



## Memorandum

**To:** Mr. Brandon C. Creagan, MCRP, LEED Green Associate, Planner  
**From:** Chris Dougherty, AICP  
**Cc:** Rebeca Guerra, AICP, Pat Tyjeski, AICP  
**Date:** July 3, 2019  
**Subject:** Fort Pierce EAR-Based Amendments (Project No. 527119047)

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On June 21 and July 2, 2019, S&ME received comments from the Technical Review Committee (TRC) regarding a preliminary draft of the proposed Evaluation and Appraisal Report (EAR)-based amendments to the City of Fort Pierce Comprehensive Plan (TRC Project #19-01400002). A response to each TRC comment can be found below (note: comments received from the TRC are provided in normal font, while S&ME responses are shown in **bold**).

*Comments from the City of Fort Pierce Planning Department (received June 21, 2019)*

1. Do we need to update all comprehensive plan elements that require an action in the Land Development Code right away?

**Response: No, according to §163.3202(1) F.S., local governments have one year to ensure that their land development regulations are consistent with adopted amendments to the comprehensive plan.**

2. Policy 2.9.2 should read 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.

**Response: This policy has been revised in the amended comprehensive plan.**

3. Is policy section 4.2.7 required by State Statute?

**Response: Policy 4.2.7 is not required by F.S., therefore it has been removed from the amended comprehensive plan.**

4. 6.2.9 Take out this policy as it is not relevant to the current state of the City.

**Response: This has been revised in the amended comprehensive plan.**

5. Table 9-1 under Policy 9 needs to be updated to reflect current numbers, projects, & years. Please coordinate with the City of Fort Pierce Engineering Department to get the current Schedule of Capital Improvements.



**Response: Although Florida Statutes require local governments to submit Capital Improvements Schedules annually, it is not a requirement to include them in EAR-based updates to the comprehensive plan—therefore, the table has been removed from the latest version. References to “Table 9-1” have been either deleted or revised to state “the latest version of the CIS can be accessed on the City’s official website.” Additionally, it is recommended that the City complete the CIS, adopt it by ordinance and submit the adopted CIS to DEO, if the City has not already done this.**

6. Should Table 10-1 under Policy 10 be updated to start with a more recent year as the first two years are 2010 & 2015 and those years have since passed.

**Response: Showing past years (e.g. 2010 & 2015) for the City’s Adopted Level of Service (LOS) Standards is not required by F.S., therefore the LOS listed for these years have been deleted from the policy.**

7. There are some policies that are highlighted, but there is no explanation for why it is highlighted. Can you provide clarification in those instances?

**Response: The yellow highlighted policies found within the amended comprehensive plan reflect items that need to be confirmed by City Staff (for example, has the City entered into a joint planning agreement with St. Lucie County, as referenced in Policy 1.11.9?). Once this information has been confirmed, these policies can be updated to reflect their current status. Alternatively, the policies highlighted in green reflect the changes made in response to the comments received on June 20 and July 2, 2019 from the TRC.**

8. Update all of the maps contained to reflect the current City Limits unless this measure would not be a function in the EAR process.

**Response: Updated maps reflecting the City’s current municipal boundary is not required as part of the EAR-based comprehensive plan amendment process.**

*Comments from the Fort Pierce Utilities Authority (received June 21, 2019)*

- Page 3-9, Section 3.9.3, “...FPUA’s customer. Due to lower than expected growth rates between 2006 to 2015, the Water and Wastewater Master Plan is scheduled to be updated 2021.”

**Response: This statement has been included in the amended comprehensive plan.**

- Page 3-9, Section 3.10.3, “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 to 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.”

**Response: This policy has been revised in the amended comprehensive plan.**



- Pages 9-6 to 9-7, Table 9-1 Schedule of Capital Improvements - on needs to be updated to reflect the FPUA's recent Capital Budget 2018 to 2022. This can be acquired from the City of Fort Pierce Finance Department.

**Response: Although Florida Statutes require local governments to submit Capital Improvements Schedules annually, it is not a requirement to include them in EAR-based updates to the comprehensive plan—therefore, the table has been removed from the latest version. References to “Table 9-1” have been either deleted or revised to state “the latest version of the CIS can be accessed on the City’s official website.” Additionally, it is recommended that the City complete the CIS, adopt it by ordinance and submit the adopted CIS to DEO, if the City has not already done this.**

*Comments from the St. Lucie County Planning & Development Services Department (received June 21, 2019)*

1. The City of Fort Pierce should update the Future Land Use Map Exhibit (2010) to reflect the following:
  - a. FLUMAs over the past 8-9 years,
  - b. Resolution of past/active mapping discrepancies.

An example recently brought to the City’s attention is the Future Land Use of the County’s proposed at 7th & Avenue D. The FLU designation is accurate in the enclosed 2010 exhibit, however not within other published maps (City’s Website - FLU Map).
  - c. Annexations. The FLU Map, Comprehensive Plan EAR, and Data Inventory and Analysis (DIAs) utilized for the EAR should reflect annexations completed since the 2011 comprehensive plan adoption.
2. The City of Fort Pierce should ensure the Comprehensive Plan Text Amendments adopted via ordinance since 2011 are integrated, or appropriately amended (if intending to revert), within the EAR. These are not reflected in the draft presented.
3. The City of Fort Pierce should update the DIAs to reflect changes over the past 8 years (i.e. Population, Parks, Solid Waste Projections, Transportation Facilities, LOS, Schools, etc.).

**Response: Currently, S&ME is not contracted to perform the recommended updates from the St. Lucie County Planning and Development Services Department. When preparing the draft scope of services, the previous Planning Director expressed a desire to complete the amendments in a compressed timeframe. In order to accomplish this, the scope was developed understanding that the current data and analysis was adequate to accommodate the growth of the city to 2030 and subsequent amendments outside of the EAR process would be warranted.**

**Upon review of past documents, it appears that some of the amendment to the plan following the 2011 EAR were not represented in the previous draft. The current draft elements have been updated to include previous amendments post 2011.**

General Notes:

Other policy centered discussion and evaluation, based upon an DIAs, would include transportation facilities (City/County roads, transition of roads to the City of Fort Pierce upon annexation of blocks, CIP planning, etc.), lighting of County roadways as annexations, urban growth (City projects) extend west (i.e.



Jenkins, Hartman, etc.), environmental/conservation policy updates such as wetland protection and buffer requirements, etc, and possibly proactive planning within the EAR such as amending the land use of the HD King Plant site from Industrial to Central Business District, the Land Use of the new Fort Pierce Central to Institutional, etc... Please let me know if our team may be of assistance to coordinate a meeting or discussion.

**Response: Currently, S&ME is not contracted to perform the recommended updates from the St. Lucie County Planning and Development Services Department. When preparing the draft scope of services, the previous Planning Director expressed a desire to complete the amendments in a compressed timeframe. In order to accomplish this, the scope was developed understanding that the current data and analysis was adequate to accommodate the growth of the city to 2030 and subsequent amendments outside of the EAR process would be warranted.**

*Comments from the City of Fort Pierce Engineering Department (received July 2, 2019)*

1. Page 1-12 – 1.1.15 Policy: St. Lucie County has completed the 2017 update to the Port Master Plan. Please update from 2002 version.

**Response: This policy has been updated in the amended comprehensive plan.**

2. Page 1-18 – 1.9.4 Policy: Should the Lincoln Park District and the Peacock Arts District be added to the list?

**Response: This list has been updated to include the Lincoln Park District and replaces 'Performance Arts District' with the area's more well-known moniker, 'Peacock Arts District.'**

3. Page 2-10 – 2.13.7 Policy: Typographical error, duplicated "the City shall"

**Response: This duplicative text has been deleted in the revised policy.**

4. Page 3-7 – 3.7.6 Policy: The city's stormwater master plan was completed in February 2010.

**Response: Understood. The policy has been updated to reflect the plan's completion date.**

5. Page 5-6 – 5.3.3 Policy: Master Plan updated 2017.

**Response: This policy has been revised in the amended comprehensive plan to reflect the most recent update.**

6. Page 9-6 – Table 9-1: Revised Schedule of Capital Improvements will be forth coming upon updating.

**Response: Although Florida Statutes require local governments to submit Capital Improvements Schedules annually, it is not a requirement to include them in EAR-based updates to the comprehensive plan—therefore, the table has been removed from the latest version. References to**



**“Table 9-1” have been either deleted or revised to state “the latest version of the CIS can be accessed on the City’s official website.” Additionally, it is recommended that the City complete the CIS, adopt it by ordinance and submit the adopted CIS to DEO, if the City has not already done this.**