

## INTRODUCTION

Under State law, the local government comprehensive plan is the ultimate regulatory authority governing all land development activities. The City Fort Pierce adopted their first comprehensive plan in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and develop consensus for the long range vision of the City. The City updated the plan again in 2010 and 2019. The 2019 update was done to reflect changes in Florida statutes and to update time specific goals and policies.

The State of Florida regulates local government comprehensive planning through Chapter 163, Part II of Florida Statutes. In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act. Comprehensive planning in Florida began in the 1970s and was codified in the 1985 Growth Management Act. The Act substantially increased the requirements for comprehensive plans, and mandated that local governments adopt land development regulations to implement the policies of the Comprehensive Plan. In 2011 the Community Planning Act was adopted, which substantially changed the requirements for comprehensive planning in Florida. The Act is implemented primarily through Rules 9J-5 and 9J-11 of the Florida Administrative Code.

~~These laws Chapter 163 mandates that local governments must maintain a long-range, comprehensive planning program that functions as a continuous and ongoing process, rather than a one-time report. Pursuant to Rule Chapter 73C-49, Florida Administrative Code As part of this ongoing process, at least every seven years each local government is required to periodically evaluate the need to amend its Comprehensive Plan to reflect changes in state requirements since the last comprehensive plan was updated by researching and writing an Evaluation and Appraisal Report (EAR) on a schedule that repeats every seven years. The EAR functions as an audit of the successes and shortcomings of the Comprehensive Plan, and provides the opportunity to identify amendments needed to address them. In 2019/2010, the City performed such evaluation adopted the required EAR of its Comprehensive Plan which was followed by the EAR-based amendments to update the plan accordingly. The EAR-based amendments generally include updates to the Comprehensive Plan necessary to reflect changes in local circumstances, address identified major issues, or address changes in state law.~~

In response to several natural disasters that have affected Florida, the Florida Division of Emergency Management created the Local Mitigation Strategy (LMS) program. The St. Lucie County LMS, originally adopted in 2010, is a multi-jurisdictional all hazards mitigation plan that includes vulnerabilities and a risk assessment. The City of Fort Pierce adopted the St. Lucie County LMS in 2011. The LMS is reviewed annually and comprehensively updated every five years. The City continues to coordinate its comprehensive plan updates with the current St. Lucie County LMS.

The Comprehensive Plan contained herein is consistent with Chapter 163, F.S., ~~and Rule 9J-5~~, as required by State law. The Comprehensive Plan is organized into 11 Elements (chapters). ~~The An updated~~ Data, Inventory, and Analysis (DIA) ~~section which~~ provides the supporting data and information used as the foundation for the Goals, Objectives, and Policies (GOPs) ~~was prepared for each Element.~~ The DIA for each Element of the Comprehensive Plan is not formally adopted by the City Commission. Each Element addresses an important aspect of land development and growth in Fort Pierce including, but not limited to, future land use, transportation, housing, infrastructure, parks and recreation, educational facilities, intergovernmental coordination, and capital improvements. The Future Land Use Element contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories referenced in the FLUM. The City's official Zoning Map and Land Development Regulations must be consistent with the

FLUM and accompanying land use category specifications contained in the Future Land Use Element.

The intent of the GOPs contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations can be developed. The City's Land Development Regulations which contains zoning, subdivision and other local development regulations, takes its purpose and direction from the goals, objectives and policies adopted in this Comprehensive Plan. Together, these implementing tools ensure that the development patterns for future land uses within Fort Pierce match the community vision and quality-of-life expectations of its residents.

## **STATEMENT OF LEGISLATIVE INTENT**

This Statement expresses the legislative intent of the City Commission of the City of Fort Pierce with regard to the Comprehensive Plan. It is applicable to the City of Fort Pierce Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.
2. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in effect on any private or public property located within the City of Fort Pierce.
3. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan provides overall guidance for the specific implementation mechanisms that are contained in the City of Fort Pierce's Land Development Code (LDC).
4. The primary intention of the Plan is to protect the public health, safety and welfare. In the event of a conflicting provision between the Comprehensive Plan and the Land Development Code, the provisions of the Comprehensive Plan will prevail.
5. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Fort Pierce to the extent that the objective or policy specifies implementation.
6. Wherever the term "acres" is used in this Comprehensive Plan, it shall be taken to mean "gross acres", unless otherwise specified. In addition, standard practice rounding convention may be used in determining whether parcels meet the size or acreage standards contained in this Plan.

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## FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### Goal 1

**The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.**

### FUTURE LAND USES

1.1 *Objective:*  
*The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its small-town character.*

1.1.1 Policy:  
Land use shall be regulated by the adopted Future Land Use Map. (GOP Map 1-1).

1.1.2 Policy:  
Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.

**GOP Table 1-1: Future Land Use Density/Intensity Summary Table**

<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>
<b>RESIDENTIAL</b>			
<b>Low Density Residential (RL)</b>	1-6.5 du/ac	-	
<b>Hutchinson Island Residential (HIR)</b>	8 du/ac	-	
<b>Medium Density Residential (RM)</b>	6.5-12 du/ac	-	
<b>High Density Residential (RH)</b>	12-18 du/ac	-	
<b>COMMERCIAL</b>			
<b>Boundary Commercial (BC)</b>	N/A	1.0	N/A
<b>Neighborhood Commercial (NC)</b>	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
<b>General Commercial (GC)</b>	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

<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>
<b>Central Business District (CBD)</b>	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.
<b>Marine Commercial (MC)</b>	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.
<b>Urban Neighborhood (UN)</b>	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.
<b>MIXED USE</b>			
<b>Hutchinson Island Mixed Use (HIMU)</b>	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.
<b>Mixed Use Development (MXD)</b>	15 du/acre	1.5	
<b>Offices - Professional and Business Services (OP)</b>	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.

<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>
<b><i>PUBLIC/INSTITUTIONAL</i></b>			
<b>Institutional (INST)</b>	N/A	1.0	N/A
<b><i>INDUSTRIAL</i></b>			
<b>Boundary Industrial (BI)</b>	N/A	1.5	N/A
<b>Industrial (I)</b>	N/A	1.5	N/A
<b>Heavy Industrial (HI)</b>	N/A	2.0	N/A
<b><i>CONSERVATION/OPEN SPACE</i></b>			
<b>Conservation and Open Space (CO)</b>	N/A	0.25	N/A

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\* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

1.1.3 Policy:  
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

1.1.4 Policy:  
The City will ensure consistency between the updated Comprehensive Plan and the Land Development Regulations.

1.1.5 Policy:  
The City will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation, consistent with Section 163.3206, Florida Statutes (F.S.).

1.1.64 Policy:  
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

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#### A. Residential

**Low Density Residential (RL):** The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

**Hutchinson Island Residential (HIR):** The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

**Medium Density Residential (RM):** The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

**High Density Residential (RH):** The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to

serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

**Hutchinson Island Mixed Use (HIMU):** The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and the maximum floor area ratio (FAR) is 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. The previous Medium Density Residential Hutchinson Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

## **B. Commercial**

**Boundary Commercial (BC):** The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.0.

**Neighborhood Commercial (NC):** The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

**General Commercial (GC):** The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

**Central Business District (CBD):** The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;

- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

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 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

**Offices – Professional and Business Services (OP):** The CO 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.

### C. Institutional

**Institutional (INST):** The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

### D. Industrial

**Boundary Industrial (BI):** The Boundary Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

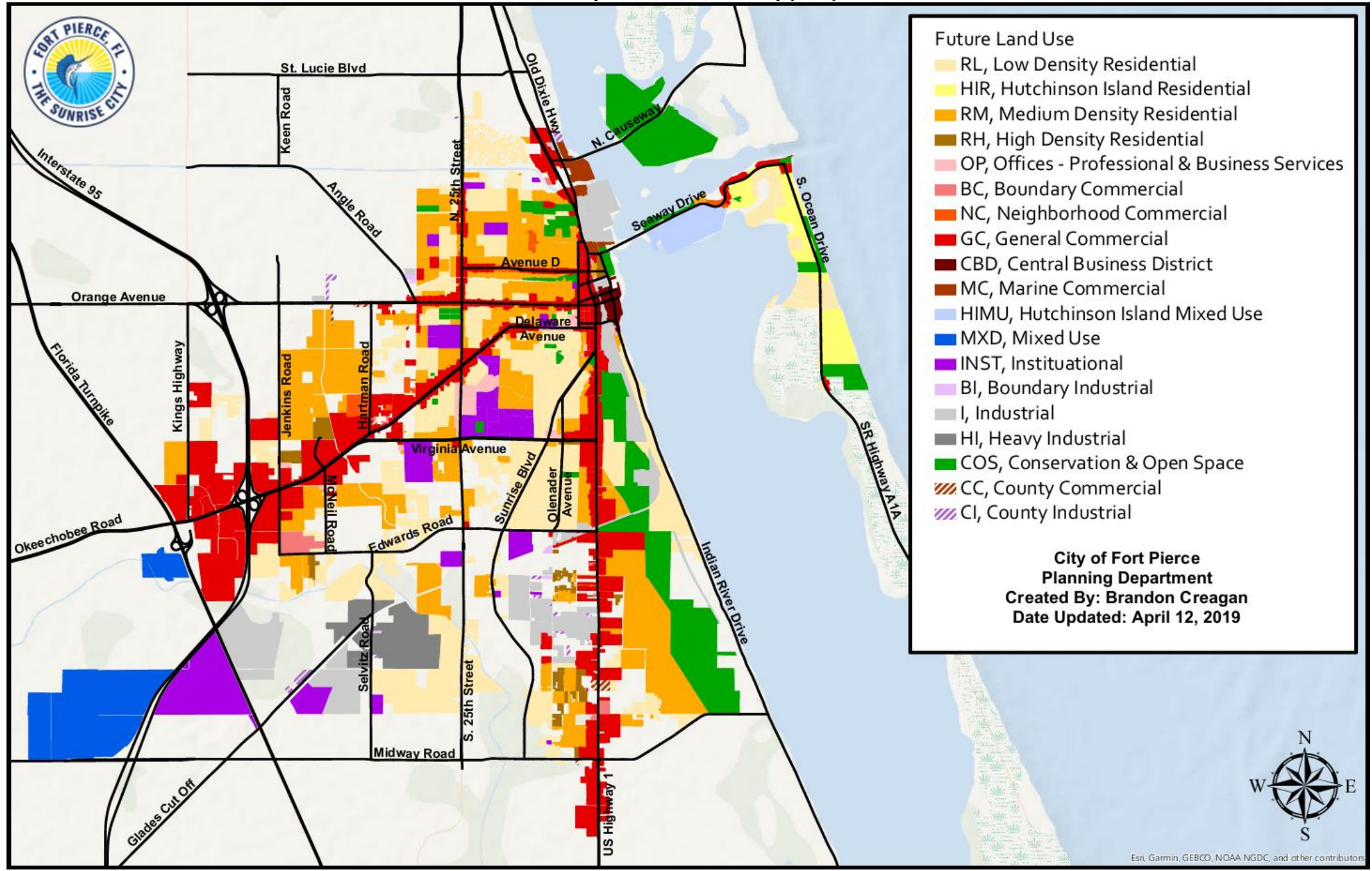
**Industrial (I):** The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

**Heavy Industrial (HI):** The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

### E. Conservation/Open Space

**Conservation and Open Space (CO):** The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

GOP Map 1-1 Future Land Use Map (2030)



1.1.75 Policy:

The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.86 Policy:

The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:

1. Located within ¼ mile of a rail station, multimodal transit center, or transit stop;
2. Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;
3. Affordable housing developments shall include a variety of housing types.

1.1.97 Policy:

The City will allow density bonuses, if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit. Such contributions shall include park land dedication or park facilities, infrastructure and transportation facilities, beach access and fishing piers. In establishing the value of the facilities and the appropriate density bonus, the following will be considered:

- i. hard costs - all material and labor costs for the construction of the facility
- ii. soft costs - fees and costs required for the design of the facility
- iii. land costs - land to be transferred to the City or other public agency associated with the facility

1.1.108 Policy:

Density bonuses are not permitted in the coastal high hazard area, or environmentally sensitive areas.

1.1.119 Policy:

Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.

1.1.120 Policy:

The City shall maintain the South Beach overlay district in the land development code for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the Sea" character. The City will promote opportunities for tourism-related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

1.1.131 Policy:

The City shall administer architectural guidelines for commercial and residential development to encourage historical and traditional styles native to the Fort Pierce

area and new and innovative architectural design. The Design Review Guidelines adopted in 2007 shall establish the architectural guidelines for commercial and residential development.

1.1.142 Policy:

The City shall administer the Art in Public Places Program to include enabling language for Public Art guidelines, a Public Art Committee and methods for collecting fees on development.

1.1.153 Policy:

The City shall coordinate with St. Lucie County to implement the 2017 update to the Port of Fort Pierce Master Plan. The City shall meet periodically with the County to discuss the progress and actions to implement the master plan.

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1.1.164 Policy:

The City shall continue to regulate placement, size, and design of signs through the land development code.

1.1.175 Policy:

The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in [Section 163.3177\(6\)\(a\)\(9\)\(a\), F. S. Rule 9J-5.006\(5\)\(g\), F.A.C.](#)

1.1.186 Policy:

The City shall require all new residential and commercial developments to install underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.

1.1.197 Policy:

Reduce vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by requiring developments to maximize internal trip capture, provide pedestrian connectivity to surrounding properties, and reduce the number of auto-oriented trips through Transportation Demand Management (TDM).

1.1.2018 Policy:

The City shall complete a feasibility study for a marine industrial zone along Taylor Creek consistent with the Taylor Creek Charrette.

1.1.2119 Policy:

The City shall encourage the utilization of green building techniques, designs, and materials that meet the Leadership in Energy and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards or other nationally recognized green building rating systems, through incorporation of sustainable stormwater management practices, preservation of native species, provision of pedestrian connectivity between sites, usage of low impact building materials, and usage of renewable energy sources within the Land Development Code.

1.2 *Objective:*

*The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.*

1.2.1 Policy:

The City shall amend its Land Development Regulations to establish development standards for transit-oriented developments to support transit service once the plans and location for the future AMTRAK rail service are in place to promote walkability and transit ridership. These standards shall include but not be limited to:

- designation of a Transit Oriented Overlay District around the future AMTRAK station;
- requiring minimum densities within the district;
- requiring construction of continuous sidewalks on both sides of the roadway within the district.

1.2.2 Policy:

The City shall develop a transfer of development rights (TDR) program to protect natural and historic resources and provide incentives for development within targeted areas of the City.

1.3 *Objective:*

*As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.*

1.3.1 Policy:

The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

1.3.2 Policy:

The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

## LAND USE AND TRANSPORTATION

- 1.4 *Objective:*  
*Coordinate transportation and land use planning activities of Fort Pierce to ensure that the roadway level of service (LOS) standards established within the Comprehensive Plan are maintained.*
- 1.4.1 *Policy:*  
The City shall evaluate land use with transportation impacts for all land use and development applications which will direct planned improvements in the Schedule of Capital Improvements and the Capital Improvements Element.
- 1.4.2 *Policy:*  
The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professional accepted traffic engineering practices.
- 1.4.3 *Policy:*  
City shall evaluate the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the City and County.

## TRAFFIC CIRCULATION

- 1.5 *Objective:*  
*The City shall administer Land Development Regulations that manage access to adjacent roadways, require adequate on-site traffic circulation and off-street parking for all development.*
- 1.5.1 *Policy:*  
The City shall protect the local, regional, and state roadway network.
- 1.5.2 *Policy:*  
The City shall maintain land use regulations which ensure safe and convenient on-site traffic circulation and adequate off-street parking for all development.
- 1.5.3 *Policy:*  
The City shall require all new developments to provide a pedestrian network with internal pedestrian connectivity and interconnections to existing and planned infrastructure on adjacent properties.
- 1.5.4 *Policy:*  
The City shall require construction or maintenance of sidewalks for new or rehabilitated buildings throughout the City to meet the Americans with Disabilities Act.
- 1.5.5 *Policy:*  
The City Planning Department shall coordinate with the City Engineer and the Florida Department of Transportation for access to state roadways.

## CONCURRENCY

- 1.6 *Objective:*  
*The City shall administer a concurrency management system to ensure public facilities are available concurrent with development and redevelopment. Transportation facilities will be monitored through a local program which functions similar to a concurrency system but is not subject to state-mandated. It is now being referred to as a Transportation Monitoring System.*
- 1.6.1 *Policy:*  
Land use regulations shall require that facilities and services meet the established LOS standards, and are available concurrent with the impacts of development.
- 1.6.2 **Policy:**  
If a public facility or facility capacity is not available prior to the issuance of a building permit or functional equivalent, the City may issue development orders and permits conditioned upon the provision of the facilities and services necessary to serve the proposed development prior to the certification of occupancy.
- 1.6.3 **Policy:**  
The City shall assess new development and redevelopment a proportionate fair-share of the public facility costs to accommodate the impacts of the development in order to maintain the adopted LOS standards through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.
- 1.6.4 *Policy:*  
The City shall require development to contribute a proportionate share of the cost for public facility improvements required to meet the demands of the development by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions.
- 1.6.5 *Policy:*  
Prior to approving a building permit, or its functional equivalent, the City shall consult with the Fort Pierce Utility Authority, to determine whether adequate water supplies will be available to serve the development no later than the anticipated date of issuance of a certificate of occupancy, or its functional equivalent, by the City.
- 1.7 *Objective:*  
The City shall require that easements be dedicated prior to issuance of a building permit to accommodate utilities necessary to serve development
- 1.7.1 *Policy:*  
The City's Land Development Regulations shall require dedication of suitable land for utility facilities necessary to support developments including water and wastewater, drainage ways, electricity transmission, telephone and cable television, and other required utilities, prior to issuance of a building permit.

## COMMUNITY AND DOWNTOWN REDEVELOPMENT

1.8 *Objective:*

*The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.*

1.8.1 Policy:

Redevelopment shall be guided by the 2001 Community Redevelopment Area Plan within the adopted CRA boundary.

1.8.2 Policy:

The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

1. Create a lively Downtown/Waterfront area with mixed-use development, water-enhanced activities, and historic preservation.
2. Promote affordable housing through grants and loans for homeownership, corrections of code deficiencies, land trusts, and technical assistance.
3. Enhance public open spaces, small community centers, amphitheaters, and address public access to the waterfront.
4. Encourage the construction of shared parking facilities, both public and private, to meet the current and future demand.
5. Expand historic preservation through façade grants and encourage adaptive re-use of existing historic structures in redevelopment proposals.
6. Increase employment and business opportunities in the area through a Human Development and Resources Center, relocation incentives and new business recruitment.
7. Improve street appearance through streetscape and urban design strategies that enhance the pedestrian environment.
8. Stabilize the beaches against erosion.
9. Enhance Fort Pierce's history as a transit hub by continued support for the Transit Greenways principles, a Downtown Trolley, a passenger train station and transit connections between the AMTRAK station and the beach for low and moderate-income workers.

1.8.3 Policy:

Implement the Fort Pierce Downtown Waterfront Charrette recommendations and the Citizens' Master Plan, prepared by the Treasure Coast Regional Planning Council in 2008, including the creation of a local urban destination characterized by a mix of uses, compactness, preservation of architectural integrity and functional linkages that encourage pedestrian activity, address zoning inconsistencies, develop a merchandising strategy for retailers, and develop a form-based code, ~~by 2012.~~

1.8.4 Policy:

The City shall coordinate with the CRA, Main Street Fort Pierce and Lincoln Park Main Street for Downtown area marketing, business recruitment, public artworks creation, redevelopment grants, and businesses and property owner incentives.

1.8.5 Policy:  
The City shall coordinate with the CRA to create a Downtown Parking Management Plan including district-wide parking strategies.

1.8.6 Policy  
The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

- Affordable housing
- Mixed use projects with residential
- Adaptive reuse of historic structures
- Brownfield site redevelopment

## NEIGHBORHOOD PLANNING

### 1.9 Objective

*The City shall support neighborhood planning programs that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of the City's neighborhoods.*

1.9.1 Policy:  
The City will continue the Neighborhood Enhancement Action Team (NEAT) Program to encourage reinvestment in central city neighborhoods through the combined efforts of City departments such as the Planning Department, the Engineering Department, the Building Department, the Public Works Department, the Police Department, and the Solid Waste Department to address multiple issues in the Fort Pierce community.

1.9.2 Policy:  
The City shall target public investments such as infrastructure improvements based upon the adopted special area plans to increase homeownership and property values.

1.9.3 Policy:  
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods. Special area plans shall include the following:

1. Delineation of planning area.
2. Review of existing zoning and land use.
3. Analysis of existing transportation issues including continuity of existing transportation grid in new development.
4. Analysis of infrastructure (drainage, potable water, sewer, roadways)
5. Inventory of cultural and historic resources.
6. Inventory of recreation and open space areas, schools, and institutional uses.
7. Inventory of existing residential, commercial and industrial uses.
8. Goals, objectives, and polices for the special area plan that address physical and economic revitalization and public safety issues.
9. Programs and capital improvements that will enhance the neighborhood.

10. Public participation including meetings and charrettes with neighborhood associations, homeowners groups, and business groups, as appropriate.
11. As appropriate, after public participation, utilize future land use map and text amendments, the zoning atlas and text amendments, zoning overlays, and/or design standards to implement any plans.

1.9.4 Policy:

The City shall undertake the development of special area plans for the following neighborhoods (in no particular order). The City will strive to complete one plan annually.

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1. Avenue D Historic District
2. Downtown Historic District
3. Edgartown Historic District
4. River's Edge Historic District
5. South Beach District
6. Performing Peacock Arts District
6. Lincoln Park District

1.9.5 Policy:

The City shall consider incentives for neighborhood enhancement such as commercial façade and other grants for businesses, tax incentives for historic preservation, and technical assistance from City staff.

1.9.6 Policy:

The City shall continue its code enforcement program to maintain the character of residential areas and protect public health, safety, and welfare.

## ECONOMIC DEVELOPMENT

1.10 Objective:

The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

1.10.1 Policy:

The City shall coordinate with the CRA and the local chamber of commerce to implement economic development strategies to attract desired businesses and industry.

1.10.2 Policy:

The City shall ensure that the FLUM allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City.

1.10.3 Policy:

The City shall promote entrepreneurship skills programs to interested students and residents as an integral part of the economic diversity strategy.

1.10.4 Policy:

The City shall promote Fort Pierce as a tourist destination including its historic, cultural, and environmental tourism opportunities.

1.10.5 Policy:  
The City shall encourage minority-owned businesses to obtain State and Federal funds to promote development of those businesses and industries.

1.10.6 Policy:  
The City shall encourage expansion of degree programs at Indian River State College as well as education for job training to expand the local skilled labor force.

1.10.7 Policy:  
The City shall coordinate with St. Lucie County to implement the Port of Fort Pierce Master Plan to achieve its economic development goals.

## ANNEXATION

1.121 Objective  
*Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

1.121.1 Policy:  
The City shall evaluate proposed annexations within the urban service boundaries based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

1.121.2 Policy:  
The City shall develop a phased annexation program based upon the ability of the City to provide public facilities. The program shall establish phasing and timing guidelines prioritizing the annexation of enclaves, pocket, and infill areas.

1.121.3 Policy:  
Annexations Plan shall include fiscal impact analyses and plans for maintaining LOS standards consistent with the Comprehensive Plan.

1.121.4 Policy:  
The Capital Improvement Element will be updated annually to include any annexation related capital improvements that will be implemented to maintain the adopted LOS standard for all public facilities.

1.121.5 Policy:  
Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.

1.121.6 **Policy:**  
The proposed Future Land Use Map (GOP Map 1-2) shall be used as a guide for land use designation assignments for annexed properties.

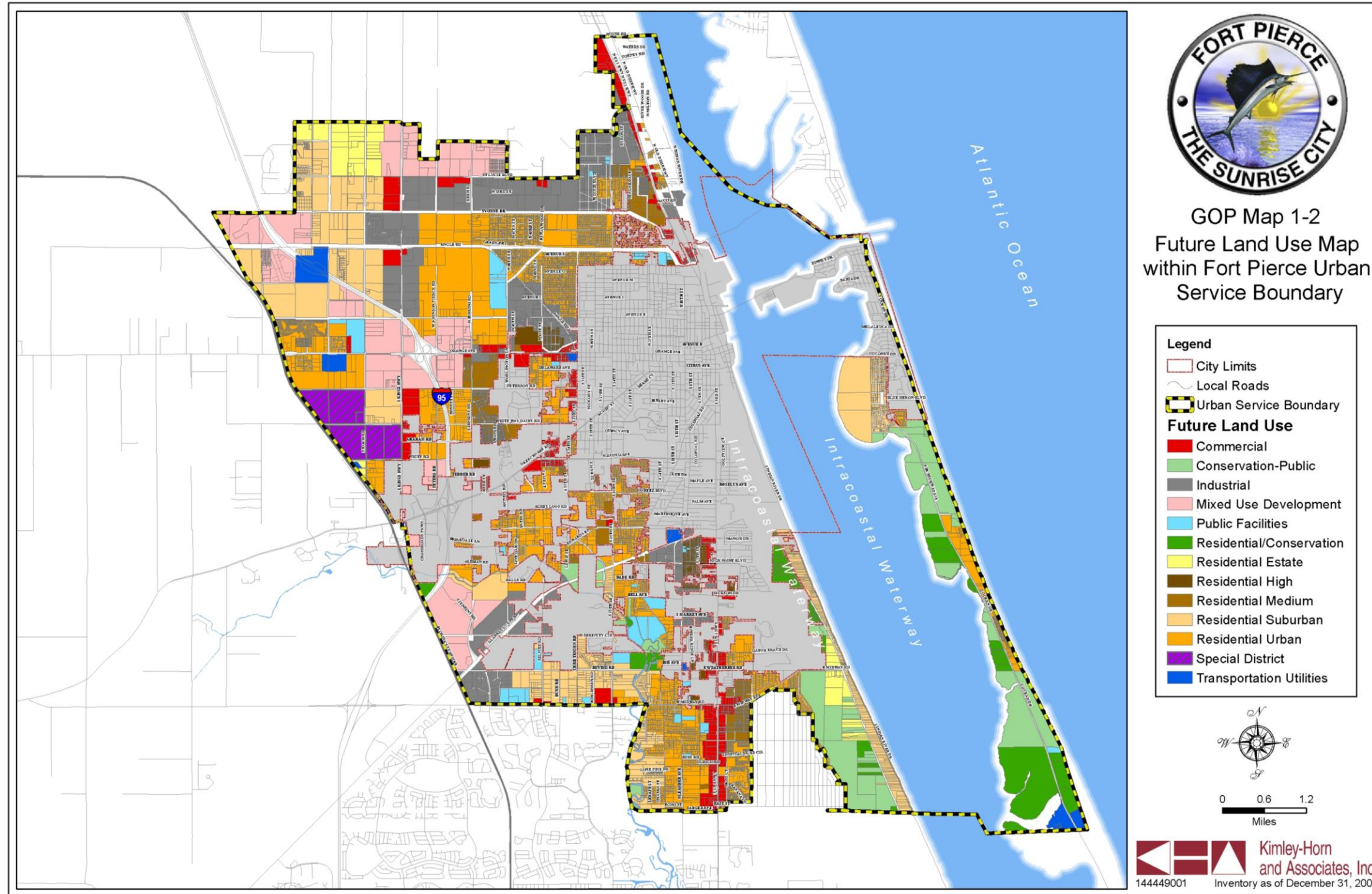
1.121.7 **Policy:**  
Existing structures on properties newly annexed properties shall be assessed for historic value according to the City historic preservation ordinance and, if found to have such value, be incorporated into the City list of designated structures.

1.121.8 **Policy:**  
Population projections reflecting annexations shall be prepared as part of the annual update of the 5-Year Schedule of Capital Improvements.

1.121.9 **Policy:**  
The City shall pursue a joint planning agreement with St. Lucie County as provided in Section 163.3171(1), F.S., for the area currently outside the City's municipal boundary that is located within the urban service boundary, as identified on Map 1-2.

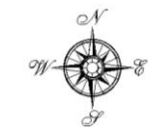
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GOP Map 1-2 Proposed Future Land Use within Fort Pierce Urban Service Boundary



GOP Map 1-2  
Future Land Use Map  
within Fort Pierce Urban  
Service Boundary

- Legend**
- City Limits
  - Local Roads
  - Urban Service Boundary
  - Future Land Use**
  - Commercial
  - Conservation-Public
  - Industrial
  - Mixed Use Development
  - Public Facilities
  - Residential/Conservation
  - Residential Estate
  - Residential High
  - Residential Medium
  - Residential Suburban
  - Residential Urban
  - Special District
  - Transportation Utilities



0 0.6 1.2  
Miles

Kimley-Horn  
and Associates, Inc.  
144449001 Inventory as of December 31, 2009

## SCHOOL SITING

### 1.123 Objective:

*Coordinate with the St. Lucie County School Board to ensure that the residents of the City of Fort Pierce are provided the highest quality educational facilities to meet the existing and future needs of the population.*

### 1.123.1 Policy:

The City shall allow schools in all Future Land Use categories except the following categories: Boundary Industrial (BI), Industrial (I), Heavy Industrial (HI) and Conservation and Open Space.

### 1.123.2 Policy:

The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St. Lucie County School Board.

### 1.123.3 Policy:

The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

### 1.123.4 Policy:

Encourage the location of schools proximate to urban residential areas to the fullest extent possible.

### 1.123.5 Policy:

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

## HAZARD MITIGATION

### 1.134 Objective:

*Coordinate with St. Lucie County and the State of Florida regarding coastal planning area population densities, land use planning, evacuation, and disaster-preparedness.*

### 1.134.1 Policy:

The City shall maintain evacuation times by evaluating all development proposals in the Coastal High Hazard Area to determine impacts to evacuation and consistency with the City's hurricane evacuation plans.

### 1.134.2 Policy:

Proposed developments that are demonstrated to create an increase in evacuation times will be required to provide mitigation measures, including but not limited to roadway improvements, to maintain hurricane evacuation times in the hurricane vulnerability zone.

1.134.3 Policy:

The City shall coordinate with St. Lucie County and the Treasure Coast Regional Planning Council to develop standards and guidelines to assess evacuation times for development within the evacuation areas.

1.143.4 Policy:

Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate.

1.145 Objective:

*The City shall ~~prepare~~ maintain hazard mitigation, disaster preparedness, and post-disaster redevelopment plans to effectively bring public services back on-line, coordinate cleanup efforts, and rebuild damaged or destroyed public and private property by 2012.*

1.145.1 Policy:

The post-disaster redevelopment plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions.

1.145.2 Policy:

The City shall coordinate their post-disaster redevelopment plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan.

1.145.3 Policy:

Post-disaster redevelopment and hazard mitigation plans should inventory hazard prone properties and implement building codes and development regulations, such as setback provisions, structural connections, and other site controls, to reduce future property damages and losses.

## HISTORIC PRESERVATION

1.156 Objective:

*Provide identification, protection and awareness of archeological and historic resources to preserve the City's unique economic, political, scientific, religious, and architectural history.*

1.156.1 Policy:

At all times, the City of Fort Pierce shall maintain a current and complete inventory of all officially designated historic sites and historic districts.

1.156.2 Policy:

The City of Fort Pierce shall implement programs, policies and regulations to preserve and encourage the rehabilitation of historic resources through such techniques historic overlay districts and building code provisions.

1.156.3 Policy:

The City of Fort Pierce shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

1.156.4 Policy:

The City of Fort Pierce shall encourage the rehabilitation and adaptive reuse of historically significant buildings and structures in lieu of demolition.

1.156.5 Policy:

The City of Fort Pierce shall promote the proper the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to historic sites, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring historic buildings, sites, and streetscapes.

1.156.6 Policy:

The City of Fort Pierce shall promote the awareness of historic preservation and its community benefits to the general public and to school children through promotional materials, guidebooks, tours, informational brochures, educational tools, workshops, lectures, and presentations.

1.156.7 Policy:

The City of Fort Pierce, during the review and evaluation process, shall consider potentially harmful impacts of land use plan amendments and site development approvals on resources of historic significance.

1.156.8 Policy:

The City of Fort Pierce shall retain a Historic Preservation Board to evaluate, review and recommend to the City Commission properties for designation as historic sites and districts, and to review alterations to historic sites and structures.

1.156.9 Policy:

The City shall provide grants and loans for historic façade restoration for structures listed in the City's inventory of historic structures.

1.156.10 Policy:

No building, structure, improvement, landscape feature, or site within the city that has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitate, excavated, moved or demolished until an application for a certificate of appropriateness has been reviewed and approved by the Historic Preservation Board.

1.156.11 Policy:

The City of Fort Pierce shall encourage quality new construction and developments that are harmonious with neighboring historic sites and historic districts.

1.156.12 Policy:

The City and its Historic Preservation Board shall address alteration, removal, destruction, or development of structures within the following historic districts:

1. Avenue D
2. Sample Oaks
3. Oakland Park

4. Edgar Town
5. Downtown
6. River's Edge

## NATURAL RESOURCE PROTECTION

### 1.167 Objective:

*The City shall ensure that natural resources are protected in accordance with the Conservation and Coastal Management Elements and the enforcement of the land development code, especially in the review of all new development and redevelopment.*

#### 1.167.1 Policy:

The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

#### 1.167.2 Policy:

The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

#### 1.167.3 Policy:

The City shall require the prevention of the unnecessary destruction or inappropriate use of existing natural resources and natural sites during the site plan review process of all proposed development or redevelopment.

#### 1.167.4 Policy:

When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

#### 1.167.5 Policy:

The City shall coordinate their development review and permitting programs with the wetland permitting and mitigation programs of the appropriate local, state and federal jurisdictional agencies.

#### 1.167.6 Policy:

The City shall require all development applications to minimize tree removal as a part of land development action. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.178 **Objective:**

*Develop and implement land use controls and programs to preserve and enhance the important natural functions, and aesthetic and recreational values of the Indian River Lagoon and other surface waters.*

1.178.1 **Policy:**

The City's Land Development Regulations shall protect surface waters in conformance with State and South Florida Water Management District (SFWMD) policies.

1.178.2 **Policy:**

New development adjacent to or in the vicinity of surface waters shall be designed to maintain the water quality of these surface waters and provide retention and discharge of stormwater runoff in conformance with State and SFWMD policies.

1.178.3 **Policy:**

The City shall require open space as a part of the requirements for all development and redevelopment in order to promote shallow water aquifer recharge and stormwater filtration.

1.178.4 **Policy:**

The City shall monitor the activities of the Port Authority to ensure the goals, objectives, and policies for the Port of Fort Pierce are implemented, particularly Goal 3 regarding environmental protection and the Indian River Lagoon.

**POTABLE WATER SUPPLY PROTECTION**

1.189 **Objective:**

*Protect the quality and quantity of the City potable water supply as depicted on the Fort Pierce Future Land Use Maps.*

1.189.1 **Policy:**

Amendments to the Future Land Use Map proposing land use categories that permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence.

1.189.2 **Policy:**

All buildings must connect with the public wastewater collection system within the time frame required by Florida Statutes when new sewers are extended into an area currently using septic systems for wastewater disposal.

1.189.3 **Policy:**

New subdivisions shall provide sewerage and connections to the City sanitary sewer system for each lot in the development.

## FLOOD PROTECTION

### ~~1.1920~~ Objective:

*Eliminate flooding occurrences in the City while preserving groundwater quality through the coordination of future land uses with topography and soil conditions, the provision of drainage and stormwater management systems, and the adoption of appropriate development codes and regulations.*

### ~~1.1920.1~~ Policy:

The land development codes shall implement floodplain protection provisions pursuant to the criteria and mapping of the Federal Emergency Management Administration (FEMA) and the South Florida Water Management District (SFWMD).

### ~~1.1920.2~~ Policy:

The Land Development Regulations shall require the design of public roads and parking lots to be consistent with the criteria of the SFWMD.

### ~~1.1920.3~~ Policy:

New development encroaching into the 100-year floodplain shall incorporate elevation and flood protection measures that protect against the 100-year flood. The City shall maintain consistency with the program policies of the National Flood Insurance Program and shall monitor the availability of new cost effective programs for minimizing flood damage; such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

### ~~1.1920.4~~ Policy:

New development shall provide stormwater retention equal to that which existed under predevelopment conditions that is consistent with the regulations and plans of the SFWMD, St. Lucie County Environmental Resources Department and independent drainage districts, as appropriate.

### ~~1.1920.5~~ Policy:

Continue to implement regulations in the City's code to address stormwater management that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions, including minimum design criteria for stormwater management improvements such as performance standards for maximum lot coverage and on-site retention areas.

## SPOIL SITES

### ~~1.201~~ Objective:

*The City shall coordinate with the Florida Inland Navigation District (FINN) and other appropriate state and federal agencies to ensure that adequate dredge spoil disposal sites are available based upon the Indian River Lagoon Spoil Island Management Plan.*

### ~~1.201.1~~ Policy:

The City shall coordinate the siting of new dredge disposal sites with the County and adjacent municipalities and the Spoil Island Working Group (SIWG).

1.204.2 Policy:

Site selection criteria shall ensure sufficient sites to meet future needs, be consistent with environmental and natural resource protection policies established in this plan and meet reasonable cost and transportation requirements.

1.204.3 Policy:

The City shall consider the land use designation of future dredge spoil sites based on the following criteria: archaeological resources, wetlands, vegetation, habitat, land use, topography, soil conditions, access points, development suitability, and ability to accommodate technical and logistical requirements for conveyance and storage.

## ENERGY EFFICIENCY AND CONSERVATION

1.212 Objective:

The City shall adopt and maintain Land Development Regulations which incorporate concepts for managing land, water and energy resources in a sustainable and energy efficient manner that is responsive to innovative development and conservation techniques as outlined in the policies below.

1.212.1 Policy:

Site planning standards shall be adopted which require new development and redevelopment to incorporate energy conservation measures in the site layout and design. These standards shall focus on environmental features such as landscape, sun, wind, and substitutes for energy-intensive technologies.

1.212.2 Policy:

The City shall adopt and enforce energy efficient building codes and promote energy efficiency in building heating and cooling systems which incentivizes practices such as usage of renewable, recycled and low emitting materials, indoor air quality management plan, increased ventilation, proper disposal and reuse of construction waste, optimized energy performance, on-site renewable energy and water usage reduction.

1.212.3 Policy:

The City shall require energy efficient housing through use of renewable energy resources in existing and new housing.

1.212.4 Policy:

The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

1.232 Objective

The City will coordinate land use and transportation decisions to reduce vehicle miles traveled (VMT) and the number of automobile trips required for daily needs to reduce greenhouse gas emissions through implementation of the following policies:

1.223.1 Policy:

The City shall maintain a well connected pedestrian and bicycle network to reduce greenhouse gas emissions by completing missing sidewalk and bicycle segments through incorporation of projects into the City's Capital Improvements Program and through regional coordination efforts with St. Lucie County and the FDOT.

1.223.2 Policy:

The City shall improve access to transit, bicycling and pedestrian facilities. The City shall implement land use and community design features which contribute to energy efficiency and green house gas reduction, including, but not limited to:

1. Promoting smaller block sizes within large scale developments and redevelopment projects through good site design criteria
2. Requiring a mix of land uses in most future land use classifications
3. Allowing higher densities and intensities in all future land use classifications, especially within the City Core and along major corridors
4. Requiring provision of pedestrian/bicycle facilities in all new developments and redevelopment proposals
5. Requiring access to existing transit facilities as well as construction of new transit shelters associated with new development
6. Providing traffic calming features within residential neighborhoods and around schools and community facilities

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## TRANSPORTATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### GOAL 2

The City shall provide a safe, convenient, effective, and energy efficient multimodal transportation system which is coordinated with the Future Land Use and provides mobility of people and goods.

2.1 *Objective:*

~~The City of Fort Pierce is designated as a transportation concurrency exception area pursuant to Section 163.3180, Florida Statutes (F.S.). The City is exempt from state-mandated transportation concurrency. Although transportation concurrency is no longer required, the City will continue to administer a roadway level of service (LOS) based management system (previously referred to as "transportation concurrency management") to review development impacts. Land use and transportation strategies to support and fund mobility shall be implemented to comply with Section 163.3180(5)(f)4, F.S.~~

2.1.1 *Policy:*

Development impacts will continue to be mitigated through the administration of a roadway LOS based management system that requires transportation facilities needed to serve new development to be in place or under construction within three years after the City approves a building permit or its functional equivalent.

2.1.2 *Policy:*

The City shall implement land use and transportation strategies to include, but not be limited to, capacity improvements, operational improvements, transit/bicycle/pedestrian facilities, transportation demand management (TDM), transportation system management (TSM), complete streets designs, and parking strategies.

2.1.3 *Policy:*

Additional land use and transportation strategies will be incorporated in the Comprehensive Plan ~~once additional rulemaking has been authorized per consistent~~ with the Joint Report on the Mobility Fee Methodology Study prepared on December 1, 2009 by the Florida Department of Community Affairs and the Florida Department of Transportation.

2.2 *Objective:*

Maintain the adopted LOS standards for all City roadways. The City shall coordinate with St. Lucie County and the Florida Department of Transportation (FDOT) to maintain the adopted LOS standards on County and State roadways within the City.

2.2.1 *Policy:*

The roadway network shall be maintained at the adopted LOS standards through capacity improvements, operational improvements, or mobility strategies. Roadway improvement projects which are needed to maintain the adopted LOS standards shall be included in the CIP or added to the CIP during the annual update to the Capital Improvements Element.

2.2.2 Policy:

Maintain the adopted LOS standard of "D" for all non-FIHS, SIS and TRIP funded roadways within the City for the peak hour. Table 2.2.2a reflects adopted level of service standards for FHIS, SIS, and TRIP Funded facilities:

Roadway	From/To	Adopted LOS
<b>SIS Facilities</b>		
I-95	Midway Road to SR 70/Okeechobee Road	C
I-95	SR 70/Okeechobee Road to SR 68/Orange Road	D
Florida's Turnpike	Port St. Lucie Boulevard to SR 70/Okeechobee Road	C
Florida's Turnpike	SR 70/Okeechobee Road to Indian River County Line	B
SR 70/Okeechobee Road	McCarthy Road to Florida's Turnpike	B
SR 70/Okeechobee Road	Florida's Turnpike to I-95	C
<b>TRIP-Funded Facilities</b>		
SR 713/Kings Highway	SR 70/Okeechobee Road to Orange Avenue	D

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2.2.3 Policy:

Roadways projected to exceed the adopted LOS standard will be addressed through intergovernmental coordination and/or capacity and operational improvements, or implementation of mobility strategies. Coordination with the County and the FDOT shall be required if a proposed development impacts County or State roadways.

2.2.4 Policy:

Maintain the adopted roadway LOS standards through appropriate development review conditions and monitoring of the City's transportation facilities.

2.2.5 Policy:

The City shall coordinate with FDOT to develop strategies to encourage local traffic to utilize the local street network to support the regional travel on State roadways. In support of mobility in the City, Fort Pierce shall continue to improve connectivity of its roadways to reduce vehicle miles traveled, provide more route choices, and disperse traffic to maintain the adopted LOS standards.

2.2.6 Policy:

For new developments or redevelopments, the City shall allow the projected impacts on the roadway LOS standard to be mitigated through proportionate fair share contributions. The City shall apply the method for determining the proportionate fair

share contribution as adopted by ordinance. The contribution may be made for capacity or operational improvements.

2.2.7 Policy:

Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds that LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operation improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

2.3 *Objective:*

*The City shall integrate the Future Land Use Map with the City's existing, programmed, and planned transportation system to maintain the adopted roadway LOS standards and support multimodal transportation to service the existing and projected population.*

2.3.1 Policy:

The City shall require TDM strategies to reduce the peak hour demand on the City's roadways. The City shall also permit TDM strategies to be implemented as a part of a development's traffic impact mitigation plan thereby reducing single occupancy vehicle trips. The specifics of the proposed TDM strategies will be adopted within the respective development orders.

2.3.2 Policy:

Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standard. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

2.3.3 Policy:

The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

2.3.4 Policy:

The City shall develop a TDM program to address car and van pooling, parking requirements, mobility strategies, accessibility to transit, and employer-based initiatives such as flexible work schedules. The TDM program shall focus on reducing travel during peak periods to improve the LOS of the City's roadways, reduce single occupancy vehicle trips, and efficiently use the existing infrastructure.

2.3.5 Policy:

The City shall implement a "complete streets" policy which is designed and operated to address the needs of drivers, public transportation vehicles and patrons, bicyclists, and pedestrians of all ages and abilities in all planning, programming, design, construction, reconstruction, retrofit, operations, and maintenance activities. The City shall view all

transportation improvements as opportunities to improve safety, access, and mobility for all travelers in Fort Pierce and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system.

2.3.6 Policy:

The City shall seek to determine the modal split of its modes and set specific targets aimed at increasing the modal split for non-single occupancy automobile modes including transit, bicycling, and walking. The City shall coordinate with St. Lucie County, St. Lucie County Transportation Planning Organization (TPO), and FDOT to achieve a higher modal split.

2.4 *Objective:*

*Support preservation of the Historic Districts and the redevelopment of the Downtown Area through strategies that prioritize walking, bicycling and transit and related design principles for development, thereby reducing the need to drive.*

2.4.1 Policy:

Coordinate with the FDOT to develop, plan, and fund transportation improvements to support and enhance the revitalization of the US 1 corridor adjacent to the Downtown District and the Historic Districts. The priority should be Transportation System Management (TSM) strategies that enhance the efficient use of the existing infrastructure through targeted physical and operational improvements on US 1 to maintain the urban characteristics of the Downtown and Historic Districts.

2.4.2 Policy:

The City shall coordinate with St. Lucie County to enhance the transit services along US 1 by improving headways and service of existing transit lines. For developments along US 1, the City may consider a contribution to the St. Lucie County Transit system or supporting facilities within the context of the development as mitigation for projected traffic impacts.

2.4.3 Policy:

Improve pedestrian and vehicular linkages from US 1 to the Historic Districts and to the Downtown Area. The City will continue to require new developments and redevelopments to plan and provide pedestrian and vehicular circulation linking buildings directly to US 1 and connecting the Historic Districts and Downtown.

2.5 *Objective:*

*Maintain the existing roadway network and multi-modal transportation system to enhance efficiency, convenience, safety, and energy efficiency through implementation of the following policies.*

2.5.1 Policy:

Resurface and maintain badly worn or deteriorated roads on a regular basis, as needed, through programmed and funded improvements in the City's CIP.

2.5.2 Policy:

Identify poor drainage areas with roadway rights-of-way (ROWs) where the accumulation of water is becoming a safety hazard and could generate a structural deficiency. The City shall annually program and fund improvements in the City's CIP

for these areas, as needed. The City shall also coordinate with related agencies having jurisdiction over the impacted roadways for proper maintenance and facility improvements.

2.5.3 Policy:  
Coordinate with agencies having jurisdiction over signs, pavement markings, transit facilities and signs, sidewalks, and any other transportation infrastructure within City limits regarding maintenance to plan, program, and implement improvements to support system efficiency and enhance safety.

2.5.4 Policy:  
Apply access management standards along main arterial and collector roads to improve safety. Access management strategies such as inter-parcel or shared driveway access shall be implemented.

2.5.5 Policy:  
Implement pedestrian cross-access, pedestrian features, transit features and other transportation demand strategies on all primary City corridors.

2.5.6 Policy:  
The City shall require the provision of safe and convenient on-site vehicle traffic flow within the required vehicle parking areas and address the needs of non-motorized traffic as a part of this provision.

2.6 *Objective:*  
*The City shall coordinate its transportation system with the plans and programs of St. Lucie County, St. Lucie County TPO and FDOT to maintain and enhance regional mobility.*

2.6.1 Policy:  
Coordinate with local authorities for timely implementation of regional system improvement projects in the Five-Year Schedule of Capital Improvements.

2.6.2 Policy:  
New roadways shall be designed to enhance connectivity to existing roadways and improve mobility of the City's transportation system.

2.7 *Objective:*  
*The City shall work with FDOT and St. Lucie County TPO to provide a secure transportation system for the roads that comprise the Strategic Intermodal System (SIS) through implementation of the following policies.*

2.7.1 Policy:  
Coordinate with the FDOT, St. Lucie TPO, and St. Lucie County to maintain a safe, convenient, and effective regional transportation system including I-95, the Florida Turnpike, SR 70/Okeechobee Road, and US 1.

2.7.2 Policy:  
Coordinate with FDOT to establish guidelines for access management standards for development on all roads that comprise the Strategic Intermodal System (SIS). The

standards shall address driveway locations, number of access points, and cross access requirements with adjacent properties.

2.8 *Objective:*

*The City shall develop a ROW plan consistent with its Future Land Use Element to preserve, plan, and acquire future ROW. The ROW plan shall identify the existing, proposed and future ROWs and the respective widths. The ROW plan shall also establish the standards for ROWs based upon the future needs of the City including all modes of transportation. The City shall administer the ROW plan regarding proposed development and associated ROW dedication requirements.*

2.8.1 Policy:

The City shall not allow development to encroach an existing ROW. All development will be required to be setback from the edge of the ROW pursuant to the zoning code.

2.8.2 Policy:

The City shall prepare a ROW plan to preserve existing ROWs and plan for future ROWs. The City shall prepare the ROW plan ~~by 2012~~, in coordination with St. Lucie County and St. Lucie Transportation planning Organization.

2.8.3 Policy:

ROW dedication requirements for proposed developments or redevelopments shall be consistent with the City's ROW plan and standards. Large developments or redevelopments may be required to provide additional ROW to enhance the City's connectivity.

2.8.4 Policy:

Administer the City's and St. Lucie County's ROW widths standards according to the functional classification of the roadways. Minimum ROW width requirements are as follows:

Functional Classification	Width (in feet)
Limited Access/Controlled	325 (Width may vary)
Arterials	200 - 106
Collectors	94 - 70
One-Way Pair	60'

2.9 *Objective:*

*The City shall include projects to achieve and maintain the adopted LOS standards in the Capital Improvement Element, as required.*

2.9.1 Policy:

The Capital Improvement Element will be updated annually by December 1 of each year to include transportation projects needed to address LOS issues identified as a part of the LOS analysis reporting required by the City's Transportation System Monitoring database (formerly referred to as the Concurrency Management System).

2.9.2 Policy:

The Capital Improvement Program (CIP) addressing transportation facilities shall include the entire system, including, but not limited to roads, trails, bike paths, signage, sidewalks, etc., inclusive of backloged facilities.

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2.9.3 Policy:

The City may also include multimodal transportation projects and related programs in the CIP for traffic impact mitigation for LOS issues. The City may also consider implementation of the City's mobility strategies as a means to address the impacts of development as appropriate and available.

2.10 Objective:

*Continue to coordinate with the FDOT, the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), and adjacent municipalities to achieve safe, convenient, and energy efficient mobility of people and goods.*

2.10.1 Policy:

The City representatives will attend regularly scheduled meetings with the regional agencies to provide input on regional transportation projects affecting the City, convey the City's transportation needs and direct the City's priorities through the TPO's Transportation Improvement Program (TIP).

2.10.2 Policy:

Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to plan, program, and implement transportation projects, programs, and strategies identified in the Transportation System Monitoring database.

2.10.3 Policy:

Participate in the FDOT's Five-Year Work Program development process to convey the City's transportation needs and direct the City's priorities through the FDOT.

2.10.4 Policy:

The City shall coordinate with the St. Lucie County Division of Emergency Management regarding implementation and communication of procedures for any emergency evacuation such as a hurricane threat to the region.

2.10.5 Policy:

The City shall participate in the regional public transportation planning initiatives including the St. Lucie County transit service and the proposed Amtrak service along the Florida East Coast (FEC) railway to promote and enhance regional transportation and mobility within St. Lucie County.

2.10.6 Policy:

The City shall continue to participate in the TPO's Technical Advisory Committee to assist in the annual up-date of the TPO's Congestion Management System.

2.10.7 Policy:

The Transportation Element shall be consistent with and further the transportation goals outlined in the 2035 Regional Long Range Transportation Plan (RLRTP). The City shall rely upon the goals, objectives, and policies listed in the RLRTP in addressing mobility through incorporation of multimodal considerations during the decision making process. The Comprehensive Plan and the Land Development Code will be updated, as necessary, upon adoption of the 2035 RLRTP by St. Lucie County.

2.11 *Objective:*

*The City shall coordinate with the Port, St. Lucie County, the St. Lucie County TPO, and the FDOT to maintain a safe and effective transportation system serving the Port and integrate with all modes of surface or water transportation. The City shall also coordinate with the Army Corps of Engineers and Department of Environmental Protection regarding the Port facilities plans regarding new or expanded facilities.*

2.11.1 Policy:

The City shall maintain the adopted LOS standard for roadways serving the Port. The City shall coordinate with the Port and the appropriate agencies regarding the intermodal management of surface transportation.

2.11.2 Policy:

The City shall coordinate with St. Lucie County, the St. Lucie County TPO, and FDOT to prepare a truck route study to plan, program, and implement the most effective truck routing to serve the Port. The City of Fort Pierce will coordinate with St. Lucie County and the FDOT to designate truck routes to serve the Port of Ft. Pierce.

2.11.3 Policy:

As a part of the City's Transportation Monitoring System and the requirements for developments to provide traffic impact analyses, the City shall monitor future development relative to the potential impact on the Port's transportation and operations. The City shall also coordinate with the Port regarding development proposals adjacent to the Port facilities to protect the Port from incompatible land uses.

2.11.4 Policy:

The City, in partnership with St. Lucie County, shall implement the recommendations of the Port of Ft. Pierce Master Plan.

2.11.5 Policy:

The City shall coordinate with the Port, Army Corp of Engineers, and Department of Environmental Protection to protect and conserve natural resources within the Port. The City shall work with the Port to mitigate the impacts from the Port upon adjacent natural resources and land uses.

2.12 *Objective:*

*The City shall coordinate with regional agencies and transit providers to support and enhance the transit service to increase transit use, increase the transit mode split, reduce vehicle miles traveled, reduce greenhouse gas emissions, and promote a multimodal transportation system.*

2.12.1 Policy:

The City shall coordinate with St. Lucie County Transit to identify strategic transit corridors for transit service enhancements including, reduced headways and convenient hours of operation, increased route coverage, and predictable scheduling. The City shall also coordinate with St. Lucie County Transit to establish measures for the acquisition and preservation of existing and future public transit ROWs.

2.12.2 Policy:  
The City shall coordinate roadway and transit improvements with St. Lucie County, the St. Lucie TPO, the St. Lucie County Airport, the Port of Ft. Pierce, and FDOT for the update to the City's CIP.

2.12.3 Policy:  
The City shall coordinate with St. Lucie County Transit to ensure that transit stops are located in areas that are accessible to a large portion of the community by reviewing the location of transit stops and evaluating the need for improvements including new shelters and to amenities.

2.12.4 Policy:  
The City shall partner with the FDOT, the TCRPC and the other regional agencies planning for the provision of passenger rail service along the FEC corridor and extend commitment to implementation of transit service within the City.

2.12.5 Policy:  
The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future AMTRAK passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

2.12.6 Policy:  
The LOS standard for transit shall be consistent with St. Lucie County's adopted LOS standard for the St. Lucie County Transit system.

2.13 *Objective:*  
*The City shall support bicycling and walking as integral parts of the City's multi-modal transportation system by providing connected, convenient, and user-friendly facilities along with requiring developments to be designed incorporating bicycle and pedestrian-friendly principles.*

2.13.1 Policy:  
The City shall prepare a Citywide Sidewalk Facilities Report that inventories the existing sidewalk network including widths, condition, and other elements that contribute to pedestrian safety and comfort and evaluates the need for enhancements including filling sidewalk gaps and other pedestrian enhancements ~~to comply with Section 163.3180(5)(b)4, F.S.~~

2.13.2 Policy:  
Consistent with the City's "complete streets" approach, all streets within the City shall have sidewalks on both sides. The City shall also require additional pedestrian amenities including lighting, shade, safe crosswalks, and separation from the roadways (when feasible).

2.13.3 Policy:  
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to install and/or repair sidewalks and bicycle facilities as part of any State or County roadway widening or construction project.

2.13.4 Policy:

As part of the Citywide Sidewalk Facilities Report, the City shall coordinate with the FDOT to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, improved lighting, improved pedestrian signals and pedestrian refuge areas.

2.13.5 Policy:

Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to provide traffic control and design features to enhance pedestrian and bicycle safety and comfort along state and county facilities.

2.13.6 Policy:

The City shall prioritize sidewalk improvements within a one-mile area around schools to enhance its “safe routes to school” and to provide handicapped accessible pedestrian connections around all transit stops.

2.13.7 Policy:

~~The City shall prepare a Citywide Bicycle Facilities Report that inventories and evaluates the City’s bicycle facilities network and develop a plan to provide an interconnected bicycle facilities network within the City to comply with Section 163.3190(5)(b)4, F.S.~~

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2.13.8 Policy:

The City shall implement a Bicycle Facilities Improvement Program” (BFIP) in phases as bike lanes are constructed in key areas of the City specifically park and recreational facilities, transit stops and public spaces, as identified in Phase 1.

2.13.9 Policy:

The bicycle facilities utilized as part of the BFIP shall include covered and uncovered bicycle parking areas, fix-it stations, long term bicycle storage lockers and solar powered tracking devices.

2.13.10 Policy:

The LDRs shall identify reduced parking requirements for all developments contributing to the facilities identified in the BFIP that are above the established multi-modal requirements.

2.13.11 Policy:

Consistent with the City’s “complete streets” approach, safe and convenient bicycle facilities shall be provided along all roadways within the City, as feasible. All new roads shall be designed to include bicycle lanes or separated facilities. For local streets where the speed differential between automobiles and bicycles is lower, the City may consider an alternative approach such as a wide shoulder or lane.

2.14 Objective:

*The City of Fort Pierce shall coordinate with all local, state and federal agencies to execute the safe, efficient, and effective evacuation of all residents and visitors to the City in the coastal evacuation areas in the event of a hurricane or other natural disaster.*

2.14.1 Policy:

The City shall maintain the effectiveness of the evacuation routes within the coastal area by reviewing all development proposals in the Coastal High Hazard Area to determine the potential impact on hurricane evacuation times. Developments which are projected to cause an increase in addition to the City's adopted evacuation times shall be required to mitigate the impacts on hurricane evacuation times caused by the development.

2.14.2 Policy:

The City shall coordinate with St. Lucie County to enhance public awareness of hurricane evacuation plans, routes and shelters in order to help prevent loss of life and property.

2.14.3 Policy

The City shall adopt the evacuation time proscribed by St. Lucie County and derived from the TCRPC Transportation Analysis Hurricane Evacuation Study, update 2003.

2.14.4 Policy:

The City shall continue to coordinate with St. Lucie County to maintain or improve hurricane evacuation times and to annually update the Local Emergency Evacuation Plan.

2.14.5 Policy:

The City shall coordinate with St. Lucie County and the TCRPC to implement strategies identified in the County Evacuation Plan to maintain efficient and timely evacuation procedures in the event of a hurricane or other catastrophic event.

2.14.6 Policy:

The City shall coordinate with St. Lucie County to prepare and implement evacuation plans and procedures to address the needs of the elderly, handicapped, hospitalized, or other special needs within the City including the provision of public transit and paratransit services.

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## INFRASTRUCTURE ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### Goal 3

Provide high quality, healthy, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water and natural ground water aquifer recharge to meet the current and future needs of the City residents and visitors.

#### SANITARY SEWER

##### Goal 3.1

Coordinate with the Fort Pierce Utilities Authority (FPUA) to provide cost effective, equitable and adequate sanitary sewer facilities which meet all applicable design standards and effluent water quality standards for the short and long term planning horizons.

3.1 *Objective:*

*The City shall coordinate with the FPUA to identify existing deficiencies in the capacity of the sanitary sewer and to correct any identified deficiencies to maintain the adopted LOS standard through the short and long term planning horizons.*

3.1.1 *Policy:*

The City shall assure through the FPUA budget approval process that FPUA will maintain funding for the system improvements identified in the Capital Improvement Element to address sanitary sewer deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.1.2 *Policy:*

The City shall work with FPUA to ensure projects and programs are funded to correct system deficiencies and maintain the adopted LOS standard.

3.1.3 *Policy:*

The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to program sanitary sewer improvements to maintain the adopted LOS standard..

3.2 *Objective:*

*Sanitary Sewer facilities shall be provided at or above the adopted LOS standard of 240 gallons per day (GPD) per equivalent residential connection (ERC) to meet the City's short and long-term needs for the adopted planning horizon.*

3.2.1 Policy:

The LOS standard for sanitary sewer facilities shall be 240 GPD per ERC. The LOS standard for the FPUA wastewater treatment plants shall be measured by average daily flow. The number of ERCs provided for residential connections shall be:

- 1 ERC (240 GPD) for each single family unit
- 0.875 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the wastewater treatment system shall be sized to provide the number of ERCs as agreed upon the FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing wastewater flows from similar land uses, best available data, or from the Estimated Sewage Flows provided in Table 1 in Section 64E-6.008 *System Size Determinations*, Florida Administrative Code.

The LOS standard for FPUA wastewater treatment plants shall be measured by average daily flow.

The capacity of the FPUA collection system shall be measured by peak hour flow. The following peak factors will be used to assess the capacity of the collection system:

Flow Range (Maximum Month Average Daily Flow), MGD	Peak Factor
0.000 to 0.250	1.67
0.250 to 1.000	1.50
1.000 to 4.000	1.40

3.2.2 Policy:

The City shall coordinate with FPUA to prepare and submit an updated Capacity Analysis Report to the Department of Environmental Florida Protection (FDEP) at intervals described in Section 62-600.405, *Planning for Wastewater Facilities Expansion*, F.A.C. When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

3.2.3 Policy:

The City shall coordinate with FPUA to devise a strategy to transition customers with private septic tanks to connect to the public sanitary sewer collection system when service is available. The City shall work with FPUA to establish criteria for connections and timing requirements.

3.2.4 Policy:

The City shall maximize the use of existing sanitary sewer facilities through the support of infill and redevelopment.

3.3 *Objective:*

*The City shall coordinate with FPUA to ensure sanitary sewer facilities are designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge and natural drainage features.*

3.3.1 *Policy:*

The City shall coordinate with FPUA to implement the FDEP requirements of the St. Lucie County Public Health Unit and the Florida Department of Health to continue to protect the groundwater supply from potential sources of contamination pursuant to Chapter 1-10, "Health and Sanitation," St. Lucie County Code of Ordinances. All new developments will be required to connect to the public sanitary sewer system or provide documentation that the septic tanks are permitted by the St. Lucie County Health Department.

3.3.2 *Policy:*

The City shall coordinate with FPUA continue to implement the FDEP requirements prohibiting direct wastewater effluent discharges to surface and ground waters within wellfield zones of influence. The Island Wastewater Reclamation Facility will continue to be operated to meet the conditions and limits of its Industrial Wastewater Discharge Permit and an Industrial Wastewater Discharge permit will be obtained from FDEP for any future wastewater treatment facilities prior to discharging to surface and ground waters.

3.3.3 *Policy:*

The City shall coordinate with FPUA to reduce wastewater effluent discharges to surface and ground waters at future wastewater treatment facilities by including the infrastructure to treat wastewater to reclaimed water standards at new facilities. FPUA has already entered into an Agreement with Florida Municipal Power Agency to provide reclaimed water from the future Mainland Water Reclamation Facility (MWRF) once it is available.

3.3.4 *Policy:*

The City shall coordinate with FPUA to protect ground and surface waters from pollution through permitting of domestic collection and transmission systems. As part of the certification process for permitting with FDEP, FPUA will review the construction plans and specifications for their conformance to applicable FDEP standards and implement FDEP requirements to protect ground and surface waters from pollution through licensing of collection and transmission systems.

3.3.5 *Policy:*

The City shall require the proper maintenance of septic tanks by the owner to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.6 *Policy:*

The City shall require the proper maintenance of septic tanks by property owners to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

- 3.3.7 Policy:  
The City shall require that properties on private sewer systems obtain permits whenever modifications are made which could affect the quantity, quality or peak to average loading ratio of their sewage.
- 3.3.8 Policy:  
The City shall coordinate with FPUA to regularly inspect and monitor the conditions of gravity sanitary sewers, pump stations and force main systems. The inspection and monitoring should report the following parameters to locate and address areas with leaks, high infiltration and inflow, and other identified issues:
- Age, remaining service life
  - Infiltration and inflow
  - Capacities, compared to loading demands
  - Operating pressures
  - Physical conditions, need for repairs/replacement
  - Reliability in emergency situations
- 3.3.9 Policy:  
The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts on the sanitary sewer system and maintain adopted LOS standard.
- 3.3.10 Policy:  
Water conservation practices shall be employed including maintenance and operation to minimize groundwater and surface water infiltration and informing the public about the effective use of water conservation plumbing fixtures and participation in County programs to improve water conservation.
- 3.3.11 Policy:  
The City shall coordinate with FPUA to require that all customers who connect to the sanitary sewer system meet the water quality requirements established by FDEP and FPUA for wastewater entering the wastewater treatment facilities. The discharge from existing and proposed industrial sites shall be evaluated to determine if pretreatment prior to discharge into the sanitary sewer system is required to meet the water quality requirements.

## **SOLID WASTE**

### **Goal 3.2**

**Provide a cost-effective and sustainable solid waste collection and disposal system which emphasizes resource recovery and meets all environmental quality standards.**

- 3.4 *Objective:*  
*The City shall coordinate with St. Lucie County to identify existing deficiencies in the solid waste management and correct any identified deficiencies to maintain the adopted LOS through the adopted planning horizon.*

3.4.1 Policy:  
The LOS standard for solid waste management facilities shall be 200 tons per day of Municipal Solid Waste City wide.

3.4.2 Policy:  
The City shall continue to require applicants for development permits to demonstrate available capacity of solid waste disposal sites and sufficient collection equipment of the Public Works Department prior to issuance of the permit or development order.

3.5 Objective:  
*The City shall coordinate with St. Lucie County to reduce demand on the solid waste disposal facilities through recycling. The City shall strive to recycle at least 30 percent of the overall solid waste stream by increasing the recycling of cardboard, metal, paper, glass, and plastic to at least 50 percent.*

3.5.1 Policy:  
The City shall continue to maintain or expand its recycling services and education program as a means of reducing the solid waste stream.

3.5.2 Policy:  
The City shall encourage greater reliance upon electronic media to reduce the amount of paper consumed and provide recycling services in all public facilities.

3.6 Objective:  
*Protect the functions of the City's groundwater aquifer recharge areas and natural features from improper disposal of solid waste.*

3.6.1 Policy:  
The City shall maintain and implement its solid waste collection practices consistent with solid waste recycling and hazardous waste disposal requirements of the St. Lucie County solid waste disposal and recycling system.

3.6.2 Policy:  
The City's contracted solid waste collection provider shall maintain collection services at the City's adopted LOS standard.

3.6.3 Policy:  
The City shall participate in the hazardous waste collection and disposal programs of St. Lucie County by enforcing hazardous waste collection practices required by the county and other agencies with jurisdiction. Participation shall consist of an annual hazardous waste notification by mail insert in utility billings or local newsletter to City residents. Such notification shall indicate that the City does not provide hazardous waste collection services and inform the public that such services are provided by St. Lucie County and others.

3.6.4 Policy:  
The City shall monitor the general operation of its solid waste collection services to maintain the adopted LOS standard. As appropriate, the monitoring shall provide

recommendations for capital improvements to maintain the adopted LOS standard including equipment and facilities.

## DRAINAGE

### Goal 3.3

**Maintain a stormwater management system in the City that reduces flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and ground waters and protects the functions of wetlands.**

#### 3.7 Objective:

*Stormwater management facilities shall be designed in accordance with South Florida Water Management District (SFWMD) criteria.*

##### 3.7.1 Policy:

The City shall continue to implement land development regulations which establish the minimum design criteria for stormwater management. These design criteria shall serve as the LOS standard to assess adequacy of stormwater management facilities and development concurrency:

- (1) Minimum roadway and parking lot elevations shall be set at the peak elevation of the 10-year one-day storm event;
- (2) Minimum site perimeter elevations shall be set at the 25-year, 3-day peak stage. Site runoff up to such stage level may not overflow onto any adjacent property, unless a permanent drainage easement is obtained;
- (3) Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year, one day, 25-year, 3-day and 100-year, 3-day storm events for the site shall be submitted with the site development plans;
- (4) Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps, City's code enforcement ordinances or calculations following the latest SFWMD methodology, whichever is greater;
- (5) Off-site discharge shall be limited to pre-development runoff based on the 25-year, 3-day storm event calculated by SFWMD methods;
- (6) All roof runoff shall be detained on site.

##### 3.7.2 Policy:

The City shall adhere to its National Pollution Discharge Elimination System - Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and best stormwater Management Practices.

##### 3.7.3 Policy:

The impact of stormwater management facilities and support services on adjacent natural resources shall be considered in accordance with SFWMD regulations during the construction, siting, and operation of new or expanded stormwater management facilities.

3.7.4 **Policy:**

The City shall coordinate with the SFWMD and the independent drainage districts to implement applicable portions of the SFWMD regional water resource projects, the Upper East Coast Regional Water Supply Plan, and the Indian River Lagoon Stormwater Improvement and Management (SWIM) Plan that are intended to reduce losses of excess stormwater to tide, to recharge the surficial aquifer and water preserve areas and/or to provide additional storage for surface waters.

3.7.5 **Policy:**

The City shall work with FDEP to develop an action plan to meet the objectives and requirements of FDEP's Basin Management Action Plan for the St. Lucie Basin in order to address stormwater management issues on a watershed (basin) basis in accordance with SFWMD permits as a means of providing cost effective water quality and water quantity solutions to specific watershed problems.

3.7.6 **Policy:**

The City shall continue to implement a basin-wide water management protocol that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and ground water recharge functions. A computer model of the existing surface water management system was developed as part of the 2010 Stormwater Master Plan that accounted for ground water levels, existing and projected stormwater flows, and canal stages. The City shall use this model as part of the land development review process to evaluate the impact of proposed connections to the City surface water management system and will update the model to include approved connections for new development.

3.7.7 **Policy:**

The City shall manage the construction and operation of its facilities which dam, divert or otherwise alter the flow of surface waters to minimize damage from flooding, soil erosion or excessive drainage.

3.8 **Objective:**

*Maintain and protect ground water recharge of the surficial aquifer system in order to maintain all of the functions of the Floridan Aquifer.*

3.8.1 **Policy:**

The City shall use Best Management Practices (BMPs) for stormwater management in accordance with City and SFWMD regulations.

3.8.2 **Policy:**

The City shall work cooperatively with the SFWMD and independent drainage districts to implement the Upper East Coast Regional Water Supply Plan, plans that provide for additional surface water storage such as water preserve areas, and any other plans and operating procedures that increase recharge water to the Surficial Aquifer.

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- 3.8.3 **Policy:**  
The City shall utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and by discouraging the channelization, seawall installation or other alteration of natural rivers, streams and lakes.
- 3.8.4 **Policy:**  
The City shall protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through land acquisition, the enforcement of regulations and the application of land and water management practices which provide for compatible uses.
- 3.8.5 **Policy:**  
The City shall coordinate with St. Lucie County to protect aquifers from depletion through water conservation and preservation of the functions of high recharge areas including but not limited to the water conservation areas and water preserve areas.
- 3.8.6 **Policy:**  
All new drainage facilities shall be designed to provide pollution control sufficient to meet criteria of all regulatory requirements, including but not limited to, the following:
- Retention of stormwater
  - Flow of stormwater over grassed and vegetated areas
  - Sumps
  - Grease separation baffles
  - Mosquito control
  - Infiltration and percolation prior to overflow or outfall discharge

## POTABLE WATER

### Goal 3.4

**Provide a cost-effective and sustainable potable water supply system which meets all applicable water quality standards, maintains the adopted LOS, and maintains the City's water quality standards, and does not compromise the City's future water supply.**

- 3.9 **Objective:**  
*The City shall coordinate with FPUA to identify existing deficiencies in the potable water system and to correct any identified deficiencies in order to maintain the adopted LOS through the adopted planning horizon.*
- 3.9.1 **Policy:**  
The City shall assure, through the FPUA budget approval process, which FPUA will maintain funding for the systems improvements the Capital Improvements Element to address identified potable water deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.9.2 Policy:  
The City shall coordinate with FPUA to fund projects and programs to correct identified system deficiencies and maintain the adopted LOS standard.

3.9.3 Policy:  
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to assure that potable water facilities are available to provide adequate fire flow protection and to meet the existing needs of FPUA's customers. ~~The Water and Wastewater Master Plan is next scheduled to be updated in 2011. SHOULD WE ASSIGN A NEW DATE? IF SO, WHEN WOULD THE CITY LIKE TO UPDATE THE MASTER PLAN?~~ Due to lower than expected growth rates between 2006 to 2015, the Water and Wastewater Master Plan is scheduled to be updated in 2021.

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3.10 Objective:  
*Potable water facilities shall be provided at the adopted LOS standard of 300 GPD per ERC for the adopted planning horizon.*

3.10.1 Policy:  
The LOS standard for potable water facilities shall be 300 GPD per ERC. The number of ERCs provided for residential connections shall be:

- 1 ERC (300 GPD) for each single family unit
- 0.70 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the potable water facilities treatment system shall be sized to provide the number of ERCs as agreed upon by FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing potable water demands from similar land uses or best available data.

The LOS standard for the FPUA water treatment plants shall be measured by maximum daily flow.

3.10.2 Policy:  
The City shall work with FPUA to provide adequate fire flow protection. FPUA will review new construction projects to ensure that new projects have been designed and constructed to provide a minimum system pressure of 20 pounds per square inch during maximum day demands with fire flow.

3.10.3 Policy:  
The City shall coordinate with FPUA to prepare and submit an Updated Capacity Analysis Report to the FDEP at the scheduled intervals described in the F.A.C. Section 62-555.348, *Planning for Expansion of Public Water System Source, Treatment, or Storage Facilities*. When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

~~The August 2009 Capacity Analysis Report prepared for FPUA indicated that there was adequate capacity to meet the projected growth demands through 2018 [SHOULD THIS DATE BE EXPENDED?]. If additional capacity is required in the future, an assessment of the impacts of the construction and operation of new or expanded water treatment plants and support services on adjacent natural resources shall be prepared during site review, in accordance with FDEP and SFWMD regulations.~~  
The August Capacity Analysis Report prepared for FPUA initially indicated that there was adequate capacity to meet the projected growth demands through 2018. However, due to lower than expected growth rates between 2006 and 2015 and the rerating of the Water Treatment Plant from 18.99 Million Gallons per Day (MGD) to 23.32 MGD on May 3, 2018, there is adequate capacity to meet the projected growth demands through 2030.

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3.10.4 **Policy:**

The City, in coordination with the FPUA, shall maximize the use of existing potable water facilities by encouraging infill and redevelopment.

3.10.5 **Policy:**

The City and FPUA shall continue to maintain, administer, and implement an integrated geographic information system (GIS) to make standardized land use and potable water supply facilities information available for local and regional planning purposes.

3.11 **Objective:**

*Encourage compact urban growth patterns, including infill and redevelopment, to maximize the use of existing potable water facilities.*

3.11.1 **Policy:**

The City shall work with FPUA to identify opportunities to increase the efficiency and to optimize the use of existing facilities as an alternative to constructing new potable water facilities. The FPUA will continue the planned and preventive maintenance program in order to maximize the useful life of existing infrastructure.

3.11.2 **Policy:**

The City shall work with FPUA to prioritize the provision of water service to infill, enclave, or redevelopment areas.

3.12 **Objective:**

*Optimize the utilization of water resources through effective water management practices that conserve and protect potable water resources with primary focus on the Surficial Aquifer.*

3.12.1 **Policy:**

The City shall develop a basin-wide water management protocol, in accordance with SFWMD permitting requirements, that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and groundwater recharge functions while protecting the stormwater management system, wellfield

characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages to better utilize the water resource.

3.12.2 **Policy:**

FPUA shall continue to monitor water loss within the utility system, to identify strategies that minimize system loss and continue the preventive maintenance program for the distribution system.

3.12.3 **Policy:**

The City shall utilize the development review process of the Land Development Code to require applicants for development permits to prepare landscaping plans that incorporate xeriscape principles, encourage native plant communities, and meet the Florida Irrigation Society's standards and specifications for turf and landscape irrigation systems. The City shall revise the Land Development Code to include more stringent requirements for these areas.

3.12.4 **Policy:**

The City shall continue to implement a year-round public information and education program promoting water conservation. The City shall coordinate with FPUA to encourage conservation by continuing to implement a multi-tier rate structure which increases the unit cost as consumption levels increase.

3.12.5 **Policy:**

The City, in conjunction with FPUA, shall implement the adopted 10-year water supply plan consistent with the SFWMD plans.

3.12.6 **Policy:**

The City and FPUA shall coordinate and participate in the SFWMD Upper East Coast Water Supply Plan process.

3.12.7 **Policy:**

The City adopts by reference the current 2012 FPUA 10-Year Water Supply Facilities Work Plan.

3.13 **Objective:**

*Potable water facilities shall be designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features.*

3.13.1 **Policy:**

The City shall coordinate with FPUA and SFWMD for the design, construction, operation and maintenance of new or expanded potable water facilities that will focus on the use of an alternative water source as defined in the Upper East Coast Water Supply Plan. These potential sources could include the Floridan aquifer, aquifer storage and recovery (ASR) wells, desalinization, capture and storage of excess stormwater currently lost to tide, reuse and grey water where technically feasible and other technologies.

3.13.2 **Policy:**

The construction, operation and maintenance of new or expanded potable water facilities shall consider the short-term and long-term impacts to natural groundwater recharge areas, wetlands, surface and groundwater levels and the exacerbation of saltwater intrusion. The design shall also consider whether or not the construction, operation and maintenance will harm the aquifer system. Adverse impacts of construction, operation, and maintenance to the aquifer system shall be avoided or at least minimized.

3.14 **Objective:**

*Provide a cost-effective, sustainable potable water system meeting all applicable standards at the adopted LOS standard.*

3.14.1 **Policy:**

The City shall continue to coordinate the provision of potable water services with the FPUA through agreements with municipalities and other service providers.

3.14.2 **Policy:**

The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts to the potable water system and maintain adopted LOS standard.

3.14.3 **Policy:**

The City shall assist FPUA in identifying possible sources of financing for the water system improvements identified in the ~~current and future 2006~~ Water and Sewer Master Plans ~~and the future 2011 Water and Sewer Master Plans~~.

3.14.4 **Policy:**

The City shall coordinate with FPUA in continuing the provision of potable water that meets the drinking water standards described in F.A.C 62-555 and the provision of an annual water quality report for FPUA customers as required by the EPA Safe Drinking Water Act.

3.15 **Objective:**

*Continue to provide potable water use in the quantity and quality necessary to satisfy existing and projected growth in compliance with the latest standards acceptable to the City, the County, the State and the U. S. Environmental Protection Agency, and in accordance with the regulations implementing the "Safe Drinking Water Act" (1986).*

3.15.1 **Policy:**

The City shall continue to rely upon the facilities and personnel of the Fort Pierce Utilities Authority to satisfy the potable water supply, treatment and distribution needs of residents and businesses.

3.15.2 **Policy:**

The City shall ~~coordinate with the Fort Pierce Utilities Authority to consider adopting establish~~ potable water level of service standards for non-residential land uses, such as office, ~~industrial~~ and commercial, ~~by 2011~~.

3.16 *Objective:*  
*The City shall ensure that potable water facilities and services meet the level of service standards established within the Comprehensive Plan.*

3.16.1 **Policy:**  
The City shall coordinate with the FPUA to address existing facility deficiencies and utilize the Capital Improvements Program and the Capital Improvements Element to provide for correction of the improvements Element to provide for correction of the existing water supply and replacement of facilities.

3.16.2 **Policy:**  
The City shall implement the 10-Year Water Supply Facilities Work Plan to ensure that water supply facilities necessary to serve existing and future development within the City are available and consistent with the FPUA consumptive use permit.

## **NATURAL GROUNDWATER AQUIFER RECHARGE**

### **Goal 3.5**

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

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

3.17.1 **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 205% of pervious open and green space
- The City shall amend the Land Development Code 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 Code 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.

3.17.2 **Policy:**  
The City will promote the use of reclaimed water through city-wide 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.

**3.17.3**

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.

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## CONSERVATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### Goal 4

**To conserve, manage, appropriately use and protect the natural resources of the City ensuring continued resource availability and environmental quality.**

4.1 *Objective:*  
*Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.*

4.1.1 Policy:  
The City shall support the enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

4.1.2 Policy:  
Open burning shall be prohibited.

4.1.3 Policy:  
Through the site plan approval process, the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.

4.1.4 Policy:  
The City shall reduce the potential for green house gas emissions by the following means:

- a) Require vegetative buffer strips along all vehicular use areas;
- b) Require pedestrian-friendly, transit-oriented design elements to be included in all development, such as transit stops, bicycle and pedestrian facilities, or other applicable multi-modal facility;
- c) Amend the design requirements for parking lots ~~by 2012~~ to include reflective surface coatings, to require the use of shade trees and to increase island landscaping requirements.

4.2 *Objective:*  
*Conserve, appropriately use and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.*

4.2.1 Policy:  
The City shall cooperate with St. Lucie County and the South Florida Water Management District for the implementation of water demand management

policies and programs, including mandating xeriscape principles for all development.

4.2.2 Policy:

The City shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service, that, at a minimum, meets the state water quality standards.

4.2.3 Policy:

The City shall cooperate with the South Florida Water Management District (SFWMD) and St. Lucie County to conserve water resources in emergencies and during declared water shortages. The City shall continue and expand efforts to publicize and encourage water conservation.

4.2.4 Policy:

Activities and land uses known to adversely affect the quality and quantity of identified water sources and within natural groundwater recharge areas shall be restricted to protect the quality and quantity of this water source. Parking spaces that exceed minimum requirements and excessive amounts of impervious surface coverages for new development shall be discouraged.

4.2.5 Policy:

The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, IRL National Estuary Program Comprehensive Conservation and Management Plan, St. Johns River Water Management District (SJRWMD) District wide Water Supply Assessment and Northern Palm Beach County Comprehensive Water Management Plan.

4.2.6 Policy:

The City will continue to implement recommendations as proposed in the Water Supply Plan.

~~4.2.7 Policy:~~

~~Required open space shall be consistent with the promotion of shallow water aquifer recharge and stormwater filtration and meet the criteria to be established in the Land Development Regulations by 2010.~~

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4.2.8 Policy:

The City shall monitor the activities of the Port Authority to ensure Best Management Practices (BMP) are implemented to avoid negative impacts to the lagoon and ocean water habitats.

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4.2.9 Policy:

~~By 2013, the~~ The City shall develop non-potable sources for irrigation in coordination with FPUA.

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4.2.10 Policy:

~~By 2012, the~~ The City shall amend the Land Development Regulations to discourage or restrict onsite septic treatment.

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4.3 Objective:

*Assure that generation, storage, transport and disposal of wastes in the City is managed with the best available technology to protect environmental quality.*

4.3.1 Policy:

When new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system within the time frame required by Florida Statute.

4.3.2 Policy:

All new development shall eventually be required to provide water and wastewater connections via FPUA through implementation of a transitional strategy developed by the City in coordination with the FPUA.

4.3.3 Policy:

The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City, are properly managed to protect the environment. The City shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

4.3.4 Policy:

The City shall coordinate with St. Lucie County and the state to encourage the development of effective strategies to improve the area-wide Solid Waste Management Program to include more innovative solid and hazardous waste management technologies to save energy, produce renewable energy and effectively manage hazardous waste.

4.4 Objective:

*Conserve, appropriately use and protect natural resource systems, including floodplains, in recognition of their inherent values.*

4.4.1 Policy:

The City shall strictly enforce all ordinances designed to protect and conserve natural resources and shall seek funding from all state and federal agencies to support such protection. The City shall support the enforcement of related state and federal regulations.

4.4.2 Policy:

Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

4.4.3 Policy:

The City shall require approval from all applicable external agencies regarding the protection environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

4.4.4 Policy:

The City shall require that surrounding land uses are compatible with lands recognized by the county, state or federal government as environmentally sensitive.

4.4.5 Policy:

The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography;
4. Hydrography (streams, lakes, swamps);
5. Vegetation;
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation);
8. Soil (type, suitability, bearing capacity).

4.4.6 Policy:

The City shall coordinate with the Treasure Coast Regional Planning Council, St. Lucie County, the state, federal and other public agencies concerned with managing and mapping natural resources. The City may also coordinate with private environmental organizations and individuals interested in resource conservation. The goal of such coordinating activities shall be to protect the values and functions of natural systems.

4.4.7 Policy:

The City shall work cooperatively with all agencies as appropriate, to administer land acquisition programs to acquire environmentally sensitive lands. The City shall also support the efforts of state and federal and other public and private conservation agencies in the acquisition of environmentally sensitive lands.

4.4.8 Policy:

The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

4.4.9 Policy:

The City shall provide for open space as a part of the requirements for all development and redevelopment. Open space areas shall be designated and treated in such a manner as to maintain the integrity, whether the primary purpose is to

serve as natural vegetative or wildlife habitat, or as cultivated landscaped space. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the required open space established by City ordinance.

4.4.10 Policy:

When a parcel proposed for development contains more than one habitat type or native vegetative community, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions

4.4.11 Policy:

Through site plan review, the City shall provide special protection for:

1. Champion trees as recognized by Florida Department of Agriculture;
2. Specimen trees as recognized by Florida Department of Agriculture;
3. Plant species listed by the FWS as threatened or endangered; and
4. Plant species listed by the FDACS as threatened or endangered

4.5 Objective:

*Conserve, appropriately use and protect natural functions of fisheries, wildlife, wildlife habitat and marine habitat.*

4.5.1 Policy:

The City shall protect and conserve the natural functions of existing soils, fisheries, lakes and floodplains through the enforcement of existing local, and support of state and federal regulations designed to protect and conserve these functions.

4.5.2 Policy:

The City shall support the state and federal laws regarding the protection of endangered and threatened species and significant plant and animal habitat.

4.5.3 Policy:

The City shall cooperate with NOAA, EPA, DEP and other agencies as applicable to restore seagrass beds within its jurisdiction.

4.5.4 Policy:

Through the development review process the City shall regulate the location, density and intensity of development activities known to adversely impact wildlife and wildlife habitats. The City shall provide for flexible development alternatives, such as density transfers and flexible development options on developable portions of a site.

4.5.5 Policy:

The City shall protect listed wildlife and wildlife habitats by promoting public acquisition of known listed species wildlife habitat and through the dedication of conservation easements or deed restrictions.

4.5.6 Policy:

The City shall protect existing natural reservations and conservation areas as identified in the Recreation and Open Space and Future Land Use Elements.

4.5.7 Policy:

The City shall coordinate with St. Lucie County, the Heathcote Botanical Gardens Board of Directors and appropriate public interest groups to promote awareness of endangered, threatened and regionally important species.

4.5.8 Policy:

The City shall coordinate and cooperate with the organizations which are monitoring and have research underway in the South Indian River Lagoon and its watershed, including but not limited to the SFWMD, DEP, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine station, National Oceanic and Atmospheric Administration (NOAA), United and the states Geological Survey (USGS). Review current studies with regard to the Indian River Lagoon including a review and analysis of protective measures and their impacts on the overall quality and vitality of the area. If it is determined that current measures are not meeting overall goals, coordinate with the applicable agencies to amend existing requirements and/or provide new requirements with the goal of increasing compliance with the adopted plans of the local, regional, and state agencies.

4.5.9 Policy:

Protective landscape buffering shall be required between conservation areas and between lands recognized by the county, state or federal government as environmentally sensitive and any land uses that may negatively impact the conservation and sensitive ecosystems. These standards and criteria shall be defined in the Land Development Regulations.

4.5.10 Policy:

The City shall work cooperatively with the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as threatened and endangered or of special concern. Related activities shall include:

1. Require notification to these agencies when development proposals are received for sites documented as having historic and/or current occurrences of listed species;
2. Technical assistance consultation with these agencies; or
3. Cooperation with these agencies in locating potential introduction sites for designated species.

4.5.11 Policy:

The City shall support ongoing education programs about native plant and listed animal species and the diversity of natural communities through the consideration of a natural resources division or the expansion of the urban forestry program.

4.6 *Objective:*  
*Require that development activities mitigate adverse ecological changes or improve previously degraded environmental conditions.*

4.6.1 Policy:  
Any development projects proposed in those areas designated on the Future Land Use Map for conservation shall be subject to review by the City Commission to ensure those projects could not be located in any other land use designation, will protect natural resources through site plan conditions, and the sole purpose of the project is to enhance conservation and recreational activities.

4.6.2 Policy:  
Non-jurisdictional native vegetative communities shall be preserved during development or redevelopment and if any non-jurisdictional native vegetative community must be removed during development or redevelopment, another native vegetative community shall be replanted to replace the removed vegetative community in equal value in terms of area, quality and quantity.

4.6.3 Policy:  
The City shall strictly enforce landscaping standards which require the preservation of existing natural growth, the removal of invasive, exotic plant species and the promotion of native plant materials usage. These standards shall contain limitations, restoration and mitigation measures to compensate for the loss of native vegetation and define stabilization measures for areas impacted by development.

4.6.4 Policy:  
The City shall use the best available existing technical criteria and information for the formulation of regulations and ordinances to ensure that future development, to the maximum extent practicable, is compatible with the functions of existing natural systems and resources conservation.

4.6.5 Policy:  
The City shall monitor the characteristics of natural resources through development review. Indications of changes shall be examined and current conservation management policies shall be refined as needed in order to remain responsive to evolving problems and issues.

4.6.6 Policy:  
The City shall continue to implement the scheduled maintenance plan for the effective removal of invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation. The City shall coordinate these efforts with the City Urban Forester.

4.6.7 Policy:  
The City shall establish a program for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

4.6.8 Policy:  
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

4.6.9 Policy:  
The City shall coordinate with St. Lucie County and the Heathcote Botanical Gardens Board of Directors on the implementation plans to restore degraded lands within the Regional Botanical Park.

4.6.10 Policy:  
~~By 2012, the~~ The City shall amend the Land Development Regulations to require the identification of natural habitats through an environmental impact study during the development review process.

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4.7 Objective:  
*Assure the maintenance and conservation of open space and trees within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.*

4.7.1 Policy:  
Native vegetative communities shall be preserved during development or redevelopment, as outlined in the adopted City landscape and tree ordinance.

4.7.2 Policy:  
The City shall provide beautification of streets, rights-of-way and public open spaces and facilities within the City through grant applications or other funding sources.

4.7.3 Policy:  
The City shall encourage and educate the public in the planting and maintenance of trees through its ongoing Urban Forestry plan and through coordination with the Keep Fort Pierce Beautiful and other appropriate organizations.

4.7.4 Policy:  
The City shall expand the Keep Fort Pierce Beautiful Program beyond litter removal and transfer oversight of the program to the Urban Forester.

4.7.5 Policy:  
The City shall continue to be certified, as it has since 1989, as a Tree City USA by the National Arbor Day Foundation.

4.7.6 Policy:  
~~By 2013, the~~ The City shall complete an inventory of tree species located on public lands through the application of a tree survey.

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4.7.7 Policy:  
~~By 2012, the~~ The City shall amend the Land Development Regulations to include open space requirements for all residential developments.

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4.8 *Objective:*  
*Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.*

4.8.1 Policy:  
Proper landscape buffering shall be required between wetlands and land uses that negatively impact the wetland ecosystem to be defined in the Land Development Regulations.

4.8.2 Policy:  
Wetlands and submerged lands shall be used for purposes which are compatible with their natural values and functions, and City land development regulations shall be revised where warranted to provide these areas with the maximum possible protection.

4.8.3 Policy:  
Land uses identified as being incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands and when incompatible land use impacts are unavoidable these impacts shall be mitigated to compensate for loss of wetland functions.

4.8.4 Policy:  
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on jurisdictional wetlands recognized by the county, state or federal government as having high functional value and on undisturbed marine habitats containing listed species or recognized by the county, state or federal government as serving as essential fish habitat.

4.8.5 Policy:  
This City shall support and coordinate with the ACOE, EPA, FWS, DEP, and FWCC and/or other agencies as appropriate to establish a list of priority wetland restoration sites. Priority wetland restoration sites shall include those disturbed wetlands having the greatest potential functional value after restoration.

4.8.6 Policy:  
Through the site plan approval process the City shall ensure appropriate measures are taken to prevent development activities that adversely impact water quality through shoreline erosion and sedimentation over-wash onto wetlands.

4.9 *Objective:*  
*Conserve, appropriately use and protect the natural minerals and soils, in recognition of the inherent values of these areas left in their natural state.*

4.9.1 Policy:  
Through the development review process the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and sediment run-off.

- 4.9.2 Policy:  
Applicants seeking permits and licenses for resource extraction or mining operation in the City shall be subject to review by the City Commission.
- 4.9.3 Policy:  
The City shall require all development projects to adhere to the erosion control requirements as specified in the development permit application.
- 4.9.4 Policy:  
Soil suitability shall be considered as a component of development approval in areas of undisturbed substrate.

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## COASTAL MANAGEMENT ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### Goal 5

**The City shall protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources.**

*5.1 Objective:*

*The City shall protect, conserve and enhance the remaining coastal, wetlands, water resources, living marine resources, coastal barriers and wildlife habitats and other natural resources.*

5.1.1 Policy:

The City shall limit impacts to wetlands by directing uses identified as incompatible with the protection and conservation of wetlands and wetlands functions away from wetlands. When incompatible future land uses are unavoidable in wetlands, the impacts shall be mitigated to compensate for the loss of wetland functions. The City shall support no net loss of wetland functionality by requiring that all applicants for a permit to develop in jurisdictional wetlands obtain necessary permits from all applicable county, state or federal regulatory agencies prior to development approval by the City.

5.1.2 Policy:

Activities and land uses known to adversely affect the quality and quantity of identified water sources, and within natural groundwater recharge areas, shall be restricted to protect the quality and quantity of these water sources.

5.1.3 Policy:

The City shall limit the impacts of development or redevelopment upon wildlife habitat by strictly enforcing all ordinances designed to protect and conserve natural resources, and by supporting the enforcement of related county, state and federal regulations.

5.1.4 Policy:

Compliance with approved permits from other state, federal, and local programs for the conservation of natural resources shall be incorporated into the City planning process.

5.1.5 Policy:

The City shall condition City development approval on the receipt of all applicable external agency permits. The City shall require the receipt of all applicable external agency permits prior to the developer commencing development activity on the property. The City shall require consistency with the policies in the Comprehensive Plan that govern:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

5.1.6 Policy:

The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal agencies as environmentally sensitive.

5.1.7 Policy:

The City shall prevent unnecessary destruction or inappropriate use of existing natural resources through review of all applications and strict adherence to the adopted ordinances that regulate these resources.

5.1.8 Policy:

The City shall coordinate with and support all county, state and federal management measures designed to protect, preserve and enhance the coastal resources, wetlands, marine resources, wildlife habitats and other natural resources including coastal dunes, fisheries and coral reefs to limit the specific and cumulative impacts of development or redevelopment upon these marine resources.

5.1.9 Policy:

The St. Lucie County Manatee Protection Plan, dated March 1, 2002, is hereby included within this Comprehensive Plan by Reference. All development activities affected by this plan shall be governed accordingly.

5.1.10 Policy:

The City shall maximize protection of coastal and marine resources by evaluating the potential impact identified by the applicant and other public entities having jurisdiction over the impacted resources. The development review process shall ensure compliance with levels of service and policies of this Plan and shall evaluate the following:

1. Protection of natural shoreline vegetation and coastal beach berm structure and habitat;
2. Management of surface water run-off;
3. Protection of structures from the effects of long-term sea level rise;
4. Protection from and reduction of exposure to natural hazards;
5. Protecting of beaches and shorelines from erosion;
6. Protection of the character and overwater views of the community;
7. Protection of living marine resources and wildlife habitat; and
8. Prevention of the degradation of water quality and estuaries.

5.1.11 Policy:

The City shall maximize protection of sea turtles through the implementation of development review criteria which shall accomplish the following:

1. Prohibit activities disruptive to marine turtle nesting;
2. Prevent interior or exterior lighting from illuminating nesting areas

- during the nesting season;
- 3. Enforce nesting habitat setbacks;
- 4. Enforce standards for mechanical beach cleaning; and
- 5. Protect marine turtles from predation.

5.1.12 Policy:  
The City shall establish a program administered by the Urban Forester for invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation.

5.1.13 Policy:  
The City shall establish a program administered by the Urban Forester for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

5.1.14 Policy:  
The City shall consider development of a Natural Resources Division to better protect the City's coastal dune system.

5.1.15 Policy:  
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

5.1.16 Policy:  
When reviewing redevelopment applications for sites which contain natural resource systems, previously existing manmade alterations shall be evaluated to determine the feasibility of and whether viable benefits may accrue through their removal as part of the redevelopment project.

5.1.17 Policy:  
The City shall ~~amend the~~ continue enforcing the provisions in the Land Development Regulations ~~by December 2010 to that~~ limit development east of the Coastal Construction Control Line (CCCL).

5.2 *Objective:*  
*The City shall maintain, or, to the maximum extent feasible, improve the quality of water in the Indian River Lagoon.*

5.2.1 Policy:  
The City shall continue to coordinate with all appropriate agencies in meeting the goals and policies of the Indian River Lagoon Aquatic Preserves Management Plan, the North Fork of the St. Lucie River Aquatic Preserve Management Plan, the Indian River Lagoon Surface Water Improvement and Management Plan and the St. Lucie County Coastal Management Plan.

5.2.2 Policy:  
The City shall continue to coordinate with the county and all appropriate agencies in the efforts to reconnect the impounded marshes to the Indian River Lagoon.

- 5.2.3 Policy:  
The City shall limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state, federal, and regional standards and the City's adopted level of service.
- 5.2.4 Policy:  
The City shall coordinate and cooperate with the organizations which are monitoring and have research and management plans underway in the South Indian River Lagoon and it's watershed, including but not limited to the South Florida Water Management District, Department of Environmental Protection, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine Station, National Oceanic and Atmospheric Administration (NOAA) and the United States Geological Survey (USGS).
- 5.2.5 Policy:  
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, and the IRL National Estuary Program Comprehensive Conservation and Management Plan.
- 5.2.6 Policy:  
The City shall support county, state and federal policies and regulations concerning the permitting of dredge and fill activity and shall require that all applicants for a permit to develop in submerged lands obtain necessary permits from all jurisdictional regulatory agencies prior to application submittal to the City.
- 5.2.7 Policy:  
The City shall evaluate the feasibility of providing guidance and technical assistance as incentives to property owners who voluntarily plant native vegetation along coastal ecosystems, or allow coastal or estuarine vegetation to remain in its natural condition. An information program will be developed to promote the guidance and technical assistance mechanisms as conservation measures to property.
- 5.2.8 Policy:  
The City shall coordinate surface water management and protection efforts with the Indian River National Estuary Program (IRNEP), Florida Department of Environmental Protection, the South Florida Water Management District and other appropriate agencies.
- 5.2.9 Policy:  
The City shall continue to protect submerged aquatic vegetation from the impacts of local land development by implementing the Surface Water Protection Ordinance. At a minimum, the following criteria shall be addressed:

1. Maintain upland vegetation within required setbacks to reduce runoff;
2. Require proper use of turbidity screens during construction activities;

3. Control discharge rates to promote on-site settlement of sediment loads and meet minimum retention requirements for runoff from storm events; and
4. Coordinate with FDEP Aquatic Preserve staff when development is within or adjacent to an aquatic preserve.

5.2.10 Policy:

Freshwater inputs to the Indian River Lagoon via interbasin diversions shall be regulated to ensure the health and viability of the estuarine system.

5.2.11 Policy:

The City shall adopt a Master Stormwater Management Plan ~~by December 2010~~ that ~~included~~ will include water quality monitoring to identify areas within the Indian River Lagoon of poor and fair water quality and establish priorities for correcting deficiencies. The management plan shall consider the cumulative impacts of development on water quality, and shall include recommendations to reduce or mitigate such impacts.

5.2.12 Policy:

The City shall continue to cooperate with other agencies and municipalities that perform fisheries studies and submerged aquatic vegetation mapping and use this data to assist in establishing priority areas for surface water improvement efforts.

5.2.13 Policy:

As applications for redevelopment are processed, the City shall ensure existing systems that currently do not meet stormwater management standards conform to current standards.

5.3 Objective:

*The City shall give priority to water-dependent uses.*

5.3.1 Policy:

When reviewing applications for shoreline development, shoreline uses shall be prioritized as identified in the Land Development Regulations as follows:

1. Approved public and private shoreline protection, re-vegetation or restoration programs;
2. Approved water-dependent shoreline uses available to the public;
3. Recreational and water related uses available to the public;
4. Commercial water related uses available to the public;
5. Docks and commercial marina expansion;
6. Water dependent uses that are available for public use;
7. Parking facilities for shoreline access;
8. Protection or preservation of sites recognized as historic resources;
9. Protection of sites designated as having unique community character;
10. Residential water dependent shoreline uses; and
11. Residential water related shoreline uses.

5.3.2 Policy

The City shall ensure adequate sites for priority water-dependent uses by:

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1. Identifying environmentally suitable waterfront areas and recommending strategies for reserving such areas for water-dependent and water-related uses consistent with estimated needs;
2. Analyzing conflicts in priority of the existing shoreline uses and developing strategies for reducing or eliminating such conflicts;
3. Identifying strategies for encouraging appropriate mixed use development that includes water-dependent and water-related uses that is compatible with existing land uses;
4. Developing strategies to protect existing waterfront sites that exhibit unique community character or are identified as an historic resource; and
5. Ensuring public access facilities at the adopted level of service.

5.3.3 Policy:

The City shall coordinate with St. Lucie County in implementing the 2017 update to the Port of Ft. Pierce Master Plan. The revised plan was adopted by the St. Lucie County Board of County Commissioners (Ordinance 02-014), which provided general goals, objectives, and policies to encourage gentrification of the Port through a mix of recreational, commercial, residential and industrial uses. The City will follow the goals, objectives, and policies within the revised Port of Ft. Pierce Master Plan to ensure orderly development and redevelopment of the Port.

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5.3.4 Policy:

The City shall develop and adopt guidelines that direct the location and management of water-dependent, water-related and water-enhanced facilities by December 2011.

5.3.5 Policy:

The City shall ensure shoreline development is consistent with all jurisdictional agency permit conditions and provides for the protection of environmentally sensitive upland, submerged land or wildlife habitats consistent with the policies of this Plan.

5.3.6 Policy:

When reviewing an application for a marina, the City shall ensure it is located in areas where maximum physical advantages exist and where no unreasonable or excessive impacts are foreseen on coastal or marine resources. Marina construction shall reflect consideration of the following:

1. Protection of benthic vegetation and faunal assemblages;
2. Adequacy of circulation and tidal flushing;
3. Access to deep water through existing channels of adequate depth;
4. Minimization of shoreline modifications;
5. Quality and size of upland areas and degree of alteration necessary;
6. Ability to restore or enhance marine resource subject to past alteration;
7. Locations of existing propeller dredging problem areas;
8. Potential impact on alligators, manatees, marine turtles or other listed plant or animal species;
9. Availability of upland support services;
10. Adequacy of the Marina Hurricane Management Plan; and

11. Protection or enhancement of historic resources.

5.3.7 Policy:

When reviewing an application for a marina, the City shall ensure all required external agency coordination and permits have been obtained and the City permit does not conflict with the conditions of the external agency conditions.

5.3.8 Policy:

The City shall implement performance standards in the Land Development Regulations for marinas and marine-related facilities within the coastal area which include at a minimum: setbacks, height limitations, parcel size, architectural guidelines, seagrass protection, and the protection of water quality including the maintenance and containment of stormwater runoff and wash-down water for dry storage areas. Marina performance standards shall include the following minimum criteria:

1. Existing marina facilities shall be allowed to continue their operation provided these facilities are not expanded. New or expanded marina facilities shall meet the City's adopted operational standards.
2. While the expansion of existing facilities is preferred over construction of new facilities, the development of new marinas shall remain a viable alternative as many existing marinas will not be capable of meeting adopted operational and environmental standards.
3. Policies and incentives should encourage new and expanded marina facilities to utilize dry storage to the fullest extent possible.
4. New marina facilities shall retain all work area runoff in a separate retention area.
5. Prior to the operation of any new marina fueling facility, a fuel management/spill contingency plan shall be developed and provided to the City for review. The plan shall describe methods to be used in dispensing fuel and all the procedures, methods, and materials to be used in the event of a fuel spill. The plan shall meet the St. Lucie County Fire Prevention Codes and the Rules of the State Fire Marshall's office.

5.3.9 Policy:

The City shall coordinate with all appropriate agencies in the identification of and the procedures and funding sources for removal of derelict vessels.

5.3.10 Policy:

The City shall coordinate with all appropriate agencies to protect submerged lands in shallow water areas from boating impacts, including strategies to reduce seagrass propeller scarring and to minimize vessel groundings. To accomplish this, the City shall assist to:

1. Identify problem areas and issues related to channel and shallows marking;
2. Establish criteria and priorities for identifying channels and shallows to be marked;
3. Make recommendations, in coordination with all appropriate local, state and federal agencies for channel marking;
4. Seek funding sources for marker installation; and

5. Identify boating restricted or “no vessel” protection zones.

5.3.11 Policy:

The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to improve boater education projects designed to place particular emphasis upon the following:

1. Navigational safety, including channel locations, in near shore waters;
2. Marine sanitation along with litter and debris control regulations; and
3. Seagrass, coral reef, manatee and sea turtle protection and conservation.

5.3.12 Policy:

The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to continue to improve the demarcation of submerged natural resource areas and the publication of resource maps to reduce the potential for negative impacts or damage from boating activity.

5.3.13 Policy:

Inconsistencies between the Port Master Plan and the City’s Comprehensive Plan shall be resolved through the dispute resolution process provided under Chapter 186.509, F.S., in the event the City and the deep water port are unable to resolve these inconsistencies.

5.4 Objective:

*The City shall protect beach and dunes and where feasible restore altered beaches or dunes. The City shall minimize the impacts of manmade structures on beach or dune systems.*

5.4.1 Policy:

The City shall support and, when appropriate, assist the conservation efforts of public and private organizations which protect and promote the protection of marine turtles and turtle nesting habitat.

5.4.2 Policy:

The City’s Urban Forester/Natural Resource Division shall prepare and annually review a Beach Management Plan ~~by December 2012~~ for all City owned beaches that are marine turtle nesting habitat. The plan shall review the implementation of nesting habitat protection measures and the plans for restoration and re-vegetation.

5.4.3 Policy:

For all City owned beaches, the City shall continue to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and reduce the potential for damage that may result from storms.

5.4.4 Policy:

When reviewing redevelopment applications for a site which contains coastal dune systems, previously existing manmade alterations on the shoreline shall be evaluated to determine whether feasible and if benefits may accrue through their removal as part of the redevelopment project.

5.4.5 Policy:  
The City shall continue to coordinate and cooperate with applicable state and federal agencies for all beach nourishment projects within the City.

5.4.6 Policy:  
When reviewing an application for future development or redevelopment in the Coastal Area, the City shall ensure that permitted uses shall be limited to those which are resource dependent or compatible with the physical and environmental characteristics of the Coastal Area, or to those uses which can occur without degradation of important environmental values or interference with legally established public access to Coastal Area shorelines.

5.4.7 Policy:  
When reviewing an application for development projects which contain coastal dune systems, the City shall discourages random pedestrian access across dune systems, and shall reduce pedestrian impacts to coastal vegetation and dune systems by requiring designated accessways between land uses and beach areas. The design and type of accessway or boardwalk shall use best management practices (BMP) promoted by the DEP.

5.4.8 Policy:  
When reviewing an application for development or redevelopment projects on private lands which contain coastal dune systems, the City shall provide incentives outlined in the Land Development Regulations to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and to reduce the potential for damage that may result from storms.

5.4.9 Policy:  
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

5.4.10 Policy:  
The City shall amend the Land Development Regulations to include incentives for inclusion of coastal dune systems in developments in coastal areas.

5.5 *Objective:*  
*The City shall limit public expenditures that subsidize development permitted in coastal high-hazard area.*

5.5.1 Policy:  
City shall examine the inventory of existing infrastructure facilities located in the Coastal High-Hazard Area to give consideration to which facilities could be relocated or which should be replaced should funding sources become available for such activities. The City shall give priority to relocating when feasible; except for restoration or enhancement of natural resources.

5.5.2 Policy:  
The City shall discourage construction of new infrastructure facilities within the Coastal High-Hazard Area unless such infrastructure is necessary to serve existing

and/or the future population projected in this Plan. Such infrastructure shall be constructed in a manner that minimizes the impacts from storm events and impacts to natural resources.

5.5.3 Policy:

The City shall limit thoroughfare or other infrastructure improvements such as water and sewer system expansions in coastal high hazard or floodplain areas to those deemed necessary to correct existing infrastructure deficiencies or as part of the maintenance and repair of existing infrastructure. Prohibit the construction of bridges or causeways to spoil or barrier islands not currently served by such infrastructure.

5.5.4 Policy:

The City shall discourage public expenditures that subsidize the reconstruction or repair of existing developments destroyed by a natural disaster in the coastal high hazard and floodplain area, if it results in increased densities and intensities above what previously existed on the site.

5.5.5 Policy:

The City shall limit the construction of new commercial or public facilities which regularly use, handle, or store hazardous materials in coastal high hazard and floodplain areas or within defined wellfield zones of influence. Where such siting occurs, in accordance with local government comprehensive plans, require the development of a comprehensive facility emergency preparedness plan which clearly defines measures to mitigate the effects of a hazardous materials release.

5.5.6 Policy:

The City shall prohibit the development of new critical care, health care, and special needs facilities that allow for overnight care of patrons within the coastal high hazard and floodplain areas.

5.5.7 Policy:

Before any large infrastructure enhancements are undertaken in the coastal zones, the City should evaluate whether enhancements address existing level of service issues or provide additional capacity for new development. The City shall only fund enhancements to address existing level of service issues.

5.6 Objective:

*The City shall direct population concentrations away from known or predicted coastal high-hazard areas (CHHA).*

5.6.1 Policy:

As defined in [Chapter Section 163.3178\(2\)\(h\) F.S.](#); the City shall recognize the "Coastal High Hazard Areas" (also "high-hazard coastal areas") to mean the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

5.6.2 Policy:

The City shall [continue to enforce amend](#) Land Development Regulations [by December 2010 to restrict](#)ing development in Coastal High Hazard Areas.

5.6.3 Policy:  
The City shall ensure that all development and redevelopment within the CHHA comply with the following regulatory techniques for hazard mitigation:

1. State and local regulations to established shoreline setbacks;
2. State and local construction codes regulating construction activity in the coastal areas;
3. Adopted surface water management level of service standards for drainage; and
4. Surface water management improvements which mitigate loss of floodplain.

5.6.4 Policy:  
The City shall limit, to the maximum extend allowable, redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage.

5.6.5 Policy:  
The City shall be diligent in coordinating with FEMA and the county to receive the most up to date information regarding the current floodplain boundaries.

5.6.6 Policy:  
The City shall work with the FDEP and the County to implement a revised Coastal Construction Control Line (CCCL), which was adopted by FDEP in August of 1997. Construction seaward of the CCCL shall be consistent with Chapter 161 of the Florida Statutes.

5.6.7 Policy:  
As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risks in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

5.7 Objective:  
*The City shall maintain or reduce hurricane evacuation times.*

5.7.1 Policy:  
The City shall coordinate with the County in disseminating information concerning the need of residents to evacuate at various hurricane threat levels. The City shall coordinate with the County Emergency Management Director in assisting the implementation of the county campaign to educate the general citizenry regarding emergency preparedness plans.

5.7.2 Policy:  
The City shall coordinate with the county in annually updating the Local Peacetime Emergency Plan and in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding emergency preparedness.

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5.7.3 Policy:  
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to ensure structural transportation improvements to maintain sufficient evacuation routes.

5.7.4 Policy:  
The City shall provide for safe evacuation from the coastal area by reviewing all development proposals in the hurricane vulnerability zone, which are submitted for certification through the zoning approval and development review committee processes, to determine whether the development is expected to maintain or reduce hurricane evacuations. Developments which cause an unacceptable increase shall be required to provide mitigation measures in order to mitigate the impacts on hurricane evacuation times caused by the development. These standards shall be incorporated into the Land Development Code ~~by December 2011~~.

5.7.6 Policy:  
The City shall provide shelter space in accordance with the Emergency Management Plan. Where deficits exist, the City shall seek federal and state retrofit funds to reduce the deficit.

5.7.7 Policy:  
The City shall implement standards to assess whether or not hurricane evacuation times will be impacted for development within the CHHA into the Land Development Regulations ~~by December 2010~~.

5.8 *Objective:*  
*The City shall prepare post disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.*

5.8.1 Policy:  
The City shall adopt a post disaster redevelopment plan designed to increase public safety and reduce damages and public expenditures ~~by December 2011~~.

5.8.2 Policy:  
The Post Disaster Redevelopment Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions shall include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and required infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damage.

5.8.3 Policy:  
The City shall coordinate their Post Disaster Redevelopment Plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan. The Post Disaster Redevelopment Plan shall provide a basis to:

1. Ensure a means to restore economic activity;

2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with state and federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the Local Peacetime Emergency Plan and other appropriate policies and procedures; and
7. Ensure timely re-entry of City residents following an evacuation.

5.8.4 Policy:

The Post Disaster Redevelopment Plan shall plan for evaluating future options for damaged public facilities following a hurricane or other disaster event; such options shall including, but not be limited to abandonment, repair in place, relocation and reconstruction with structural modifications. The City shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Repair to any public facilities that shall be deemed an historic structure according to the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation;
5. Consistency with federal funding provisions; and
6. Consideration of structural integrity and safety.

5.8.5 Policy:

The City shall include criteria in the 5-year schedule of Capital Improvement Projects to include and prioritize projects that are hazard mitigation initiatives.

5.8.6 Policy:

The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are a hazard to the public health, safety and welfare.

5.8.7 Policy:

To reduce exposure to natural hazards the City shall ensure that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within the identified 100-year flood zones is subject to all applicable flood damage protection regulations.

5.8.8 Policy:

The City shall limit redevelopment in areas of damage by ensuring that any existing structure which is non-conforming in regards to the required base flood elevation that is substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, shall be rebuilt only to the extent that complies with the current flood plain management standards for the affected property.

- 5.8.9 Policy:  
The City shall implement a transfer of development rights and other programs for the acquisition of property or property rights, as methods of compensating property owners who do not rebuild structures in those areas most vulnerable to the effects of storms. Lands so acquired shall be used for parks and other public recreational uses.
- 5.8.10 Policy:  
The City shall consider the impact of projected sea level rise in all land use amendments in coastal areas less than 10 feet in elevation.
- 5.8.11 Policy:  
The City shall continue to monitor updates to sea level rise forecasts and predictions and consider measures to protect or relocate all critical public facilities that are located in areas projected to be impacted by sea level rise in the next 50 years.
- 5.8.12 Policy:  
The City shall continue to coordinate with and support the county in the preparation of the hazard mitigation component of the Local Peacetime Emergency Plan.
- 5.8.13 Policy:  
~~The City will consider amendments to its comprehensive plan and land development regulations based upon any new or revised recommendations in the St. Lucie County Local Mitigation Strategy. The City shall review all interagency hazard mitigation reports as they are produced and make recommendations for amendments to the comprehensive plan, as deemed appropriate, when the Plan is revised during the evaluation and appraisal process.~~
- 5.8.14 Policy:  
The City shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public and to City personnel. Information shall address evacuation, sheltering, building techniques to reduce hazards, wildfire safety information, and any other hazard mitigation issues that could help prevent loss of life and property.
- 5.8.15 Policy:  
The City shall continue to enforce regulations and codes, which provide for hazard mitigation. These include land use, building construction, flood elevation, septic and sanitary sewer, coastal construction setback, and stormwater facility regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.
- 5.8.16 Policy:  
The City shall coordinate and cooperate with emergency management officials when making land use decisions, capital improvements, and creating other planning initiatives. City planners shall incorporate the recommendations of the hazard mitigation annex of the ~~L~~ocal ~~p~~Peacetime ~~e~~Emergency ~~p~~Plan, the St. Lucie County Local Mitigation Strategy, and any other applicable existing interagency hazard mitigation reports, as deemed appropriate into planning programs.

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5.8.17 Policy:  
The City shall continue to review and update as needed the City's Strategic Emergency Management Hurricane Plan.

5.8.18 Policy:  
The City will continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for it residents.

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5.8.19 Policy:  
When feasible, the City shall encourage the removal of coastal real property from FEMA flood zone designations within the coastal area.

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5.8.20 Policy:  
The City shall seek grant opportunities from federal, state and local agencies to develop a coastal resiliency adaptation area action plan.

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5.9 Objective:  
*The City shall increase the amount of public access to the beach or shoreline consistent with estimated public needs.*

5.9.1 Policy:  
The City shall continue to maintain and protect all designated public beach access points and signage indicating such points and seek opportunities to acquire new beach access points.

5.9.2 Policy:  
Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking and restrooms.

5.9.3 Policy:  
The City shall implement development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas. These incentives shall be implemented into the Land Development Code by December 2019.

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5.9.4 Policy:  
The City shall implement development incentives for all development for waterfront sites to include design measures, to provide, enhance or preserve scenic views of the water from public rights-of-way. These incentives shall be implemented into the Land Development Code by December 2019.

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5.9.5 Policy:  
The City shall not permit the abandonment of Public Right-of-Ways that terminate on water that may be utilized to provide public access or view points.

5.9.6 Policy:

The City shall continue to identify potential locations for beach access points, establish minimum design standards for beach access facilities ~~by December 2014~~, and determine annual funding sources for installation and maintenance of new facilities.

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5.9.7 Policy:

The City shall continue to identify publicly owned spoil areas and evaluate their potential for environmental enhancement and recreational use. Enhancement activities shall include but are not limited to: the placement of riprap on shorelines; improving tidal exchange; planting transitional vegetation; and the planting of native vegetation such as mangroves, seagrass, *Spartina* spp. sea oats, and maritime hammock species.

5.10 Objective:

*The City shall provide for the protection, preservation, or sensitive reuse of historic resources.*

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5.10.1 Policy:

The City shall require that land uses are distributed in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the City, county, state or federal government as an historic resource.

5.10.2 Policy:

The City shall strive to ensure that all municipal actions encourage and promote the preservation, sensitive use or reuse of any City owned historic resource.

5.10.3 Policy:

The City shall continue to coordinate with the State Division of Historic Resources, local historical groups, and others in continuing to identify, document and preserve historical, archaeological, and cultural resources within the City.

5.10.4 Policy:

The City shall require development review of all proposed development or redevelopment of privately owned existing historic resources to prevent unnecessary destruction or inappropriate use. The City shall provide for flexible development alternatives for recognized historic resources only when such alternatives would ensure the protection, preservation, or sensitive reuse of an historic resource. The City shall adopt flexible development alternatives ~~by December 2014~~. The development approval process shall include provisions to address and mitigate adverse impacts to historic resources created by development or redevelopment when such impacts are unavoidable.

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5.10.5 Policy:

Historic resources and their environments shall be included in public acquisition programs for recreation, open space, conservation and preservation. The City shall cooperate and support the efforts of state, federal and other public and private conservation agencies, as appropriate, in administering land acquisition programs to acquire significant historic resources.

5.10.6 Policy:

The City shall ensure that as part of the Post Disaster Redevelopment Plan, a team of local "experts" determines whether structures impacted by a disaster can be

saved rather than demolished or if pieces can be saved to use in rebuilding elsewhere.

5.11 *Objective:*

*The City shall establish level of service standards, areas of service and phasing of infrastructure in the coastal planning area.*

5.11.1 Policy:

The City shall ensure that no development approval shall be granted until it is demonstrated that all required infrastructure shall be in place and available for use by the future development or redevelopment within the coastal planning area concurrent with the impacts of development. All development in the coastal planning area shall conform to the densities proposed by the future land use element and to the level of service standards adopted in the appropriate elements of this Plan.

5.11.2 Policy:

The City shall ensure that no development approval shall be granted for future development or redevelopment within the coastal area until it is demonstrated that it is consistent with coastal resource protection, access, and the safe evacuation requirements of this Plan.

5.11.3 Policy:

Through implementation of the Capital Improvements Plan the City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment in the coastal planning area.

5.11.4 Policy:

The City shall develop an area plan for the Coastal Planning Area ~~by December 2019~~. The area plan should define development limitations in the coastal area and establish LOS standards specific to the coastal area.

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## HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### Goal 6

**Maintain and enhance the supply of decent, safe, energy efficient and affordable housing and maximize viable options and opportunities for present and future residents of the City of Fort Pierce.**

6.1 *Objective:*

*The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.*

6.1.1 *Policy:*

The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in housing production.

6.1.2 *Policy:*

The City shall continue involvement in the St. Lucie County Attainable Housing Task Force to promote implementation of attainable housing policies and programs.

6.1.3 *Policy:*

The City will utilize federal, state and local housing subsidy programs such as CDBG, HOME, and SHIP program funds as a means to provide housing opportunities for very-low, low and moderate income persons and families.

6.1.4 *Policy:*

The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

6.1.5 *Policy:*

The City shall continue to discharge liens and other title encumbrances on tax reverted County properties for the purpose of providing workforce housing.

6.1.6 *Policy:*

The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.7 *Policy:*

The City shall continue to coordinate with state and federal agencies and other entities to provide for hurricane protection programs and post-hurricane housing repair.

- 6.1.8 Policy:  
The land development code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.
- 6.1.9 Policy:  
Encourage public and private sector cooperation in the development of rental housing alternatives including housing communities that provide social services including case management, substance abuse support networks, life skills training, and recreational activities.
- 6.1.10 Policy:  
The City shall develop an incentive program ~~by 2012~~ to encourage the development of various types of rental housing for family households.
- 6.1.11 Policy  
The City shall amend the Land Development Code to allow rentals by right in all residential zoning districts.
- 6.1.12 Policy:  
The City shall conduct an affordable housing need study ~~by 2013~~ to distinguish the areas of greatest need for affordable housing in the City. The study should include a farmworker housing analysis, a method of prioritizing area need, and funding strategies.
- 6.1.13 Policy:  
The City shall amend the Land Development Code to require all development to contribute to meeting the affordable housing needs of the City. Strategies could include financial contributions, land dedication, or enhancements to public transit.

6.2 *Objective:*  
*The City shall eliminate substandard housing and blighting influences and improve the structural and aesthetic condition of housing as defined by the City Code of Ordinances and the Florida Building Code.*

- 6.2.1 Policy:  
New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City shall enforce its zoning regulations, building codes and ordinances to assure conformance.
- 6.2.2 Policy:  
The City, utilizing ~~2010 the latest~~ Census data, City records, and field visits, shall inventory and develop a database of existing housing conditions and housing stock. ~~by 2011~~. The database shall include a means to denote structures with active code enforcement citations. The City shall maintain the accuracy of the database throughout the planning horizon.

- 6.2.3 Policy:  
The City shall ensure that provisions exist for relocation of housing for residents displaced by City or CRA sponsored redevelopment efforts.
- 6.2.4 Policy:  
Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community, as provided for by the Florida Building Code, and in accordance with the Historic Preservation Ordinance.
- 6.2.5 Policy:  
The City shall amend the Land Development Regulations to establish a mitigation program that clearly defines criteria needed to receive a reduction in violation fines.
- 6.2.6 Policy:  
The City shall continue to seek grants and external funding programs to establish neighborhood block programs and area redevelopment plans.
- 6.2.7 Policy:  
The City shall consider the creation of Housing Conservation Districts that require inspections when there is a sale of a residential building or when there is a change of tenant in a residential rental unit to better conserve the existing affordable housing supply.
- 6.2.8 Policy:  
The City shall consider the addition of new code enforcement officers to help enforce existing housing code requirements.

~~6.2.9 Policy:  
The City shall create a task force to address the overcrowding issue in the City by 2012.~~

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6.2.10 Policy:  
The City shall consider amending the Land Development Regulations to include provisions that prevent overcrowding and strengthen enforcement capabilities.

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6.2.11 Policy:  
The City shall conduct a general survey to evaluate the external housing conditions in the City ~~by 2012.~~

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6.3 Objective:  
*The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.*

6.3.1 Policy:  
The City may utilize job training, job creation and economic solutions to address a portion of its affordable housing concerns by continuing to attract non-residential development.

6.3.2 Policy:  
The City shall amend the Future Land Use Map (FLUM) to include land use designations that provide sufficient densities to allow for affordable housing developments to occur ~~in a financially feasible way.~~

6.3.3 Policy:  
The City will incorporate density bonuses for the provision of affordable housing within the Land Development Code ~~by December 2011.~~

6.3.4 Policy:  
The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with Section 320.8285 and Section 553.382, Florida Statutes, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:  
The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

6.3.6 Policy:  
The City shall consider the development of a Downtown Master Plan that focuses on increasing residential development in the downtown for residents of all income levels.

6.4 *Objective:*  
*The City shall provide adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.*

6.4.1 Policy:  
Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production through expedited plan review.

6.4.2 Policy:  
Support the provision of adequate sites for Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

6.4.3 Policy:  
Florida Department of Children and Families licensed or funded group and foster homes shall be permitted uses under all residential future land use designations except those located in the Coastal High Hazard Area.

- 6.4.4 Policy:  
The City shall support the location of community residential facilities dispersed among the regional housing market to serve persons with special housing needs, disabilities or handicaps.
- 6.4.5 Policy:  
The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.
- 6.4.6 Policy:  
Group homes and assisted living facilities shall be prohibited within the Coastal High Hazard Area.
- 6.5 *Objective:*  
*The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain its unique history and neighborhood character.*
- 6.5.1 Policy:  
Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.
- 6.5.2 Policy:  
Historic structures shall be preserved as important components of the neighborhood to encourage infill and revitalization efforts.
- 6.5.3 Policy:  
Preserve historically significant housing through such techniques as historic preservation ordinances, historic overlay zones, building code provisions, transfer of development rights, and preferential tax treatment.
- 6.5.4 Policy:  
Establish principles and standards to guide techniques and strategies for conservation, rehabilitation and demolition programs.
- 6.5.5 Policy:  
The City shall review its conservation and preservation measures ~~by 2012~~ to determine if they are creating an unnecessary burden to infill and redevelopment efforts in historic districts. Depending on results of the review, the City shall consider introducing alternative measures such as transfer of development rights (TDR) or relocation of historic structures to the conservation and preservation measures.
- 6.6 *Objective:*  
*The City shall preserve existing affordable housing, rehabilitate substandard housing, and stabilize neighborhoods in order to enhance the City's affordable housing stock.*

- 6.6.1 Policy:  
Residential building permit and demolition data shall be maintained by the Building Department.
- 6.6.2 Policy:  
Wherever economically feasible, substandard housing should be rehabilitated and renovated rather than removed.
- 6.6.3 Policy:  
The City shall continue to support the Community Redevelopment Agency's administration of the Neighborhood Revitalization Strategy and strategic use of CDBG funds.
- 6.6.4 Policy:  
The City shall create a dedicated funding source to undertake physical upgrades to existing public housing units to improve the living conditions of residents.
- 6.6.5 Policy:  
Pursue a multi-faceted program between local government, non-profit organizations, and neighborhood organizations in order to improve and maintain neighborhoods.
- 6.6.6 Policy  
Continue the Neighborhood Enhancement Action Team and other neighborhood planning programs that combine relevant City departments to address multiple issues in the Fort Pierce community.
- 6.6.7 Policy:  
The City shall cluster investment within specific neighborhoods to increase homeownership and property values.
- 6.6.8 Policy:  
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods.
- 6.6.9 Policy:  
The City will continue to strengthen coordination efforts with the Housing Authority, Community Services, and the FPRA.
- 6.7 *Objective:*  
*All residential development and mixed-use development with residential components that require site plan review shall be required to incorporate energy efficient standards in design and construction.*
- 6.7.1 Policy:  
Site selection shall be compatible with the size and type of project.

6.7.2 Policy:

Site analysis shall include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography (slope analysis for drainage areas and road and pathway location);
4. Hydrography (streams, lakes, swamps);
5. Vegetation (ecological basis for choosing plant materials for landscaping);
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation),
8. Soil (type, suitability bearing capacity).

6.7.3 Policy:

Site design and construction shall be consistent with, but not limited to, the following standards:

1. Merging topography and natural features into design;
2. Limitation of ecological and environmental impact of design;
3. Orientation and form of the structures based upon site analysis;
4. Use of passive solar architecture; harnessing solar energy;
5. Appropriate plant species selection for location and water efficiency;
6. Use of bio-swales and rain gardens;
7. Selection of trees related to purpose, such as for shade;
8. Use of low impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials

6.7.4 Policy:

Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

6.7.5 Policy

The City shall adopt a Green Ordinance ~~by December of 2011~~ to include guidelines to facilitate green buildings and to be consistent with the Leadership and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards, or other nationally recognized green building system.

6.7.6 Policy:

The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels ~~by December of 2011~~.

6.7.7 Policy:

The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

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## RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### Goal 7

**To provide park facilities, recreation programs, and open space resources that are safe, adequate, and accessible to all City residents, and that contribute to the character and quality of life that defines Fort Pierce.**

7.1 *Objective:*  
Provide a sufficient supply of park, recreation, and open space facilities to satisfy established level of service (LOS) standards.

7.1.1 Policy:  
LOS standards for public recreation and open space facilities are hereby established as follows:

<u>Facility</u>	<u>Year</u>	<u>Unit of Measure</u>
Neighborhood Park:		
	2010	1.36 acre/1,000 population
	2015	1.5 acre/1,000 population
	2020	1.75 acre/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:		
	2010	2.50 acre/1,000 population
	2015	2.75 acre/1,000 population
	2020	2.75 acre/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population

7.1.2 Policy:  
The City of Fort Pierce shall schedule projects to address existing facility deficiencies and foreseeable facility needs as part of the Five-Year Schedule of Capital Improvements (SCI). The Capital Improvement Program shall be updated on an annual basis to reflect the identification, planning and completion of recreation and open space projects and facilities.

7.1.3 Policy:  
Capital outlays for recreation and open space facilities shall be scheduled in chronological order according to the following priorities:

1. facility additions, improvements, expansions and/or replacements required to address preexisting LOS deficiencies;
2. facility additions, improvements, expansions and/or replacements required to mitigate forecasted LOS deficiencies; specifically the creation of additional neighborhood parks in strategic locations throughout the City;

3. opportunities to secure environmentally sensitive and pristine lands such as wetlands, waterfront properties, shorelines, and habitat of endangered species;
4. acquisition of lands that further the development of linked and continuous open space corridors;
5. provision of recreation and/or open space facilities that are geographically located within areas not presently served by such opportunities; and,
6. all other recreation and open space facilities not otherwise described above.

7.2 *Objective:*  
*Require a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies.*

7.2.1 Policy:  
 The City of Fort Pierce shall require that all future site development, and modifications of existing development to the extent possible, incorporate perimeter and interior landscape areas as outlined in the City's Land Development Code.

7.2.2 Policy:  
 The City's Land Development Regulations will include public open space requirements for new development and modifications to existing development in all zoning classifications.

7.2.3 Policy:  
 The City of Fort Pierce shall require publicly accessible recreation areas to be incorporated within all planned residential developments, mixed use developments, and residential development. The size of the required areas and the corresponding amenities shall be consistent with standards incorporated into the Land Development Regulations.

7.2.4 Policy:  
 The City of Fort Pierce shall implement and review regulatory mechanisms to facilitate the accrual of financial and land resources for the provision of Neighborhood Park and Community Park facilities ~~by December 2012~~. Suggested mechanisms include, but are not limited to, impact fees, mandatory land dedications, preferential tax treatment, recreation and open space credits, and/or transfer of development rights.

7.2.5 Policy:  
 The City of Fort Pierce shall provide incentives for providing off-site publicly accessible recreation and open space areas as part of private applications for development approval. These incentives shall be established and enumerated within the City's land development regulations ~~by December 2010~~. Incentives may include such features as setback reductions, deviation from minimum lot dimensional requirements, inclusion of aquatic areas for purposes of calculating open space, and/or increases in permissible lot coverage, amongst other development characteristics and features as deemed acceptable by the City of Fort Pierce.

7.2.6 Policy:

The City shall require a proportionate fair-share contribution for recreational and open space facilities if the development contributes to a deficiency in the adopted level-of-service standard for parks and recreational facilities.

7.2.7 Policy:

The City shall establish and implement a regular evaluation of community park and recreation needs during the annual Capital Improvements Element update process, especially the needs of youth and seniors.

7.3 Objective:

*Establish programs and procedures to continually monitor the quality and utility of all recreation and open space facilities within the City of Fort Pierce.*

~~7.3.1 Policy:~~

~~The City of Fort Pierce shall consider and evaluate the creation of a Parks and Recreation Department by 2015. Alternatively, the City will employ a point person within the Planning or Public Works Department that will oversee Parks and Recreation Planning.~~

~~7.3.4~~7.3.1 Policy:

The City of Fort Pierce shall maintain, renovate and rehabilitate existing facilities to prevent unplanned and untimely deterioration of physical assets and to maximize the benefit of past expenditures.

~~7.3.5~~7.3.2 Policy:

The City of Fort Pierce shall develop a Parks and Recreation Master Plan ~~to by December 2011. The Plan shall~~ do the following:

- Inventory all publicly-owned recreation and open space facilities in the City
- Identify locational and accessibility criteria for locating recreational facilities with respect to neighborhoods
- Identify opportunities to develop new park facilities on City owned lands and acquire additional open space areas for public use
- Determine recreational amenity requirements for park facilities
- Establish a future vision for each such facility including recreation equipment, pedestrian accommodations and other physical improvements.

~~7.3.6~~7.3.3 Policy:

The City of Fort Pierce shall continually solicit resident input to assess satisfaction with recreation and open space facilities, as well as prioritize acquisition sites. Findings shall be contained within the Parks and Recreation Master Plan and used to determine future installations and improvements at each publicly-owned facility and development of future facilities.

7.4 Objective:

*Maximize the utility and function of recreation facilities and open space resources.*

- 7.4.1 Policy:  
The City of Fort Pierce shall encourage the strategic placement of recreation and open space facilities in a manner that coincides with and affords the preservation of existing native vegetation, visual corridors, and other quality natural resources.
- 7.4.2 Policy:  
The City of Fort Pierce, as well as private parties and organizations, shall design and improve recreation facilities and open space areas in such a manner that respects natural environmental conditions, to the maximum extent possible.
- 7.4.3 Policy:  
The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.
- 7.4.4 Policy:  
The City of Fort Pierce shall develop a Greenways and Trailways Program as part of the City's Parks and Recreation Master Plan to ensure connectivity between existing and future recreation and open space areas in the City.
- 7.4.5 Policy:  
The City of Fort Pierce, in conjunction with St. Lucie County, shall actively pursue the development of open space corridors that establish continuous linkages between park and recreation facilities, conservation areas, environmentally sensitive lands, non-vehicular pathways, natural water bodies, and other open space areas located throughout the city and extending beyond the city's municipal boundary.
- 7.4.6 Policy:  
The City of Fort Pierce shall discourage development proposals that would degrade visual corridors or vistas, compromise peaceful enjoyment, or otherwise produce incompatibilities that may encroach upon public recreation facilities and open space resources. The Land Development Regulations shall be updated ~~by December 2010~~ to account for this requirement.
- 7.4.7 Policy:  
The City of Fort Pierce shall encourage the preservation of quality natural resources and environmental areas by requiring conservation easements as a condition of development approval.
- 7.4.8 Policy:  
The City of Fort Pierce shall consider opportunities for educational exhibits and programs, observation areas and nature trails during the planning and design process for all future publicly accessible recreation and open space facilities and renovation of existing facilities.

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7.4.9 Policy:  
The City of Fort Pierce shall prohibit the encroachment of unrelated easements, dedications, reservations, encumbrances, utilities and tracts within the boundaries of required recreation acreages and facilities.

7.4.10 Policy:  
The City of Fort Pierce shall require that recreation areas within all future residential developments be improved with pedestrian or multi-use pathways, recreation equipment, shade structures, and other pedestrian amenities.

7.4.11 Policy:  
The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation center or similar communal building that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.

7.5 Objective:  
*Provide unimpeded access to all public recreation facilities.*

7.5.1 Policy:  
All future dedications or purchases of land for public recreation use or purpose shall be located adjacent to a public right-of-way or access easement that provides a direct and continuous connection between publicly accessible lands.

7.5.2 Policy:  
Pedestrian and bicycle access shall be incorporated into all future plans for new public recreation facilities and modifications to existing public recreation facilities.

7.5.3 Policy:  
All existing and future parks and recreation facilities shall comply with provisions of the Americans with Disabilities Act.

7.5.4 Policy:  
The City of Fort Pierce shall support and encourage the provision of mass transit services and infrastructure at all public recreation sites.

7.5.5 Policy:  
The City of Fort Pierce shall amend the Land Development Regulations to require all future development and redevelopment plans for public recreation facilities to incorporate bicycle racks and vehicular parking spaces.

7.5.6 Policy:  
To the maximum extent feasible, parking areas shall be located in proximity to the primary attractions of each recreation site. However, the City shall not require automobile access to neighborhood or smaller parks.

7.5.7 Policy:

The City of Fort Pierce shall require paved pedestrian access between all internal facilities and buildings, vehicular use areas and access points, and peripheral pathways at the site of all future park and recreation facilities.

7.6 Objective:

*Establish strategies to effectively coordinate the retention of existing recreation and open space opportunities, as well as the development of future opportunities, to meet public demands.*

7.6.1 Policy:

The City of Fort Pierce shall continue to exchange ownership and share maintenance responsibilities with St. Lucie County for recreation and open space facilities located within city limits.

7.6.2 Policy:

The City of Fort Pierce shall refrain from liquidating recreation and open space lands located within existing city limits and future annexation areas.

7.6.3 Policy:

The City of Fort Pierce shall maintain cooperative relationships and seek to develop partnerships with both public and private agencies, groups, individuals, organizations and facilities that currently or may potentially offer recreation opportunities to City residents.

7.6.4 Policy:

The City of Fort Pierce shall pursue funding through recreation grants and bonds, as well as private donations and contributions, to meet local recreation needs.

7.6.5 Policy:

The City of Fort Pierce, in cooperation with St. Lucie County, shall coordinate efforts to facilitate the development of an urban-district park along or proximate to the western edge of the FPUA Urban Service Boundary.

7.6.6 Policy:

The City of Fort Pierce shall participate in the exchange of publicly owned land, excluding established recreation and open space properties, with private property owners as a method to secure attractive and/or desired property for the provision of public recreation and open space opportunities.

7.6.7 Policy:

The City of Fort Pierce shall evaluate the establishment of a Park and Recreation Trust Fund to accommodate financial contributions in lieu of land dedications for required recreation acreage. Financial contributions shall be considered and acceptable only in instances deemed appropriate by the City of Fort Pierce.

7.6.8 Policy:

In furtherance of an equitable distribution of recreation and open space facilities, the City of Fort Pierce, in cooperation with St. Lucie County, shall encourage the dedication, contribution and acquisition of land for neighborhood and community

park facilities both in the western area of existing city limits and throughout the western portions of the City's future annexation area.

7.7 *Objective:*

*Establish parks and recreation facilities that are equally distributed throughout the City and accessible to residents of all neighborhoods.*

7.7.1 *Policy:*

The City shall work to provide neighborhood parks according to the following criteria:

- be provided within a ½ mile of all residential neighborhoods
- be located on a minimum of 5 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- provide opportunities for passive as well as active recreational facilities
- be developed in conjunction with school playgrounds, where possible
- be located on local streets or neighborhood collectors

7.7.2 *Policy:*

The City shall work to provide community parks according to the following criteria:

- be provided within 2 miles of all residential neighborhoods
- be located on a minimum of 15 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- be served by public transportation, where possible
- provide opportunities for passive as well as active recreational facilities
- contain higher traffic generating recreational uses, such as swimming pools, recreation centers, athletic centers, and adult league playing fields
- have direct access from arterials rather than local streets
- provide protection for on-site natural areas

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## INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### Goal 8

**To provide accessible, effective and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the City of Fort Pierce.**

8.1 **Objective:**

*The City shall maintain coordination with government agencies with planning and impact assessment duties that affect the City, as listed in Table 8A; with other units of local government that provide services but have no regulatory authority over the use of land; and with the comprehensive plans of adjacent municipalities, St. Lucie County, and adjacent counties.*

8.1.1 Policy:

The City shall maintain an active program of monitoring and communication with agencies operating under the provisions of the ~~Local Government Comprehensive Planning and Land Development Community Planning~~ Act, Chapter 163, ~~Part II~~, F.S.

8.1.2 Policy:

The City's Comprehensive Plan will be consistent with the State of Florida Comprehensive Plan, Treasure Coast Regional Planning Council Strategic Regional Policy Plan, St. Lucie County Comprehensive Plan, the Port of Ft. Pierce Master Plan, the Comprehensive Plans of adjacent local governments, and the Upper East Coast Water Supply Plan, ~~and applicable campus master plans pursuant to F.S. 1013.30.~~

8.1.3 Policy:

Administer community workshops and participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.

8.1.4 Policy:

The City of Fort Pierce shall coordinate with St. Lucie County and the Fort Pierce Utility Authority on matters of growth management, comprehensive planning, land development regulations, and provision of public services within proposed annexation areas as provided in the joint planning agreement.

8.1.5 **Policy:**

The City shall coordinate future annexations with St. Lucie County, the Town of St. Lucie Village, and the City of Port St. Lucie.

8.1.6 Policy:

The City of Fort Pierce shall maintain coordination with local, county, state, and

federal agencies regarding management of the Indian River Lagoon.

8.1.7 Policy:

The City shall pursue interlocal agreements, including Joint Planning Agreements with adjacent local governments and governmental agencies. Issues to be addressed include, but are not limited to, the following:

- a) Impacts of development on roadway level of service (LOS) standards.
- b) Pavement of unimproved roadways within and in the vicinity of existing and future development.
- c) Impacts of development on school capacity and school facilities planning.
- d) Creation of a new urban-district park within the utility service boundary (future annexation area).
- e) Needed infrastructure to support services provided by the St. Lucie County Fire District.
- f) Beach renourishment programs related to critically eroded areas of Fort Pierce's coastline.
- g) Preservation of historic resources of local, regional, and national significance.
- h) TCERDA Research Park.
- i) Western Annexation Lands.
- j) Co-location and/or joint use of public facilities.
- k) Creation of alternative modes / multi-modal transportation systems.

8.1.8 Policy:

The City shall continue participation in the St. Lucie County TPO technical advisory committee in order to improve coordination of transportation improvements with St. Lucie County, FDOT and USDOT.

8.1.9 Policy:

The City shall exchange information on all current development projects with St. Lucie County, the City of Port St. Lucie, and the Town of St. Lucie Village in order to anticipate impacts of development from other communities upon the City of Fort Pierce.

8.1.10 Policy:

The City shall continue to coordinate with and participate in the proceedings of: the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), the South Florida Water Management District (SFWMD), adjacent service area jurisdictions, and other organizations to foster intergovernmental coordination, especially for planning and service delivery matters.

8.1.11 Policy:

The City will implement the FPUA Water Supply Facilities Work Plan that is coordinated with the SFWMD Upper East Coast Regional Water Supply Plan by

updating the City work Plan within 18 months of an update to the regional water supply plan.

8.1.12 Policy:

The City will participate in the development of updates to the SFWMD water supply assessment and the regional water supply plan and in other water supply development related initiatives facilitated by the SFWMD affecting the City service area.

8.1.13 Policy:

The City shall determine whether there will be adequate water supplies to serve development within the service area prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent.

8.1.14 Policy:

The City shall pursue cooperative efforts with SFWMD, St. Lucie County and other local jurisdictions to provide cost-effective options to augment the current potable water system with alternative water sources.

8.1.15 Policy:

The City shall continue to coordinate with the FPUA regarding any required expansion of water and wastewater treatment plants per Florida Statutes to meet demand through 2030.

8.1.16 Policy:

The City of Fort Pierce shall continue to coordinate with the TCRPC and FDOT to develop the potential rail passenger station within the City that will be capable of serving as a regional hub for the potential Amtrak/Sun Rail expansion.

8.1.17 Policy:

~~Every By~~ December ~~31, 2011 and annually thereafter~~, the City shall update Table 8-A to verify the nature of relationships, update coordination mechanisms and identify potential improvements in the City's coordination efforts.

8.2 Objective:

*Ensure that the impacts of development that are proposed in the City Comprehensive Plan, are addressed through coordination mechanisms with adjacent local governments, the TCRPC and the State.*

8.2.1 Policy:

The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

8.2.2 Policy:

The City shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

1. Coordinate planning activities mandated by the various elements of the Fort Pierce Comprehensive Plan with local governments, the School District of St. Lucie County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;
2. Use the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties;
3. Work cooperatively with St. Lucie County to facilitate the annexation of unincorporated areas with consistent joint meetings or work groups, and other mechanisms;
4. Demographic and social-economic information and services shall be readily available for county, school board and municipal planning activities.

#### 8.2.3 Policy:

The City shall utilize the following process when considering the location and extension of public facilities that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses such as solid waste disposal facilities that are established within a formal agreement between local, county and state governments and agencies:

1. The development review process which considers the future impact of a proposed development on the facilities and services provided by Fort Pierce and those of adjacent local governments, if any;
2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map.
3. Joint processes such as participation in intergovernmental task forces.

#### 8.3 Objective:

*Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting LOS Standards and/or permitting requirements, and initiating maintenance and capital improvement projects located within the City of Fort Pierce.*

#### 8.3.1 Policy:

The City Manager or an appointed designee shall prepare and review the annual LOS monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluation and coordinate levels-of-service.

#### 8.3.2 Policy:

In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the City, the City shall coordinate its adopted LOS standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.

8.3.3 **Policy:**  
When preparing the annual update to the Capital Improvement Element, the City shall consult with the South Florida Water Management District and the Fort Pierce Utility Authority to ensure coordination and consistency between the regional water supply plan, the FPUA 10-Year Water Facilities Work Plan and the City Schedule of Capital Improvement.

8.3.4 **Policy:**  
Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the City receives a proportionate share of revenue allocations, facilities and service improvements.

8.3.5 **Policy:**  
~~By December 31, 2011, t~~The City shall review the effectiveness of its development review process and implement new policies and procedures that streamline the process and improve the coordination required between external permitting and regulatory agencies and the City.

*8.4 Objective:*

*Continue coordination in the designation of new dredge spoil disposal sites located within the Fort Pierce City boundary With the Florida Department of Environmental Protection (DEP), SFWMD, U.S. Army Corps of Engineers, St. Lucie County and the Florida Inland Navigational District.*

8.4.1 **Policy:**  
The City of Fort Pierce shall coordinate with St. Lucie County, Florida Inland Navigational District, FDEP, and the U.S. Army Corps of Engineers to identify and regulate all existing and future spoil dredge sites within the City municipal boundary.

8.4.2 **Policy:**  
The City shall resolve conflicts related to dredge spoil disposal sites with the public agencies referenced in Policy 8.4.1 through a dispute resolution process.

*8.5 Objective:*

*Continue coordination with the St. Lucie County School District regarding concurrency requirements for public school facilities.*

8.5.1 **Policy:**  
The City of Fort Pierce shall implement the Public School Facilities Element and the amended and restated Interlocal Agreement for Public Schools Facility Planning - St. Lucie County, in conjunction with the St. Lucie County School Board. The Public School Facilities Element and the Interlocal Agreement state principles and guidelines to ensure coordination of the City's Comprehensive Plan with the plans of the School Board and describe the joint processes for collaborative planning and decision making and population projections, school siting, and the local and extension of public facilities subject to concurrency.

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## CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### Goal 9

The City shall ensure the adequate and timely provision of public facilities and infrastructure capacity to accommodate existing and future residents and businesses while maximizing the use and value of existing facilities, in addition to effectively managing future growth consistent with the level of service (LOS) standards established in the Comprehensive Plan.

9.1 **Objective:**

*Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, planned future growth, and to replace obsolete or deteriorated facilities.*

9.1.1 **Policy:**

Capital revenues and/or secured developer commitments shall be in place to maintain all public facilities at the adopted LOS standards prior to the issuance of new development orders.

9.1.2 **Policy:**

Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. Sources may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

9.1.3 **Policy:**

Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

9.1.4 **Policy:**

Conduct fiscal impact analyses for future annexations to determine the impacts to revenue sources.

9.1.5 **Policy:**

Aggressively seek all realistic grant opportunities to fund projects in the Schedule of Capital Improvements.

9.1.6 **Policy:**

The City shall limit public expenditures in coastal high hazard areas through the Capital Improvement Program.

9.1.7 Policy:  
Subdivision regulations established by the City shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.

9.1.8 Policy:  
Review of the Capital Improvements Element shall include an update of the assumptions, projections, needs and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

- 1) Emergency and post-disaster mitigation;
- 2) Deficiency determination by Concurrency Management System;
- 3) Public involvement in Capital Improvement Program and budget;
- 4) Existing land development and City master plans;
- 5) Plans of county state agencies including the water management district;
- 6) Accommodation of new development and redevelopment; and
- ~~7) Financial feasibility.~~

**9.2 Objective:**

*Provide the necessary capital improvements to replace worn-out or obsolete public facilities, to correct service deficiencies and to accommodate planned future growth, consistent with the adopted LOS standards.*

**9.2.1 Policy:**

The Five-Year Capital Improvement Program (CIP) shall be prepared and adopted as part of the annual budgeting process. The Capital Improvement Element shall be amended annually to reflect these changes.

**9.2.2 Policy:**

The annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions. [ORIGINAL POLICY 9.2.2/3. DELETED]

**9.2.3 Policy:**

The Schedule of Capital Improvements shall be based upon the Future Land Use Element and shall be consistent with all other Plan elements.

**9.2.4 Policy:**

Proportionate fair share mitigation procedures and payments shall be coordinated with St. Lucie County.

**9.2.5 Policy:**

Planning for City improvements shall coordinate with the plans of state agencies, the South Florida Water Management District (SFWMD), St. Lucie County and adjacent municipalities when applicable.

**9.2.6 Policy:**

Projects that are identified in the Comprehensive Plan, determined to be of relatively large scale (\$10,000 or greater), shall be designated as capital improvement projects for inclusion within the Schedule of Capital Improvements (SCI) of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

9.2.7 **Policy:**

Proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvement shall be prioritized according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the legal commitment of the City to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs;
- Promotes cost-effective use of time and revenue; and
- ~~Financial feasibility; and~~
- The plans of local, county and state agencies providing public facilities.

9.2.8 **Policy:**

The City Land Development Regulations will ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

9.2.9 **Policy:**

The development review process shall coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

9.2.10 **Policy:**

City capital facilities shall be repaired, rehabilitated and/or replaced according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

9.2.11 **Policy:**

New development shall be assessed a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

9.3 *Objective:*

*Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.*

9.3.1 **Policy:**

Incurred debt shall occur within generally accepted municipal finance principles and guidelines, and only in relation to the ability of the City to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

9.3.2 **Policy:**

Increases in operating costs for a new or additional facility shall be considered when evaluating the debt to be incurred for a facility.

9.3.3 **Policy:**  
The City will not provide a public facility, nor accept the provision of a public facility by others, without the determination of the ability to pay for the subsequent annual operation and maintenance costs of the facility.

9.3.4 **Policy:**  
Debt Payment shall not exceed the anticipated useful life of an improvement and shall not exceed 30 years.

9.4 *Objective:*

*Land use decisions shall be made based upon available or projected fiscal resources in coordination with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs.*

9.4.1 **Policy:**  
The City shall use the Capacity and LOS Database as provided for in the Public Facilities Management Element to determine availability of public facilities for requested land use designations.

9.4.2 **Policy:**  
The City shall ensure that projects in the Schedule of Capital Improvements will allow LOS standard to be maintained when evaluating a proposed land use change.

9.4.3 **Policy:**  
The uniform, district-wide LOS standards shall be 100% of the permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes.

9.4.4 **Policy:**  
The City hereby incorporates by reference the St. Lucie County School Board's most current Five-Year Work Plan ~~Fiscal Years 2009-10 to 2014-15~~. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service LOS standards for the public schools. The Five-Year Capital Improvements Plan ensures the LOS standards for public schools are achieved and maintained within the period of covered by the five-year schedule.

9.4.5 **Policy:**  
The City hereby incorporates by reference the most recent St. Lucie County SCI maintaining the adopted LOS standards within the City for County facilities, namely transportation and parks and recreation facilities.

9.4.6 **Policy:**  
The City hereby incorporates by reference the most recent St. Lucie County TPO Transportation Improvement Program maintaining the adopted LOS standards within the City for transportation facilities, including FHIS, SIS, and TRIP funded facilities.

## **SCHEDULE OF CAPITAL IMPROVEMENTS**

The Schedule of Capital Improvements (CIS) is the mechanism by which the City of Fort Pierce can

effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements together with the Annual Budget Report is used to document the economic feasibility of the City's Comprehensive Plan. [DELETED TABLE AND TABLE REFERENCE - SHOULD WE JUST DELETED THIS WHOLE PARAGRAPH OR STATE "THE LATEST VERSION OF THE CIS CAN BE ACCESSED ON THE CITY'S OFFICIAL WEBSITE"]

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## PUBLIC FACILITIES MANAGEMENT ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### GOAL 10

**To protect the public safety, health, and welfare of the City of Fort Pierce by providing sufficient public facilities concurrent with development to serve the existing and projected population.**

*10.1 Objective:*

*The City shall maintain a Capacity and Level of Service (LOS) Database of public facilities in order to assess the impacts of new development on the public facility capacity and to determine the consumption of the public facility.*

*Transportation*

10.1.1 Policy:

The City shall monitor the following transportation data in a Transportation Monitoring System Database for all major roadways within the City:

- 1) The adopted (LOS) standards for all roadway types.
- 2) Roadway capacity at the adopted LOS standard.
- 3) The existing daily and peak hour volumes.
- 4) The existing operating LOS.
- 5) The existing capacities or deficiencies of the roadway network.
- 6) The capacities reserved/vested for approved but unbuilt development.
- 7) The projected capacities or deficiencies due to approved but unbuilt development.
- 8) The improvements to be made to the roadway network in the current fiscal year by any approved development pursuant to previous development orders and the impact of such improvements on roadway capacities.
- 9) The improvements to be made to the roadway network in the current fiscal year by the City, St. Lucie County, the Florida Department of Transportation, or other public agency and the impact of such improvements on roadway capacities.

*Sanitary Sewer*

10.1.2 Policy:

The City shall coordinate with the Fort Pierce Utilities Authority (FPUA) to monitor the following data:

- 1) The design capacity of the wastewater treatment facilities.
- 2) The existing LOS measured by the average number of gallons per day per unit based on the average flows that are experienced at the wastewater treatment facilities and the total number of equivalent residential units within the FPUA service area.
- 3) The adopted LOS standards for the average daily flows per equivalent residential unit.
- 4) The existing surpluses or deficiencies of the system.
- 5) The capacities that are reserved/vested for unbuilt development with a valid Certificate of Concurrency.
- 6) The projected capacities due to approved but unbuilt development.
- 7) The improvements to be made to the facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities.

*Potable Water*

10.1.3 Policy:

The City shall coordinate with the FPUA to monitor the following potable water data:

- 1) The design capacities of the potable water treatment facilities.
- 2) The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of residential units within the FPUA service area.
- 3) The existing potable water storage capacities. .
- 4) The existing minimum water pressure in the FPUA water distribution system.
- 5) The adopted LOS standards for the potable water facility components.
- 6) The existing surpluses or deficiencies of the system.
- 7) The capacities reserved/vested for unbuilt developments with a valid Certificate of Concurrency.
- 8) The improvements scheduled to potable water facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on existing capacities.

*Solid Waste*

10.1.4 Policy:

The City shall monitor the following solid waste data:

- 1) The design capacity of solid waste facilities.
- 2) The adopted LOS standard for solid waste.
- 3) The existing LOS measured by waste generation rates approved by Director of Public Works.
- 4) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
- 5) The projected capacities or deficiencies due to approved but unbuilt development.
- 6) The improvements scheduled to solid waste facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

*Stormwater Drainage*

10.1.5 Policy:

The City shall monitor the following stormwater data:

- 1) The existing LOS measured by storm event as determined by the City Engineer.
- 2) The adopted LOS standard for stormwater drainage.

*Recreation and Open Space*

10.1.6 Policy:

The City shall monitor the following data in regard to parks and open space:

- 1) The existing acreage of parkland and the existing number of recreation facilities as outlined in the Recreation and Open Space Element of this plan.
- 2) The existing LOS measured by the total number of public acres of parkland available per 1,000 residents of the City based on an inventory of park lands in the City and the population of the City.
- 3) The existing LOS for recreation facilities measured by the adopted standard based on an inventory of the facilities in the City and the population of the City.
- 4) The adopted LOS standards for recreation and open space facilities as outlined in the Recreation and Open Space Element of this plan.
- 5) The existing capacities or deficiencies of the recreation and open facility system.
- 6) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
- 7) The projected capacities or deficiencies due to approved but unbuilt development.
- 8) The improvements scheduled recreation and open space facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

10.1.7 Policy:

The City shall monitor the following data in regard to public schools:

- 1) The permanent program capacity of elementary, middle and high schools.
- 2) The adopted LOS standard for public schools.
- 3) The existing LOS measured by student generation rates approved by the St. Lucie County School Board
- 4) The capacities reserved/vested for unbuilt residential development with a valid Certificate of Concurrency.
- 5) The projected capacities or deficiencies due to approved but unbuilt residential development.
- 6) The capital improvements scheduled to public school facilities as indicated in St. Lucie County School Board's current 5-Year Capital Facilities Work Plan and the impact of scheduled improvements on the existing school capacities.

10.2 Objective:

*Certificates of Concurrency and development orders shall be issued based upon the availability of public facilities and essential services to maintain adopted LOS standards.*

10.2.1 Policy:

As indicated in the applicable Elements of this Plan, the City of Fort Pierce adopts the following minimum LOS standards shown in Table 10-1 for the various public facilities.

**Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities**

Public Facility	Level of Service	
Transportation	All non-FIHS, SIS and TRIP funded roadways – D  <i>SIS Facilities:</i> I-95 (Midway Rd. to SR 70/Okeechobee Rd.) – C I-95 (SR 70/Okeechobee Rd. to SR 68/Orange Rd.) – D Florida's Turnpike (PSL Blvd. to SR 70/Okeechobee Rd.) – C Florida's Turnpike (SR 70 to Indian River County Line) – B SR 70/Okeechobee Rd. (McCarthy Rd. to Florida's Turnpike) – B SR 70/Okeechobee Rd. (Florida's Turnpike to I-95) – C  <i>TRIP-Funded Facilities:</i> SR 713/Kings Hwy. (SR 70/Okeechobee Rd. to Orange Ave.) – D	
Sanitary Sewer	240 gallons per day per equivalent residential connection	
Potable Water	300 gallons per day per equivalent residential unit	
Solid Waste	200 tons per day of Municipal Solid Waste	
Stormwater	25-year 3-day storm Pre vs. Post Runoff	
	Storm sewers to convey 5 year – 1 day storm event	
	Canals to convey 3 year – 1 day storm event	
Recreation and Open Space		
Neighborhood Park:	Year	Unit of Measure
▲	2014	1.36 acres/1,000 population
▲	2015	1.5 acres/1,000 population
	2020	1.75 acres/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:	Year	Unit of Measure
▲	2014	2.50 acres/1,000 population
▲	2015	2.75 acres/1,000 population
	2020	2.75 acres/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population
Public Schools		
Elementary	100% of permanent program capacity	
Middle	100% of permanent program capacity	
High	100% of permanent program capacity	

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10.3 *Objective:*  
*The City of Fort Pierce will assess the potential impacts on public facilities and their adopted LOS standards for all development applications that require a development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent by the City Commission in accordance with the provisions and requirements of the Concurrency Management System prior to the granting of a development order.*

10.3.1 Policy:  
The City shall perform a public facilities impact analysis to ensure that public facilities are available concurrent with the impacts of proposed development.

10.3.2 Policy:  
A public facilities impact assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects and the proposed new development project at or above the adopted Level of Service.

10.3.3 Policy:  
A Certificate of Concurrency for potable water, wastewater, water supplies, drainage, solid waste, recreation and open space, and schools may be issued upon completion of a public facilities impact evaluation that demonstrates that public facility will operate within their adopted LOS. A certificate of available capacity or mobility will be issued for transportation facilities prior to the granting of a development order.

10.3.4 Policy:  
If a public facility is currently operating below its adopted LOS standard or if a proposed development will cause a facility to operate below its adopted LOS standard, the City shall require mitigation in accordance with the adopted Proportionate Fair-Share Mitigation Program.

10.3.5 Policy:  
Upon the mitigation of public facility impacts in accordance with the adopted Proportionate Fair-Share Mitigation Program, applicants for development may be entitled to receive conditional approval. The development order will be conditioned on the satisfactory execution of the provisions of a development agreement.

10.3.6 Policy:  
The reservation of public facility capacity, whether or not it is conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.

10.3.7 Policy:  
A reservation of public facility capacity and the related development order may be applicable to more than (one) phase of a multi-phase development. The reservation shall specify the amount of capacity reserved and the scheduled build-out date for each phase.

10.3.8 Policy:  
The Certificate of Concurrency may include conditions of approval, which are deemed necessary for concurrency to be ensured.

10.4 *Objective:*  
*Mitigate the potential impacts of new development and redevelopment through enforcement of the adopted Proportionate Fair-Share Mitigation Program. Public facilities include potable water, sanitary sewer, solid waste, drainage, recreation and open space, transportation facilities, and public schools.*

10.4.1 Policy:  
A development may proceed if the City agrees to include required facilities to the Schedule of Capital Improvements.

10.4.2 Policy:  
Coordinate with other agencies, relative to proportionate fair-share obligations, whose facilities might be potentially impacted.

10.4.3 Policy:  
Transportation improvements shall mitigate the overall network through capacity improvements, operational improvements, or mobility strategies and shall be mutually agreed upon and be in place concurrent with the impacts of development as per policy 10.5.1.

10.4.4 Policy:  
The City shall continue to enforce regulations in the City's Land Development Regulations regarding proportionate fair share mitigation.

10.4.5 Policy:  
All payments for proportionate fair share contributions are due in full prior to issuance of the final development order or recording of the final plat.

10.5 *Objective:*  
*Monitor and ensure that the adopted LOS standards are maintained and any proposed improvements through the Proportionate Fair-Share Mitigation Program are available within appropriate timeframes.*

*Transportation*

10.5.1 Policy:  
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, transportation facility improvements that are required to support the development and maintain the adopted LOS standards must meet the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction no more than three years after the issuance of a building permit or its functional equivalent.

- The necessary facilities and services are guaranteed in an agreement through the Proportionate Fair-Share Mitigation Program.

*Sanitary Sewer, Solid Waste, Drainage and Potable Water*

10.5.2 Policy:

Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, sanitary sewer, solid waste, drainage, adequate water facilities and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

*Recreation and Open Space*

10.5.3 Policy:

Acreage for recreation and open space facilities needed to maintain the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order; or the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

*Public Schools*

10.5.4 Policy:

Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new residential development or redevelopment, verification that adequate public school facilities required to support the development and maintain the adopted school LOS standards will be verified with the St. Lucie County School Board.

The City shall not issue a Certificate of Concurrency for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- Once the City issues a Certificate of Concurrency as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

- The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Certificate of Concurrency for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency, except that any change requires review.

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## PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### GOAL 11.1

**The City shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, 10-year and 20-year planning periods.**

#### 11.1.1 Objective:

*It is the objective of City of Fort Pierce to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.*

#### 11.1.1.1 Policy: Coordinated Map Series

The City shall provide the St. Lucie County School Board by October 15 of each year a report of development trends for use in school planning. The St. Lucie County School Board shall coordinate with each local government in the preparation of the annual Educational Facilities plan. Based upon the final adopted Educational Facilities plan, the City, in conjunction with the St. Lucie County School Board (School Board), St. Lucie County and other Local Governments, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

- (a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants.
- (b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the host City.
- (c) A map or map series which depicts School Capacity Planning Areas (SCPAs) for high schools, middle schools and elementary schools.
- (d) A map or map series which depicts School Concurrency Service Areas (CSAs) for high schools, middle schools and elementary schools.

#### 11.1.1.2 Policy: Coordinating School Capacity with Growth

The City shall coordinate land use decisions with the St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

#### 11.1.1.3 Policy: Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the School Capacity Planning Areas (SCPAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCPA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCPA(s) shall not be considered.

#### 11.1.1.4 Policy: Local Government Notice of Development Proposals [ILA Section 9.3]

The City agrees to give the School Board notification of land use applications and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities.

Notice to the School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities.

Notice to the School Board will be provided simultaneously with provision of such materials to the LPA, DRC, or City Commission.

This notice requirement applies to any amendment to the comprehensive plan future land use map, rezoning, ~~development of regional impact~~, or major residential or mixed-use development project that proposes to:

- a. To increase the density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level, or
- b. To construct or develop non-age- restricted dwelling units or lots that will produce more than one (1) student in any grade level.

#### 11.1.1.5 Policy: St. Lucie County School Board Report to City [ILA Section 9.4]

Within 15 days after notification by the City, the School Board will advise the local government of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts.

#### 11.1.1.6 Policy: School Capacity Shortfalls [ILA Section 9.5]

If sufficient school capacity is not available or planned to serve the development at the time of impact, the School Board will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the School Board, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements.

#### 11.1.1.7 Policy:

In reviewing and approving comprehensive plan amendments, ~~developments of regional impact~~, rezoning, and development proposals, the City will consider the following factors:

- a. School Board comments;
- b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
- c. The provision of school sites and facilities within planned neighborhoods;
- d. Compatibility of land uses adjacent to existing schools and reserved school sites;
- e. The co-location of parks, recreation and neighborhood facilities with school sites;
- f. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
- g. Traffic circulation plans which serve schools and the surrounding neighborhood;
- h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and
- i. The inclusion of school bus stops and turnarounds.

#### 11.1.1.8 Policy:

Where feasible and agreeable to the City, St. Lucie County School Board, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

### 11.1.2 OBJECTIVE

*The City shall consider school capacity in the formulation of Community Development Plans.*

#### 11.1.2.1 Policy: Factors Considered in Formulating Community Development Plans

In formulating community development plans and programs, the City will consider the following factors:

- a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the School Board's educational facilities plan;
- b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- c. Targeting community development improvements in older and distressed neighborhoods near schools; and
- d. Working to address and resolve multijurisdictional public school issues.

### 11.1.3 OBJECTIVE: EVALUATION AND APPRAISAL OF COMPREHENSIVE PLANS [ILA Section 9.8]

*The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans.*

#### 11.1.3.1 Policy: Evaluation and Appraisal of Comprehensive Plans

- a. In accordance with Section 163.3191, Florida Statutes, the Local Planning Agency (LPA) for each Local Government must prepare an Evaluation and Appraisal Report (EAR) on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of ~~Community Affairs~~Economic Opportunity.
- b. Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the School Board, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.
- c. The City shall provide the School Board a copy of each EAR prepared by the LPA within 30 days of submission to the City Commission.
- d. Whenever a meeting of or hearing before the City Commission includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the School Board prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.

- e. The School Board may submit written comments to the City about the possible affect upon the School Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.
- f. The City may request that the School Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible affect upon the School Board, and the School Board shall endeavor to provide such assistance as time and resources permit.

**GOAL 11.2:**

**PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A FINANCIALLY FEASIBLE FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM.**

**11.2.1 OBJECTIVE: IMPLEMENTATION OF SCHOOL CONCURRENCY**

*The City shall coordinate with the St. Lucie County School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency. [ICE Objective 8.5]*

**11.2.1.1 Policy: Amendment of Interlocal Agreement**

The City shall coordinate amendments to the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the St. Lucie County School Board, St. Lucie County and other Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of the Element.

**11.2.1.2 Policy: Ordinance Implementing School Concurrency**

The City shall implement the adopted School Concurrency Ordinance to address school concurrency and ensure that the capacity of public schools is sufficient to support new residential development.

**11.2.2 OBJECTIVE: LEVEL OF SERVICE STANDARDS**

*The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.*

**11.2.2.1 Policy: Uniform Application of LOS Standards**

The LOS standards established herein shall be applied consistently by all the local governments within St Lucie County and by the St. Lucie County School Board district-wide to all schools of the same type.

#### 11.2.2.2 Policy: LOS Standards for High, Middle and Elementary Schools and for Title 1 Schools

The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes. ~~No later than February 1, 2011, the~~ The School Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.

#### 11.2.2.3 Policy: Amendment of the LOS Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standards shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standards are financially feasible and can be achieved and maintained within the period covered by the first five years of the St. Lucie County School Board's Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

### 11.2.3 OBJECTIVE: SCHOOL CONCURRENCY SERVICE AREAS

*The City shall, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, establish Concurrency Service Areas (CSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standard.*

#### 11.2.3.1 Policy: School Concurrency Service Area Maps

CSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. CSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

#### 11.2.3.2 Policy: Criteria for School Concurrency Service Areas

CSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St Lucie County's development approvals within the CSA and contiguous CSAs.

### 11.2.3.3 Policy: Modifying School Concurrency Service Areas

The City, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, shall require that prior to adopting a modification to CSAs, the following standards will be met:

- a. Potential modifications to the CSAs may be considered annually. Supporting data & analysis for modified CSA's shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;
- b. Modifications to CSA boundaries shall be based upon the criteria as provided in Policy 11.2.3.2;
- c. CSA boundaries shall be modified based on supporting data and analysis showing that the amended CSA's are financially feasible within the five year period described by the five year schedule of capital improvements;
- d. Any party to the adopted Interlocal Agreement may propose a modification to the CSA boundary maps;
- e. At such time as the St. Lucie County School Board determines that a CSA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed CSA boundary modification with data and analysis to support the changes to the Elected Officials Group. The Elected Officials Group shall review the proposed CSA boundary modifications and send its comments to the St. Lucie County School Board; and
- f. Modifications to a CSA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

### 11.2.4 OBJECTIVE: SCHOOL CONCURRENCY REVIEW PROCESS

*In coordination with the St. Lucie County School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.*

#### 11.2.4.1 Policy: Development Review

The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

#### 11.2.4.2 Policy: Exemptions

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to May 1, 2008;

2. Single Family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary subdivision approval prior to such date, and (iii) have had no lapse in the development approval status;
3. Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;
4. Multi-family plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;
5. Amendments to subdivisions plat or site plan for residential development that was approved prior May 1, 2008, so long as the amendment does not increase the number of students generated by the development;
6. Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied;
7. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities; and
8. Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed application for development approval prior to May 1, 2005.

#### 11.2.4.3 Policy: Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the St. Lucie County School Board in the 5-Year Work Program.

#### 11.2.4.4 Policy: School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the St. Lucie County School Board. The St. Lucie County School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the St. Lucie County School Board to the Department of Education.

#### 11.2.4.5 Policy: Determination of Adequate Capacity

The St. Lucie County School Board shall conduct a concurrency review for all development plan approval subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.

1. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.
2. The St. Lucie County School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the St. Lucie County School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 11.2.5.

The City will issue a concurrency determination based on the St. Lucie County School Board written findings and recommendations.

#### 11.2.4.6 Policy: Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat or final site plan for residential development; or,
2. Adequate school facilities are available in an adjacent CSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent CSA within three years after the issuance of the final subdivision, final plat or final site plan approval; or,
3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

For CSAs that do not have any school type (elementary, middle, or high), capacity will be measured in the adjacent CSAs.

#### 11.2.4.7 Policy: Reservation of Capacity

The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.
- b. The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

#### 11.2.4.8 Policy: Subdivision and Site Plan Standards

In the event that the St. Lucie County School Board determines that there is not sufficient capacity in the affected CSA or an adjacent CSA to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective 11.2.5; or (ii) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

#### 11.2.4.9 Policy: Capacity Availability

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through St. Lucie County School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. St. Lucie County School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

## 11.2.5 OBJECTIVE: PROPORTIONATE SHARE MITIGATION

*The City of Fort Pierce, in coordination with the St. Lucie County School Board, shall provide for mitigation alternatives that are determined by the St. Lucie County School Board to be financially feasible and will achieve and maintain the adopted LOS standards consistent with the adopted St. Lucie County School Board's financially feasible 5-Year Work Program.*

### 11.2.5.1 Policy: Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the St. Lucie County School Board assumes operational responsibility through incorporation in the adopted. St. Lucie County School Board financially feasible Five-Year Work Program and which will maintain adopted LOS standards.

1. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;
2. The creation a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with State Requirements for Educational Facilities (SREF), of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to cover the reasonable cost of such facility, reimbursement from future educational facilities impact fees, received by the School Board from collections within the same CSA or adjacent CSA;
3. The establishment of a charter school with facilities constructed that are both (i) constructed in accordance with the SREF and (ii) subject to enforcement assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;
4. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the proposed development at no cost to the School Board. In accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and
5. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

#### 11.2.5.2 Policy: Mitigation Must Enhance Permanent Capacity

Mitigation must be directed toward a permanent capacity improvement identified in the St. Lucie County School Board's financially feasible 5-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

#### 11.2.5.3 Policy: Mitigation ~~to Meet Financial Feasibility~~

Mitigation shall be directed to projects on the St. Lucie County School Board's ~~financially feasible~~ 5-Year Work Plan that the St. Lucie County School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the St. Lucie County School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the St. Lucie County School Board agrees to the mitigation, the St. Lucie County School Board must commit in the agreement to placing the improvement required for mitigation on its 5-Year Work Program.

#### 11.2.5.4 Policy: Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The St. Lucie County School Board average cost per student station shall include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

#### 11.2.6 OBJECTIVE: ADOPTION OF ST LUCIE COUNTY SCHOOL BOARD FIVE-YEAR WORK PROGRAM ~~[9]-5.025(3)(b)(1) and (3) F.A.C.]~~

*Effective July 1, 2008 and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the St. Lucie County School Board's annually updated 5-Year Work Program.*

#### 11.2.6.1 Policy: Development, Adoption and Amendment of the St. Lucie County School Board 5-Year Work Program

The St. Lucie County School Board shall annually update and amend the Five-Year Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements. The City shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the St. Lucie County School Board's Five-Year Work Program into the Capital Improvements Element.

#### 11.2.7 OBJECTIVE: ADOPTION OF SCHOOL CAPACITY PLANNING AREAS.

*The City shall in coordination with the St. Lucie County School Board and municipalities, establish School Capacity Planning areas (SCPA) as the areas within with long range capacity if planned and used for evaluation of comprehensive plan amendments.*

##### 11.2.7.1 Policy: School Capacity Planning Areas (SCPA) Maps

SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

##### 11.2.7.2 Policy: Criteria for School Capacity Planning Areas

SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSPA or the adjacent SCSPA it is the goal to place schools in proximity of the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

##### 11.2.7.3 Policy: Modifying School Concurrency Planning Areas

The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

- a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

- b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy PSFE 2.7.2;
- c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;
- d. At such time as the St. Lucie County School Board determines that a SCPA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group; and
- e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the St. Lucie County School Board.

Modifications to a SCPA shall become effective upon final approval by the S St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

**11.3 GOAL: PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.**

**11.3.1 OBJECTIVE: SCHOOL LOCATION**

*The City shall establish standards and criteria to guide the location of future schools.*

**11.3.1.1 Policy: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted**

The City shall allow schools in all Future Land Use categories except the following categories: County Industrial (CI), Industrial (I), Heavy Industrial (HI), Residential Conservation (RC) and Open Space Conservation (OSC). [FLUE Policy 1.2.1]

**11.3.1.2 Policy: Sufficient Land Proximate to Residential Development [FLUE Policy 1.2.2]**

The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St Lucie County School Board.

**11.3.1.3 Policy: Land Contiguous to Existing School Sites [FLUE Policy 1.2.3]**

The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

**11.3.2 OBJECTIVE: ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN. ~~[9]-5.025(3)(b)(4), (5) and (6)]~~**

#### 11.3.2.1 Policy: Enhance Community/Neighborhood Design

The City, in conjunction with the St. Lucie County School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

#### 11.3.3 OBJECTIVE: STANDARDS FOR SCHOOL SITE DESIGN

*The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.*

##### 11.3.3.1 Policy: Encourage Schools Proximate to Residential Areas [FLUE Policy 1.2.3]

The City shall encourage the location of schools proximate to urban residential areas to the fullest extent possible.

##### 11.3.3.2 Policy: Compatibility of Adjacent Uses

The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

##### 11.3.3.3 Policy: School Accessibility

The City shall encourage the establishment of bicycle and pedestrian facilities around schools, especially areas near schools that are not served by the school bus system.

##### 11.3.3.4 Policy: Bus Stops

The City shall, in cooperation with the St. Lucie County School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

##### 11.3.3.5 Policy: Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe ways to school program, City of Fort Pierce, in coordination with the St. Lucie County School Board, shall implement the following strategies:

- a. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;
- b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;

- c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year; and

Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and schools needing safety improvements.

#### 11.3.4 OBJECTIVE: SCHOOL SITING STANDARDS

*The City will establish siting standards for schools.*

##### 11.3.4.1 Policy: Evaluation of Potential School Sites [ILA Section 6.3]

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

- a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities;
- b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;
- c. Elementary schools should be located on local or collector streets;
- d. Middle and high schools should be located near arterial streets;
- e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;
- f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
- g. Site acquisition and development costs;
- h. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;
- i. Existing or planned availability of adequate public facilities and services to support the School;

- j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;
- k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
- l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;
- m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;
- n. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and
- o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

#### 11.3.5 OBJECTIVE: SCHOOL DEVELOPMENT STANDARDS

*Coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.*

##### 11.3.5.1 Policy: School Development Standards.

As provided in Chapter 1013, Florida Statutes, the Land Development Code may include reasonable development standards and conditions for school site plans if those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.

- a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;
- b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;
- c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;
- d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;
- e. Access to school sites shall be governed by City and THE Florida Department of Transportation (FDOT) access management regulations, including installation

by the St. Lucie County School Board, or other party as determined by the City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads;

- f. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings; and

Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

#### 11.3.6 OBJECTIVE: COORDINATION OF SUPPORTING INFRASTRUCTURE ~~[9]-025(3)(c)(5)~~

*The City shall coordinate with the St. Lucie County School Board plans for supporting infrastructure.*

##### 11.3.6.1 Policy: Coordination of Planned Improvements

The City shall annually update and amend the Capital Improvements Element to include the St. Lucie County School Board's 5-Year Work Program to reflect the infrastructure required to support new school facilities.

#### **11.4 GOAL: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.**

##### 11.4.1 OBJECTIVE: SCHOOL BOARD REPRESENTATION

###### 11.4.1.1 Policy: School Board Representation on LPAs. [Section 163.3174(1) F.S.] [ILA Section 9.1]

The City will include a nonvoting representative appointed by the School Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezoning that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the School Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA.

###### 11.4.1.2 Policy: Development Review Representative. [ILA Section 9.2]

The School Board will appoint a representative to serve on the staff Technical Review Committee (TRC) of the City. The School Board representative will be provided agendas for review and invited to participate in each meeting of the TRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment or school facilities.

#### 11.4.2 OBJECTIVE: JOINT MEETINGS

*The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.*

##### 11.4.2.1 Policy: Staff Working Group [ILA Section 2.1]

A staff working group of the Local Governments and School Board will meet on a semi-annual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access.

Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [ILA Section 2.2]

##### 11.4.2.2 Policy: Joint Workshop Sessions [ILA Section 2.2]

One or more representatives of the City, each Local Government, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the Local Governments and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]

#### 11.4.3 OBJECTIVE: STUDENT ENROLLMENT & POPULATION PROJECTIONS [ILA Section 3]

*The City will coordinate with the St. Lucie County School Board and the Local Governments to maintain and update student enrollment and population projections.*

##### 11.4.3.1 Policy: Review of Projections [ILA Section 3.1]

In fulfillment of their respective planning duties, the City, the School Board, the County and other Local Governments agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution population growth and student enrollment. Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the School Board shall be revised annually and provided at the first staff working group meeting described in Policy 11.4.2.1.

#### 11.4.3.2 Policy: Basis of Projections [ILA Section 3.2]

The School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Local Governments regarding development trends and future population projections.

#### 11.4.3.3 Policy: Allocation of Enrollment [ILA Section 3.3].

The School Board, working with the Local Governments, will use the information described in Section 4.3 of the ILA to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the School Board and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in Policy 11.4.2.1.

#### 11.4.3.4 Policy: Provision of Reports [ILA Section 3.4]

The Local Governments shall provide the School Board a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The School Board shall provide the Local Governments a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the School Board within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

#### 11.4.3.5 Policy: The School District's Five-Year Facilities Work Program [ILA Section 4.1]

On August 1st of each year, the School Board shall submit to the Local Governments the tentative District educational facilities plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, Florida Statutes, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, and 20-year time periods, and options to reduce the need for additional permanent student stations. The plan will also include a financially feasible District facilities work program for a 5-year period. The Local Governments shall review the plan and comment to the School Board within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not

support a Comprehensive Plan amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.

#### 11.4.3.6 Policy: Educational Plant Survey [ILA Section 4.2]

At least one year prior to preparation of the Educational Plant Survey update, the staff working group established in Policy 11.4.2.1 will assist the School Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, Florida Statutes, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.

#### 11.4.3.7 Policy: Growth and Development Trends [ILA Section 4.3]

On October 15 of each year, the Local Governments will provide the School Board with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:

- a. The type, number, and location of residential units which have received zoning or site plan approval;
- b. Information regarding comprehensive land use amendments which have an impact on school facilities;
- c. Residential building permits and / or certificates of occupancy issued for the preceding year and their location;
- d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and
- e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development.

#### 11.4.4 OBJECTIVE: SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES [ILA Section 6]

*The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.*

#### 11.4.4.1 Policy: Public Schools Advisory Committee [ILA Section 6.1]

The School Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools. The School Board and each Local Government shall appoint a citizen member to serve on the Committee. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent. The Public Schools Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to citizen members, the Committee will include appropriate members of School Board staff and at least one staff member from each of the Local Governments.

#### 11.4.4.2 Policy: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]

When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including, as applicable: environmental suitability, transportation and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues. In addition, the issues identified in Policy 11.4.4.3 will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated. Based on the information gathered during this review, for new schools the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee will make appropriate recommendations.

#### 11.4.4.3 Policy: Factors Considered. [ILA Section 6.3]

The Public Schools Advisory Committee, the School Board, and the City will consider the factors established in Policy 11.3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.

#### 11.4.4.4 Policy: Notice of Proposed Educational Facility Site Acquisition. [ILA Section 6.4]

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the St. Lucie County School Board shall provide written notice of its intent to the City. The City shall notify the St. Lucie County School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. ~~This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S.~~

#### 11.4.4.5 Policy: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5]

When the need for a new ancillary facility is identified in a District facilities work program, the St. Lucie County School Board will follow the site selection procedures set forth in Policy 11.4.4.2 and Policy 11.4.4.3 with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the St. Lucie County School Board shall provide written notice to the City. The City, upon receipt of this notice, shall notify the St. Lucie County School Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), Florida Statutes.

#### 11.4.4.6 Policy: Conforming Future Land Use Change or Rezoning [ILA Section 6.6].

Upon request of the City, the St. Lucie County School Board shall cooperate in undertaking any City-requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform the future land use classification or zoning of the property to its actual or intended use by the St. Lucie County School Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable LDRs, or otherwise nonconforming.

#### 11.4.4.7 Policy: Supporting Infrastructure Agreement [ILA Section 6.7]

In conjunction with the preliminary consistency determination in accordance with Policy 11.4.4.4 and Policy 11.4.4.5, the St. Lucie County School Board and the City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

#### 11.4.5 OBJECTIVE: ANCILLARY FACILITIES SITE DEVELOPMENT [ILA Section 7]

*The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facility and site development.*

#### 11.4.5.1 Policy: Ancillary Facilities Deemed Consistent with applicable LDRs [ILA Section 7.1]

All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the applicable LDRs.

11.4.5.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 7.2]

At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

- a. Site boundary;
- b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and
- c. Proposed staff population so that traffic impacts may be evaluated.

11.4.5.3 Policy: Consistency Determination [ILA Section 7.3]

- a. **Scope of Review:** The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as part of the reviews provided in this Element. As provided in Section 1013.371 (1)(a), Florida Statutes, exempting ancillary facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in this Element.
- b. **Procedure for Review:** When the School Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply:
  - 1) Within 45 days of receiving from the School Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to School Board staff.
  - 2) All comments and recommendations of the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.
  - 3) To the extent practicable, the school Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then

proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

- 4) Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new ancillary facility proposed for construction within the City.
- 5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all development approvals required by the City.

#### 11.4.6 OBJECTIVE: EDUCATIONAL FACILITIES SITE DEVELOPMENT [ILA Section 8]

*The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for the development of sites for educational facilities.*

##### 11.4.6.1 Policy: Educational Facilities Deemed Consistent with applicable LDRs [ILA Section 8.1]

All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the applicable LDRs.

##### 11.4.6.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2]

At least 120 days prior to commencing construction of a new educational facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

- a. Site boundary;
- b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and
- c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

11.4.6.3 Policy: Consistency Determination [ILA Section 8.3]

- a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the School Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the applicable LDRs, shall focus upon but not be limited to the following:
- 1) Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the Applicable LDRs;
  - 2) Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;
  - 3) Whether the drainage and stormwater management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;
  - 4) Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the applicable LDRs;
  - 5) Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and
  - 6) If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDRs governing such overlay zone.

Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.

- b. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the School Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:
- 1) Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive

analysis of the site plan, and (ii) schedule a review with and provide comments to School Board staff.

- 2) All comments and recommendations from the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.
- 3) To the extent practicable, the School Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.
- 4) Except as provided in this Agreement, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.
- 5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all local government development approvals required by the City.

No site plan review fee shall apply but the St. Lucie County School shall reimburse the City for the actual cost of any required publication or other notification expense

- c. Exceptions: Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), Florida Statutes, no consistency determination or site plan review shall be required for:
  - 1) The placement of temporary or portable classroom facilities; or
  - 2) Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

#### 11.4.7 OBJECTIVE: CAPITAL FUNDING MANAGEMENT

*The City will support St. Lucie County School Board of efforts to effectively and efficiently manage capital funds and resources.*

##### 11.4.7.1 Policy: Alternative Funding Strategies

The City shall support the St. Lucie County School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

#### 11.4.7.2 Policy: Private Partnering

The City shall coordinate with the St. Lucie County School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

#### 11.4.7.3 Policy: Support for Creative Partnerships

The City shall support the St. Lucie County School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

### 11.4.8 OBJECTIVE: MAXIMIZE CO-LOCATION AND SHARED USE OPPORTUNITIES

*The City shall maximize co-location and shared use opportunities between the City, the St. Lucie County School Board, and the local governments.*

#### 11.4.8.1 Policy: Co-location of Public Facilities [FLUE Policy 1.2.4]

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

#### 11.4.8.2 Policy: Co-location and Shared Use of Facilities [ILA Section 10.1]

Collocation and shared use of facilities are important to both the School Board and the City. The School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered.

As part of the annual update of the Annual Facilities Work Plan, the City will provide the School Board with planned parks, libraries and community centers anticipated to be planned or constructed within the next five years. The School Board will review potential for collocation with schools.

#### 11.4.8.3 Policy: Separate Agreement [ILA Section 10.2]

A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use.

#### 11.4.8.4 Policy: Emergency Preparedness

New school facilities, and rehabilitation of existing facilities and expansions, may be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes. The City will coordinate with the St. Lucie County School Board, St. Lucie County and adjacent Local Governments on requirements for such efforts.

#### 11.4.9 OBJECTIVE: SCHOOL SITE IDENTIFICATION

*The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification of school sites.*

##### 11.4.9.1 Policy: School Site Identification

The City shall coordinate with the St. Lucie County School Board to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning or approval of projects generating new students.

##### 11.4.9.2 Policy: Use of Dedicated Property

The City shall require within any developer agreement, zoning condition, or development order, the condition that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board.

##### 11.4.9.3 Policy: Use of Surplus Property

Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.

##### 11.4.9.4 Policy: Conveyance of School Sites

The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system.

11.4.9.5 Policy: Density Transfer

The City shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site, onto existing developable areas of the parent site proposed for residential development or redevelopment.

**GOAL 11.5: MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT**

11.5.1 OBJECTIVE: COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS

*On an ongoing basis, City of Fort Pierce shall evaluate the comprehensive plan with the school facilities plans of the St. Lucie County School Board to ensure consistency with the Comprehensive Plan.*

11.5.1.1 Policy: Coordination of Plan Amendments

City of Fort Pierce and the St. Lucie County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1 of each year.

11.5.1.2 Policy: Annual Meeting of the School Working Group

Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

11.5.1.3 Policy: St. Lucie County School Board to Report to the Elected Officials Group

The St. Lucie County School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

11.5.1.4 Policy: Annual Meeting of the City and the St. Lucie County School Board

On an annual basis, the City of Fort Pierce and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this element shall be defined as follows:[ILA Section 1]

1. **Adequate school capacity** - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.
2. **Affected Jurisdictions** – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.
3. **Ancillary facilities / plant** - the buildings, sites, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program of the School Board. [ILA Section 1.1]
4. **Applicable LDRs** - the LDRs adopted by the Local Government with jurisdiction to the extent that (a) the regulations are not in conflict with or the subject regulated is not specifically addressed by Chapter 1013, Florida Statutes, or the State Uniform Building Code for Public Educational Facilities Construction adopted as provided in Section 1013.37, Florida Statutes, including the State Requirements for Educational Facilities, and (b) such regulations are specified in this Agreement as applicable to ancillary or educational facilities of the School Board. [ILA Section 1.2]
5. **Auxiliary facilities"** - the spaces located at educational plants of the School Board that are not designed for student occupant stations. [ILA Section 1.3]
6. **Capacity** - "capacity" as defined in the FISH Manual.
7. **Capacity Enhancement Agreement** – An agreement between the St. Lucie County School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.
8. **Concurrency Management System** - the requirements relating to the availability of public facilities and services to serve new development adopted by a Local Government in the manner provided in Section 163.3180, Florida Statutes. [ILA Section 1.6]
9. **Development regulatory action** - action by the City upon any proposal, application, or request to enact, adopt, approve, amend, or rescind a comprehensive plan, land use classification, zoning ordinance, zoning classification, land development rule or regulation, conditional use, special exception, site plan, mining permit, condemnation, or other development order, permit, or approval, but not including action upon an application for a building permit. [ILA Section 1.7]
10. **TRC** - the staff development review committee, site plan technical review committee, or equivalent body, for the City. [ILA Section 1.8]
11. **Educational facilities** - shall mean the buildings and equipment, structures and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and park and recreational purposes of the community and

that may lawfully be used as authorized by the Florida K-20 Education Code (Chapters 1000-1013, Florida Statutes) and approved by the School Board. [ILA Section 1.10]

12. **Educational plant** - the educational facilities, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each educational plant of the School Board. [ILA Section 1.11]
13. **Existing school facilities** - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.
14. **Final Subdivision or Plat / Final Site Plan** – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.
15. **FISH Manual** - the document entitled "Florida Inventory of School Houses (FISH)," current edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). [ <http://www.fldoe.org/edfacil/> ]
16. **Land Use Decisions** – future land use amendments, ~~developments of regional impact~~, rezoning and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.
17. **LDRs** - the land development regulations adopted by the Local Government with its jurisdiction, including but not limited to (a) for the County, the St. Lucie County Land Development Code, (b) for Fort Pierce, the Zoning Ordinance of the City of Fort Pierce, and (c) for Port St. Lucie, the Port St. Lucie Zoning Code. [ILA Section 1.17]
18. **Long-range planning** - devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the School Board. [ILA Section 1.18]
19. **LPA** - the local planning agency, planning and zoning commission, zoning board, or equivalent body, designated (a) to prepare the Comprehensive Plan for a Local Government in accordance with the Florida ~~Local Government Comprehensive Planning and Land Development Regulation Act, Part II of Chapter 163, Florida Statutes~~ Community Planning Act, and/or (b) to review and recommend approval or disapproval of applications to rezone property within the jurisdiction of, or to amend the LDRs of, a Local Government. [ILA Section 1.20]
20. **New construction** - any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building. [ILA Section 1.22]
21. **Permanent FISH Capacity** - capacity that is provided by "permanent buildings," as defined in the FISH Manual.
22. **Permanent Program Capacity** – the maximum number of students that may be housed in structure that are “permanent buildings” as defined in the FISH Manual that is adjusted by the School Board annually to account for measurable programmatic changes in order to create a permanent program capacity, as set forth in the District facilities work program for a 5-year period [ILA Section 1.23]

23. **Planned school facilities** - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.
24. **Preliminary Subdivision or Plat / Preliminary Site Plan** – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.
25. **Regional Planning Council** - the Treasure Coast Regional Planning Council, a regional planning council created as provided in Section 186.504, Florida Statutes. [ILA Section 1.16]
26. **State Requirements for Educational Facilities (SREF)** – Standards established for the design and construction of public educational facilities as adopted by the Florida Administrative Code Rule 6A.2.0010.
27. **School facilities** - any or all ancillary, auxiliary, and educational facilities of the School Board. [ILA Section 1.17]
28. **Site** - a space of ground occupied or to be occupied by an ancillary or educational facility or program. [ILA Section 1.18]
29. **Site development** - work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable. [ILA Section 1.19]
30. **Site improvement** - work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. [ILA Section 1.20]
31. **Superintendent** - the Superintendent of Schools for St. Lucie County, Florida. [ILA Section 1.21]
32. **Utilization of capacity** - current enrollment at the time of a completed application for residential development.
33. **Work Program** - the financially feasible School District's Five Year Facilities Work Program adopted pursuant to section 1013.35, F.S.
34. **Measurable programmatic change** - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.
35. **School Type** - Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.