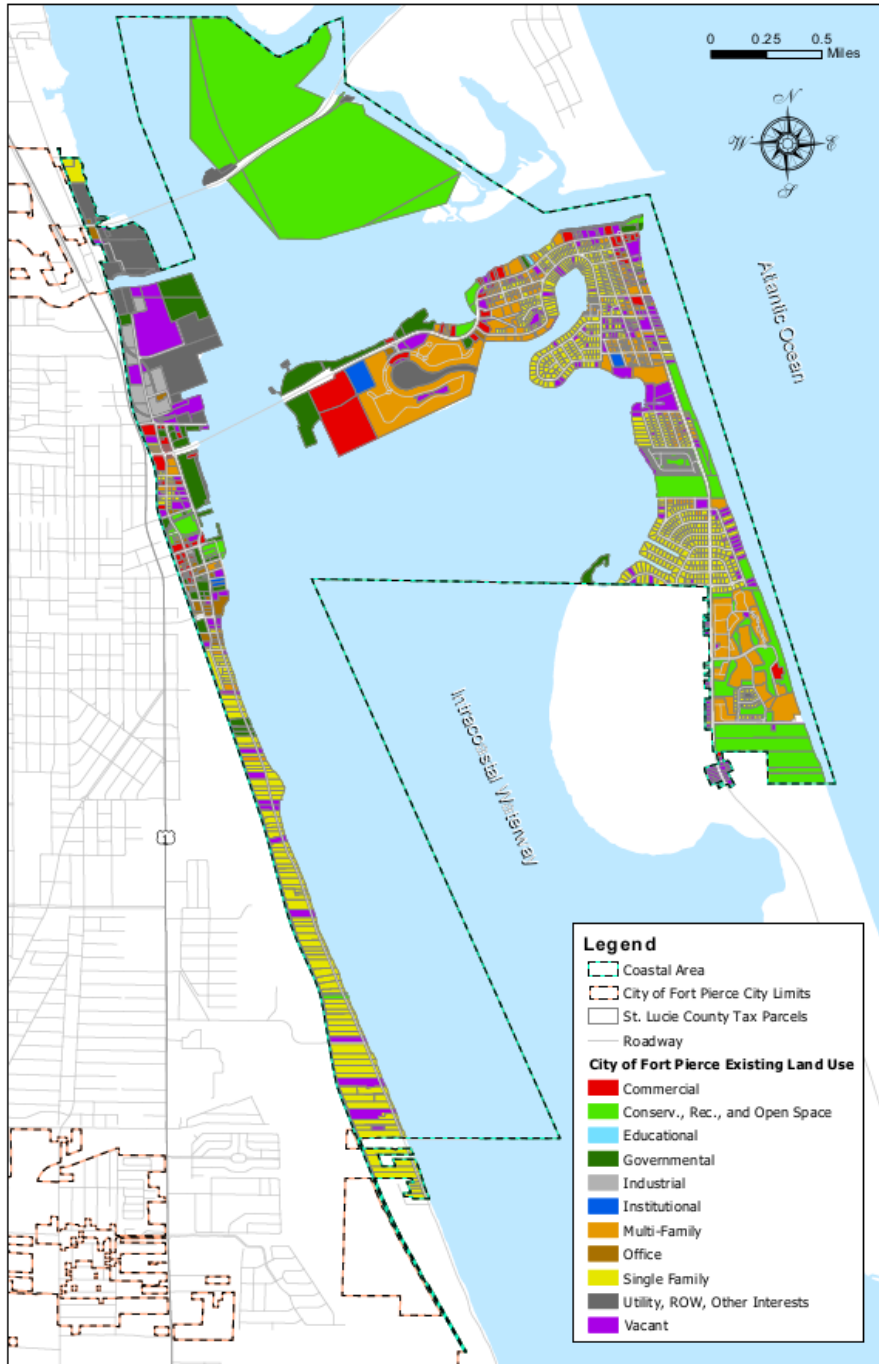
Worst Case Scenario Sea Level Rise (2050)



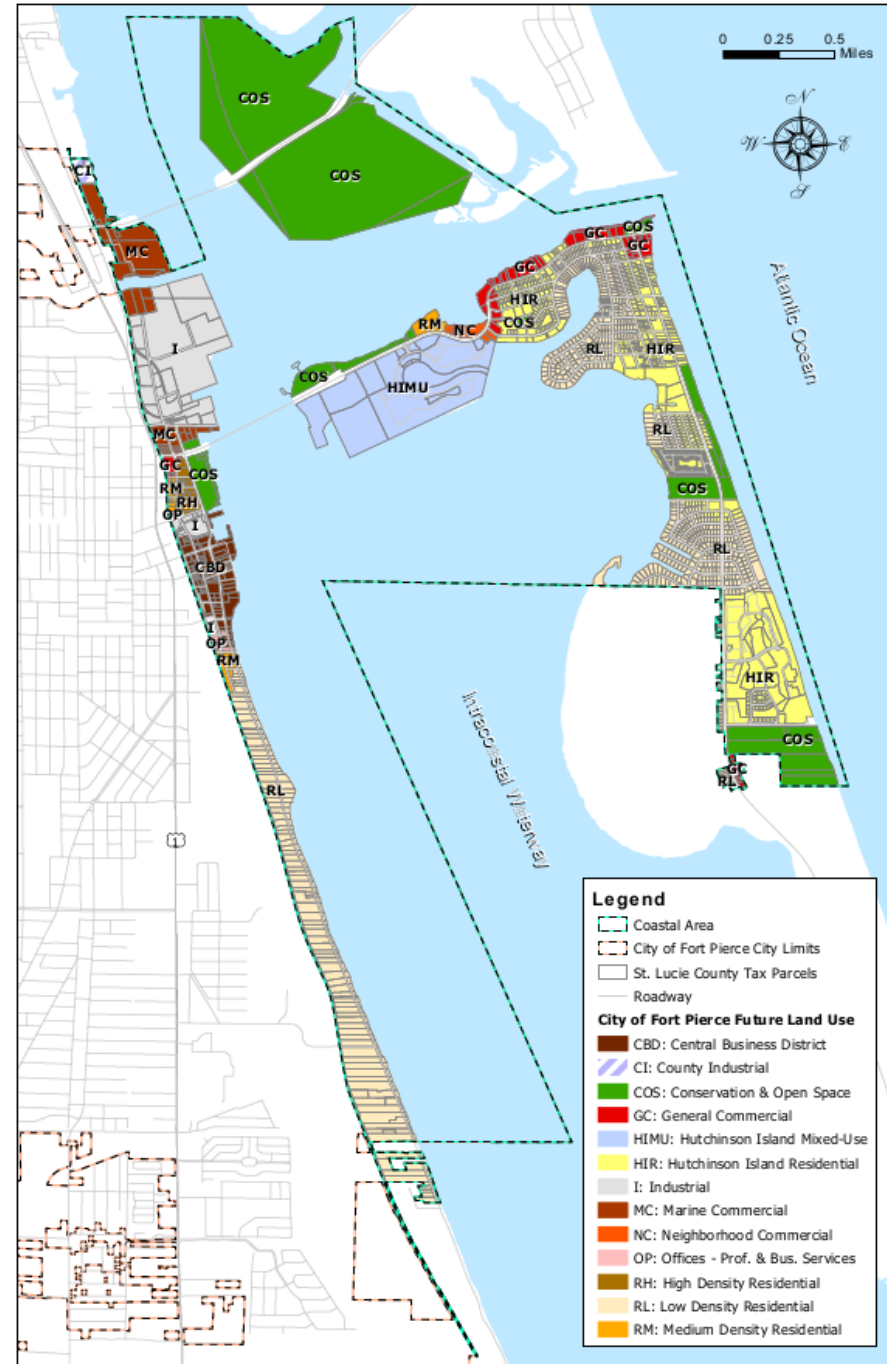
NEXT STEPS

- 10 Days to Transmit Amendments to DEO
- DEO – State Coordinated Review
 - 60 days for Agency Review
 - Respond to Objections, Recommendations, and Comments (ORC) report
- City Commission Adoption Hearing in November (TBD)



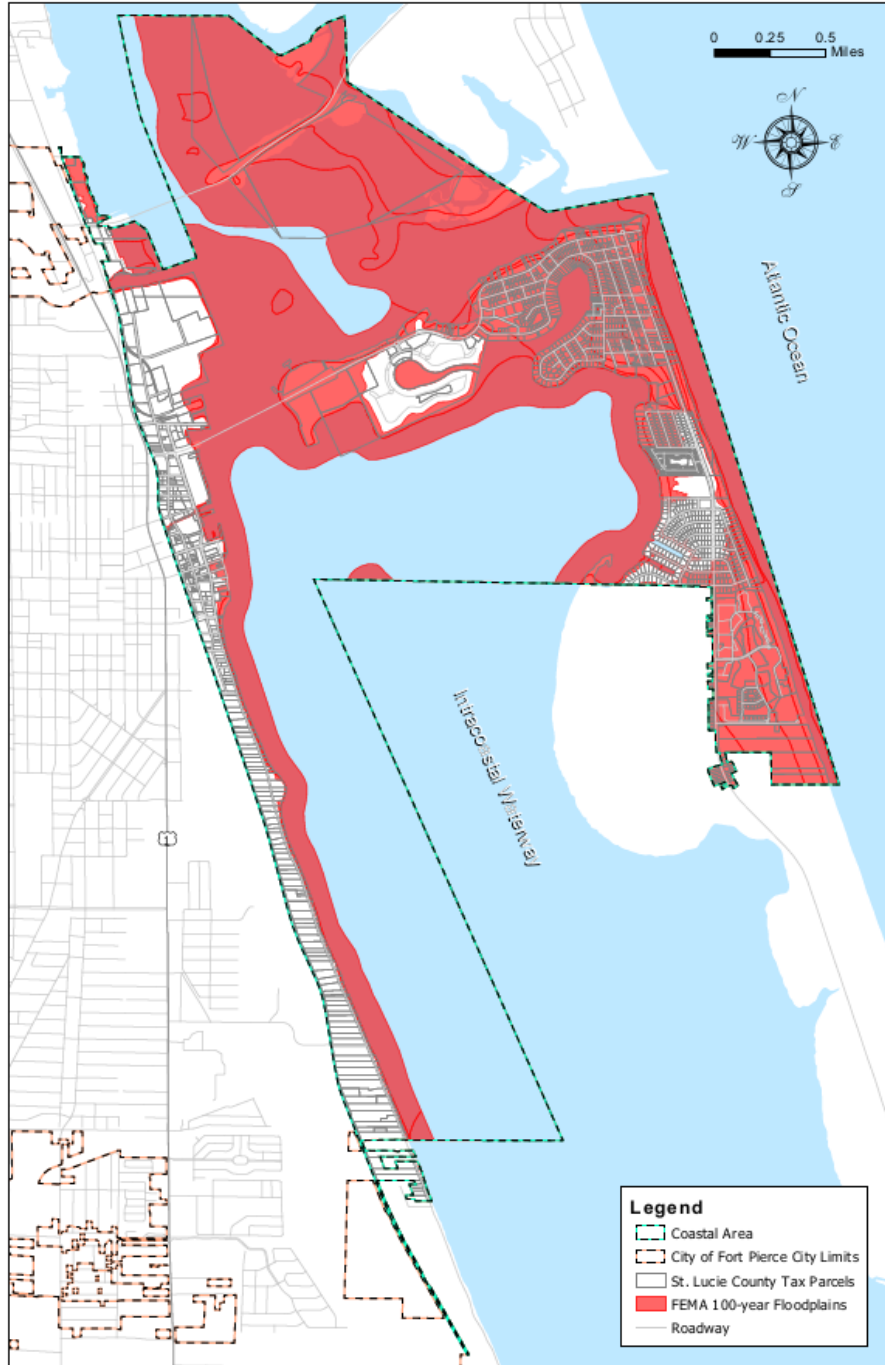


Existing Land Use Within the Coastal Area



Future Land Use Within the Coastal Area





 **FEMA 100-year Floodplains Within the Coastal Area** 



0 0.5 1 Miles

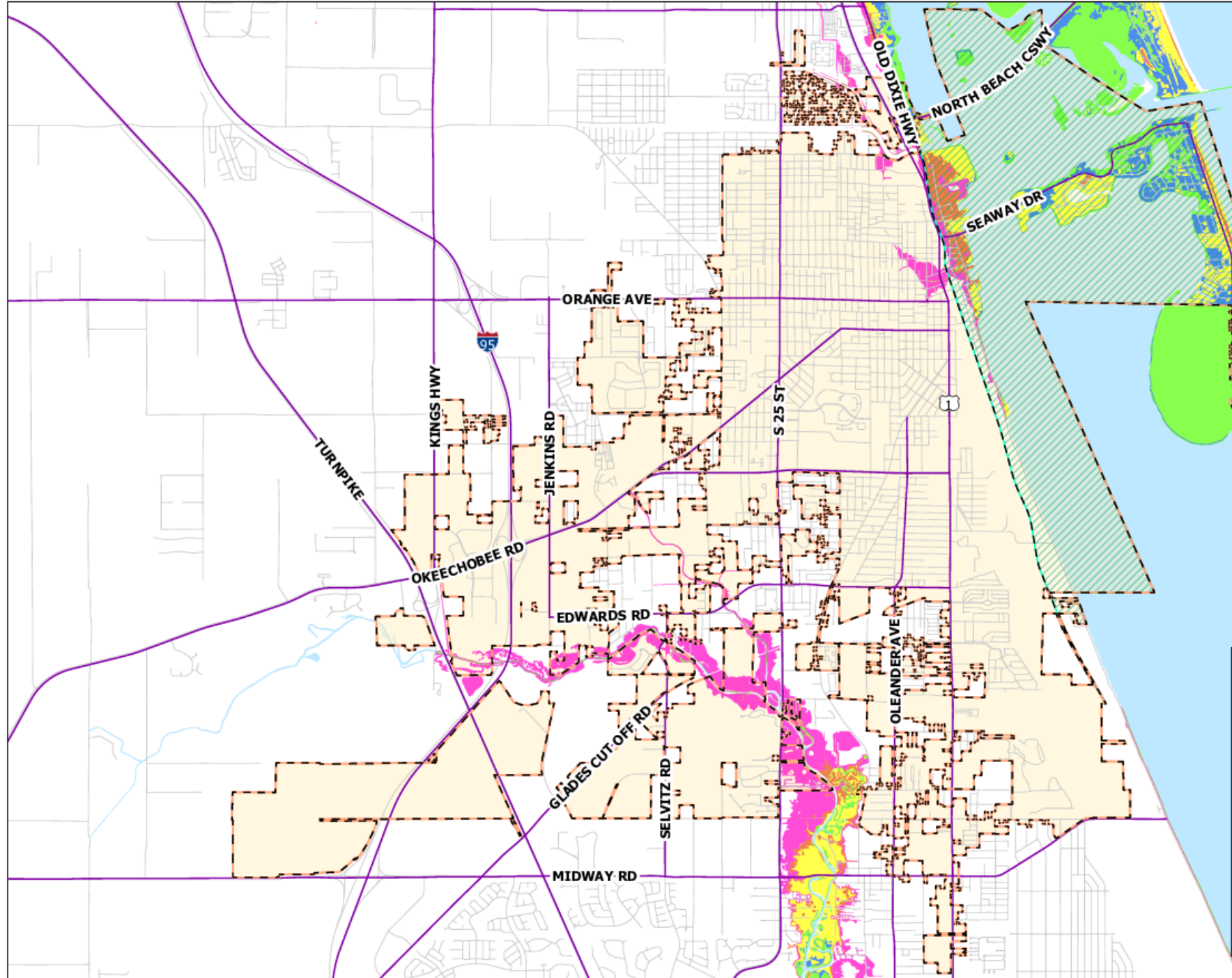


Legend

- Coastal Area
- City of Fort Pierce City Limits
- State Evacuation Routes
- Roadway

Storm Surge

- Category 1
- Category 2
- Category 3
- Category 4
- Category 5



Hurricane Surge Zones & Evacuation Routes



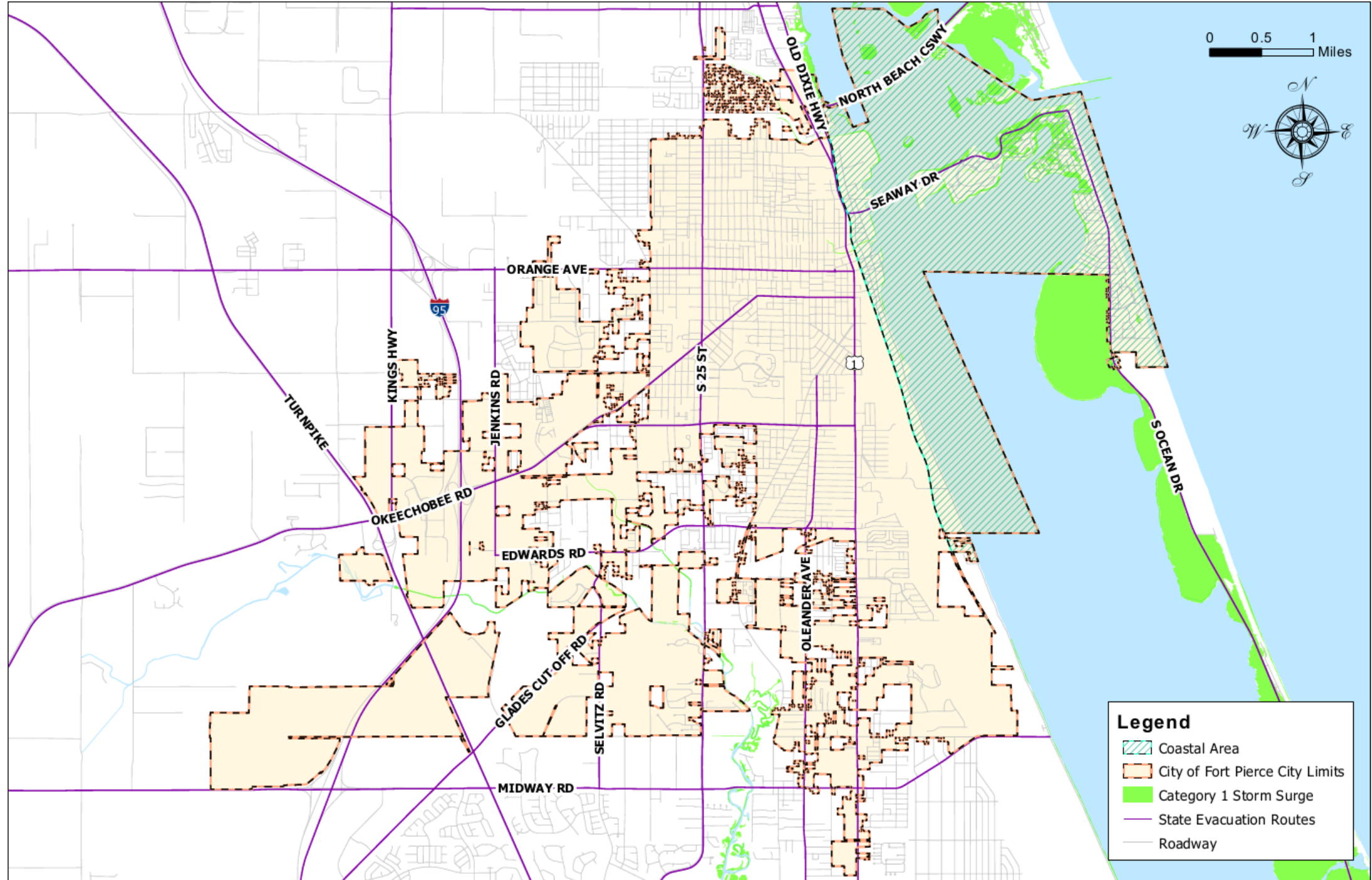


0 0.5 1 Miles



Legend

- Coastal Area
- City of Fort Pierce City Limits
- Category 1 Storm Surge
- State Evacuation Routes
- Roadway



Hurricane Surge Zone & Evacuation Routes

