



June 20, 2019

SUBJECT: 2019 Comprehensive Plan Evaluation & Appraisal Review (EAR)

Comments:

1. Do we need to update all comp plan elements that require an action in the Land Development Regulations right away?
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.
3. Is policy section 4.2.7 required by State Statue?
4. 6.2.9 Take out this policy as it is not relevant to the current state of the City.
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
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.
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?
8. Update all of the maps contained to reflect the current City Limits unless this measure would not be a function of the EAR process.

Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

To : Rebeca Guerra, AICP, Interim Planning Director

FROM : John R. Andrews, P.E., City Engineer

RE : 2019 EAR Amendment

DATE : July 2, 2019

This is to advise you that we have completed the review of the following documents as received by this office on June 7, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Text Amendment | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Approval of Amendment | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

ENGINEERING COMMENTS:

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 revision.
2. Page 1-18 – 1.9.4 Policy: Should the Lincoln Park District and the Peacock Arts District be added to this list?
3. Page 2-10 – 2.13.7 Policy: Typographical error, duplicated “the City shall”
4. Page 3-7 – 3.7.6 Policy: The city’s stormwater master plan was completed in February 2010.
5. Page 5-6 – 5.3.3 Policy: Master Plan updated 2017.
6. Page 9-6 Table 9-1: Revised Schedule of Capital Improvements will be forth coming upon updating.

JRA/jra



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

June 20, 2019

TECHNICAL REVIEW PROJECT #19-01400002 (EAR Amendment)

Text Amendment – Comprehensive Plan - 2019 EAR Amendment

Comments

FPUA W/WW Engineering: Approved as Noted:

- 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.”
- 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.”
- 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

FPUA Electric & Gas Engineering: No comment



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com





Technical Review Committee meeting

June 20th, 2019

Case # 19-01400002

Text amendment

Comprehensive plan EAR amendment

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO: Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Kori Benton, AICP, Senior Planner

DATE: June 20, 2019

SUBJECT: **Comprehensive Plan - 2019 EAR Amendment**
TRC Project #19-01400002 (EAR AMENDMENT)

The St. Lucie County Planning & Development Services Department has completed a review of the distribution of Technical Review Project #19-01400002.

Background

In 2018, the City of Fort Pierce was tasked with performing an EAR Report to the State by February 1, 2018, per Rule Chapter 73C-49, Florida Administrative Code. In 2018, Staff reported to the State that indeed the City needed to amend its Comprehensive Plan. The City has contracted with a Planning consultant, S&ME, to draft the needed EAR amendment.

Review Comments

In review of the proposed Comprehensive Plan amendments, within the EAR, the following comments or concepts are offered for discussion and review:

- 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.).

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.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.