



# **EAR-BASED AMENDMENTS**

## **CITY COMMISSION**

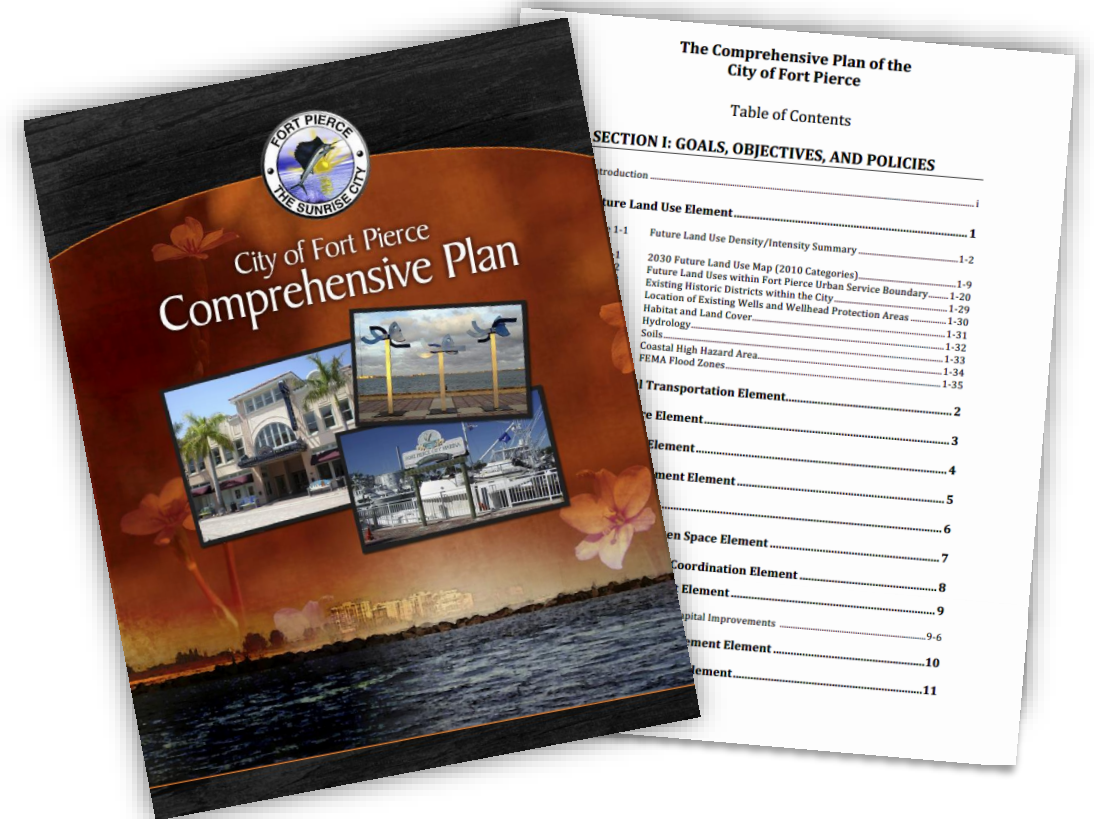
*Adoption Hearing  
March 16, 2020*





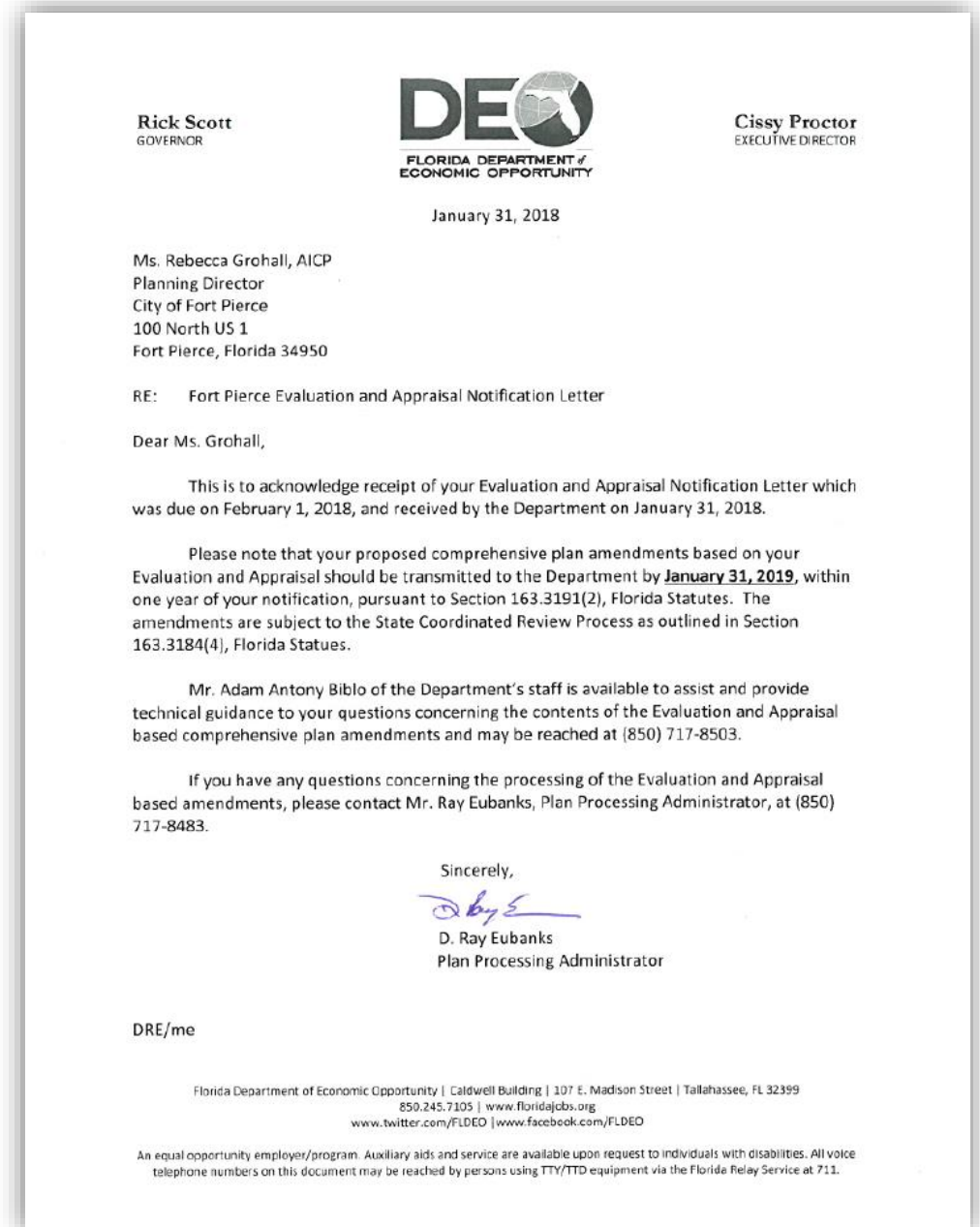
# FT. PIERCE COMP PLAN

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



# PURPOSE

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



# PROCESS TO DATE

- Local Planning Agency (LPA)  
Hearing on July 9, 2019
- Transmittal Hearing on August 19,  
2019
- ORC Received October 21, 2019
- Staff Coordination
- Coordination with DEO



# ORC REPORT

- Peril of Flood Policies
- Water Supply Plan
- 5-Year Capital Improvements Plan
- Mapping Edits (CHHA, FLUM, Sea Level Rise)
- Past FLUM Changes not Reflected

Ron DeSantis  
GOVERNOR



Ken Lawson  
EXECUTIVE DIRECTOR

October 21, 2019

The Honorable Linda Hudson  
Mayor, City of Fort Pierce  
100 N. US. Highway 1  
P.O. Box 1480  
Fort Pierce, Florida 34954

Dear Mayor Hudson:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan amendment for the City of Fort Pierce (Amendment No. 19-02ER), which was received and determined complete on August 22, 2019. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified an objection and have included recommendations regarding measures that can be taken to address the objection. We are also providing seven comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in Section 163.3184(1)(b), F.S. Copies of comments received by the Department from reviewing agencies, if any, are also enclosed.

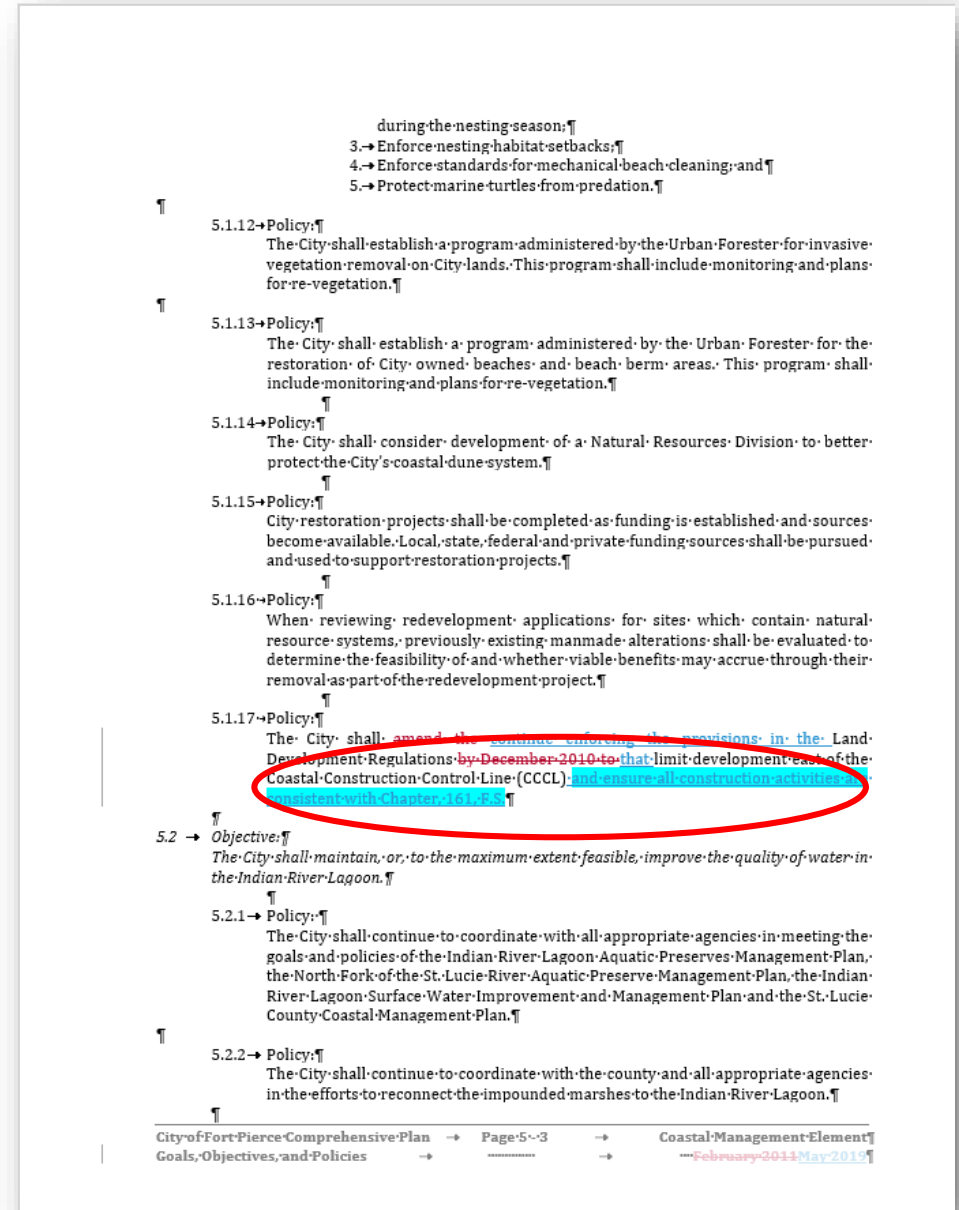
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of the Department's attached report, or the amendment will be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
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# TEXT AMENDMENTS

- Changes Since Transmittal Highlighted Blue
- Future Land Use Element Changes
  - Added Planning Horizon (2030)
  - Addressed Map Changes Since 2011
  - No Proposed FLUM Amendments



# TEXT AMENDMENTS

- Clarified the Coastal Area from the Coastal Planning Area
- Added Additional Language Related to Peril of Flood
  - DEO Wanted the Specific Language Provided in the Statutes
  - Coordinated with DEO – Provided Draft Adoption Package

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** as shown in **GOP Map 5-1**.

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. **The Coastal Planning Area comprises lands within city limits that are within the barrier island and the mainland between the littoral zone along the Indian River to the Florida East Coast Railway. This area was delineated based on the confluence of the Coastal High Hazard Area, Hurricane Vulnerability Zone, FEMA flood zones, and the City's coast line along the Atlantic Ocean and Indian River.** 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 Planning 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 2012~~. The area plan should define development limitations in the **Coastal Planning Area** and establish LOS standards specific to the **Coastal** area.

5.12 *Objective*

**The City shall manage new development and redevelopment activity to (1) reduce flood risk in the Coastal Planning Area and known flood zones that result from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise and (2) reduce losses due to flooding and claims made under the flood insurance policies issued in the state.**

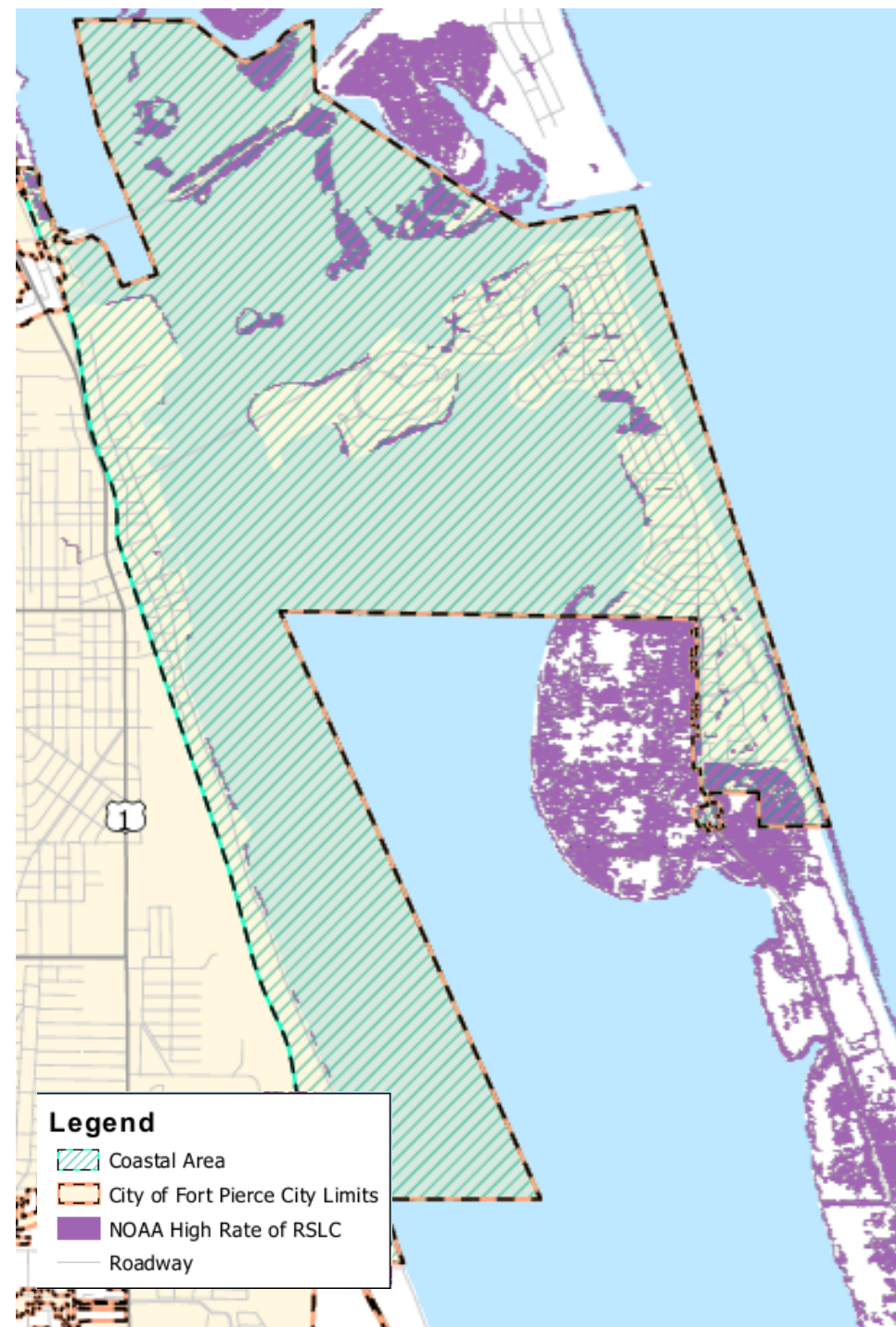
5.12.1 Policy:

**The City shall review all development and redevelopment proposals in the Coastal Planning Area and known flood zones to ensure properties that are frequently damaged from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise are designed with engineering solutions that reduce flood risk.**

5.12.2 Policy:

# COASTAL MAPPING

- Updated the CHHA to Reflect the New Surge Zones for St. Lucie County
- Added Additional Sea Level Rise Scenarios
  - 2050
  - 2060
  - 2100

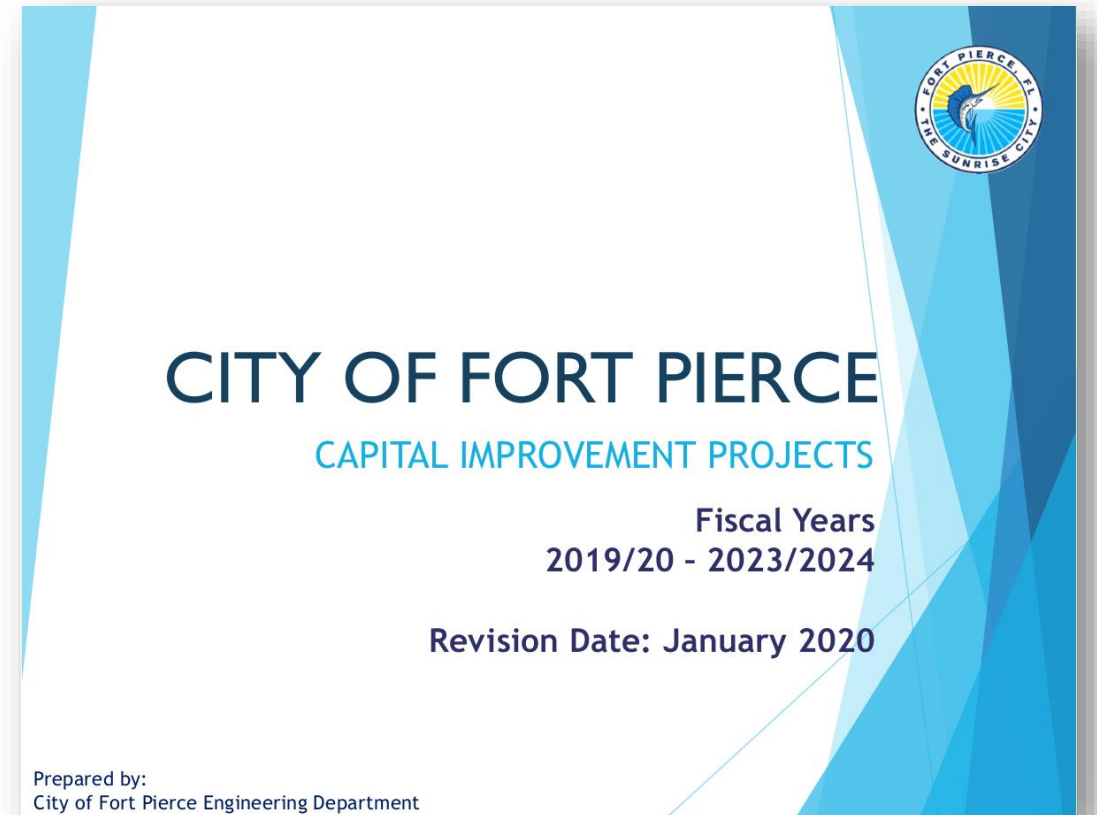


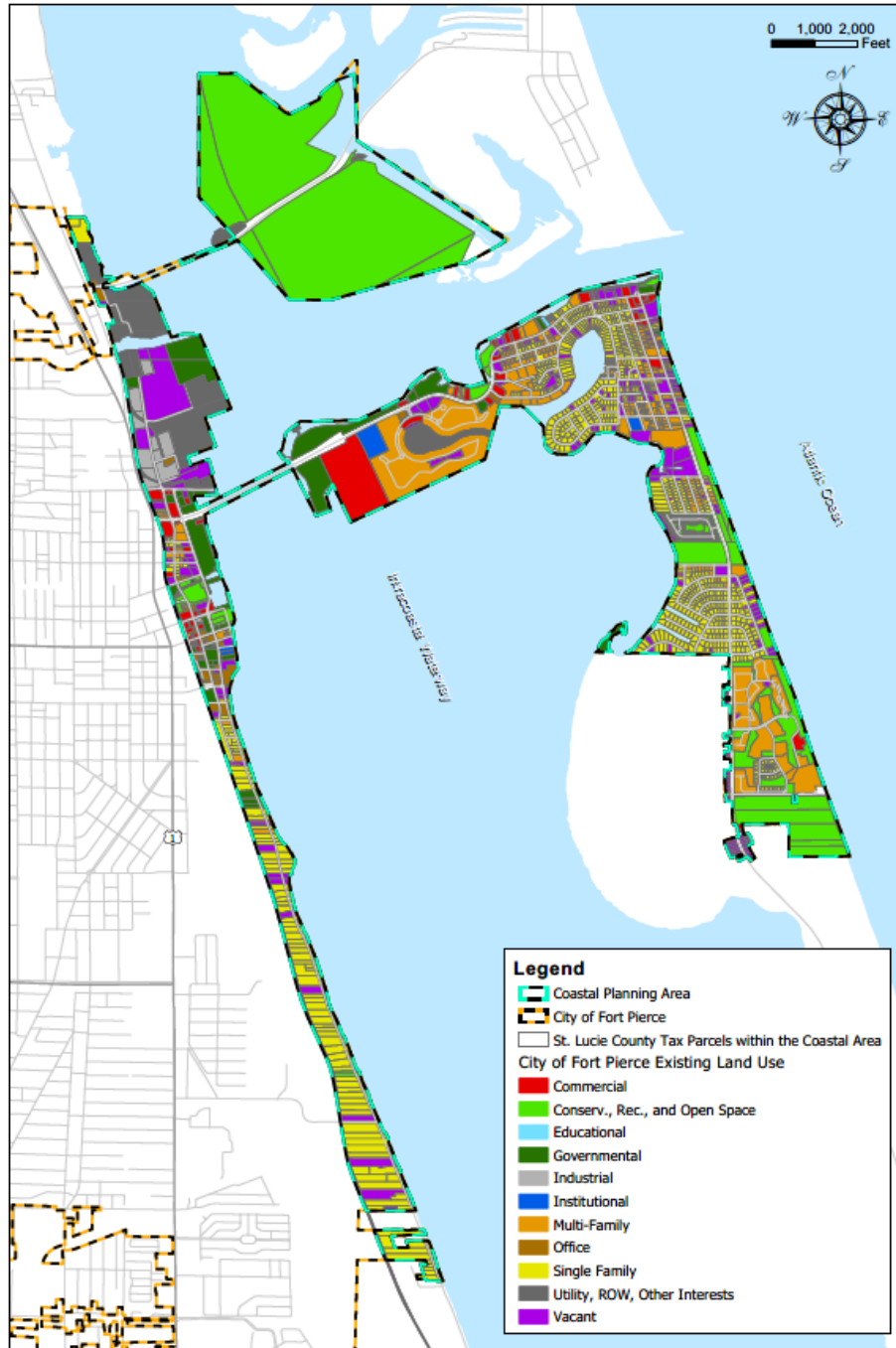
Worst Case Scenario Sea Level Rise (2050)



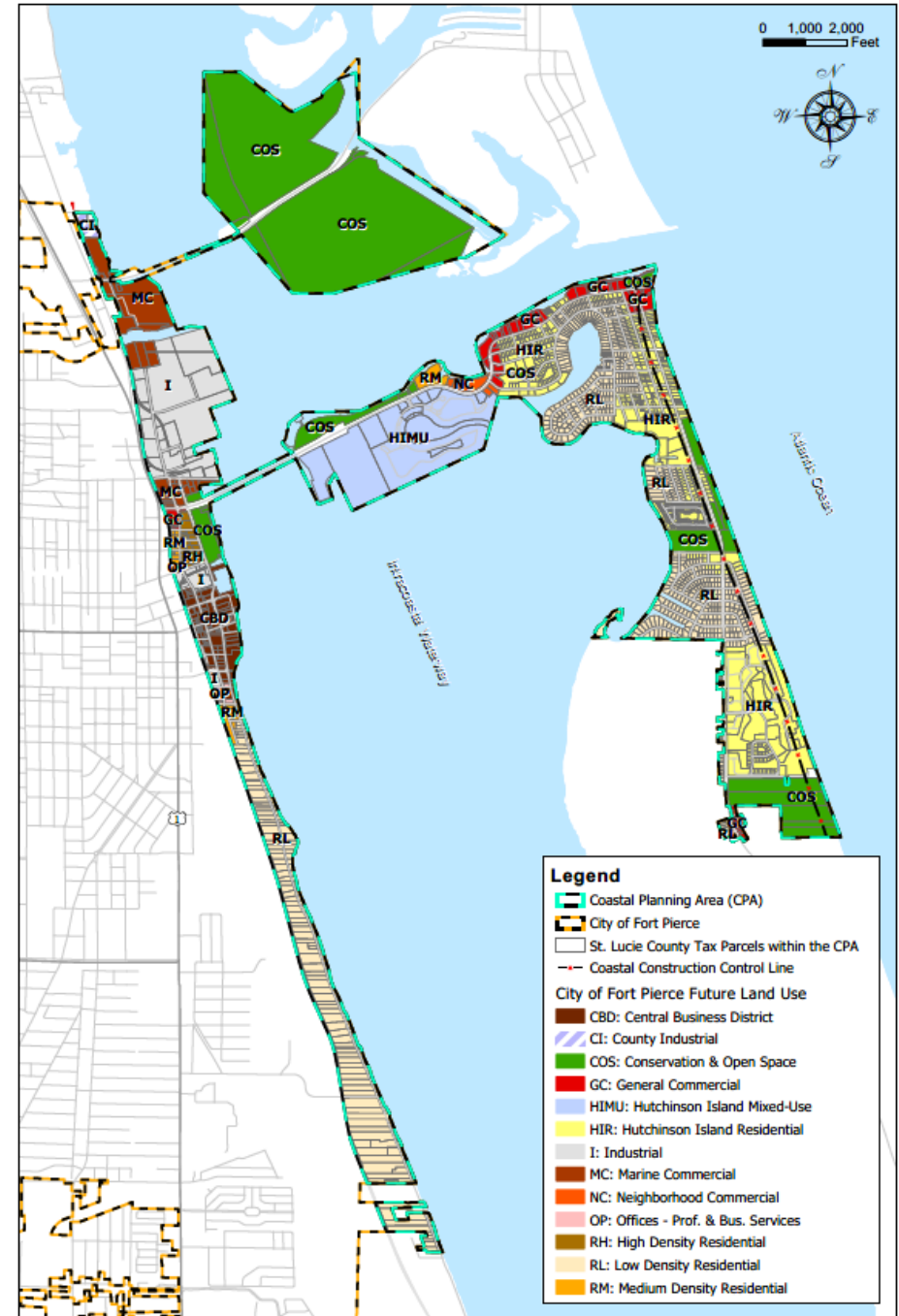
# ADDITIONAL ITEMS

- FPUA Has Prepared a Draft of the Water Supply Plan Update
- FPUA to Coordinate with the Water Management District
- CIP to be Sent to DEO Annually – Separate Adoption Not Necessary
- Coordination with the County Regarding Mapping Issues



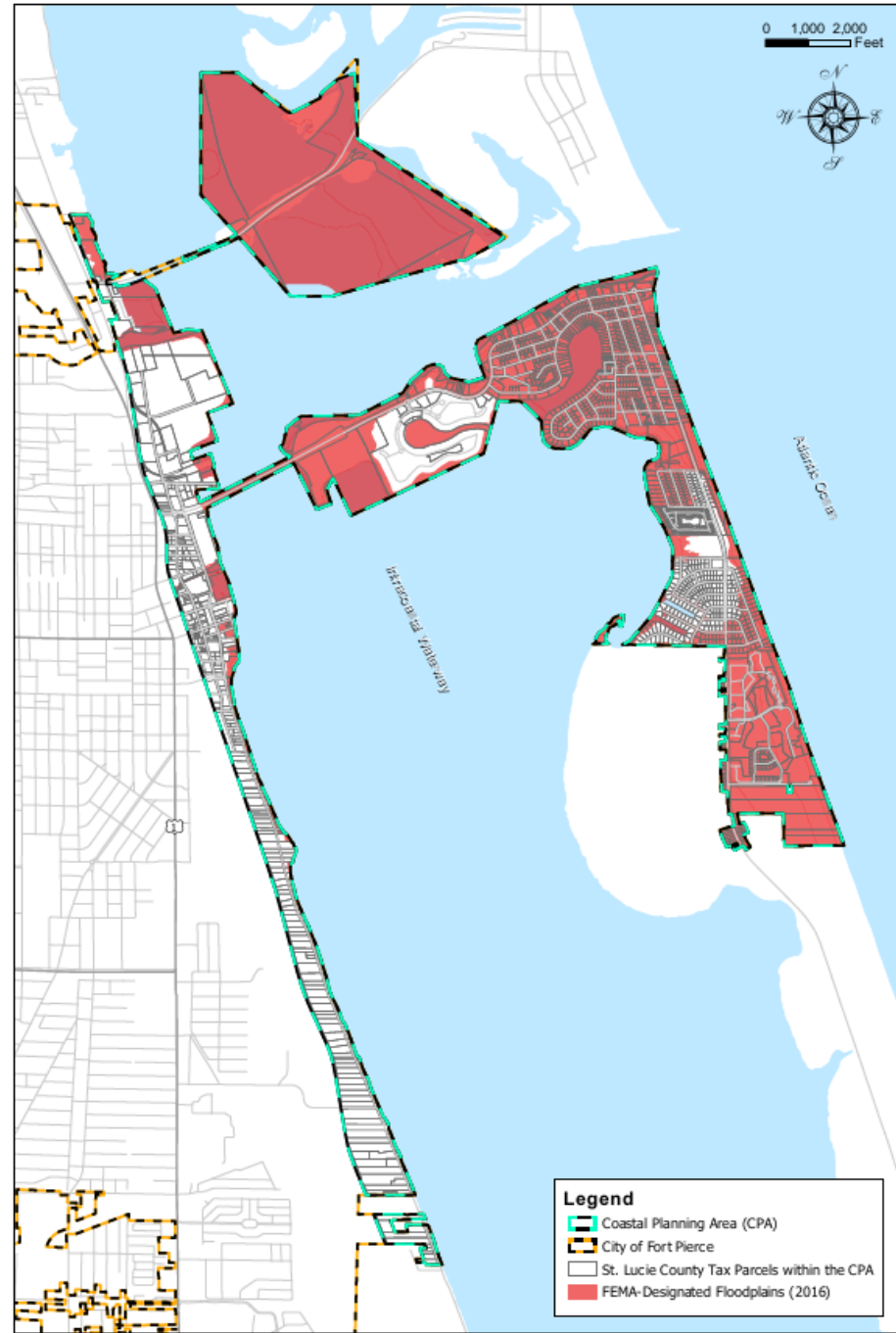


Existing Land Use within the Coastal Planning Area



Future Land Use within the Coastal Planning Area



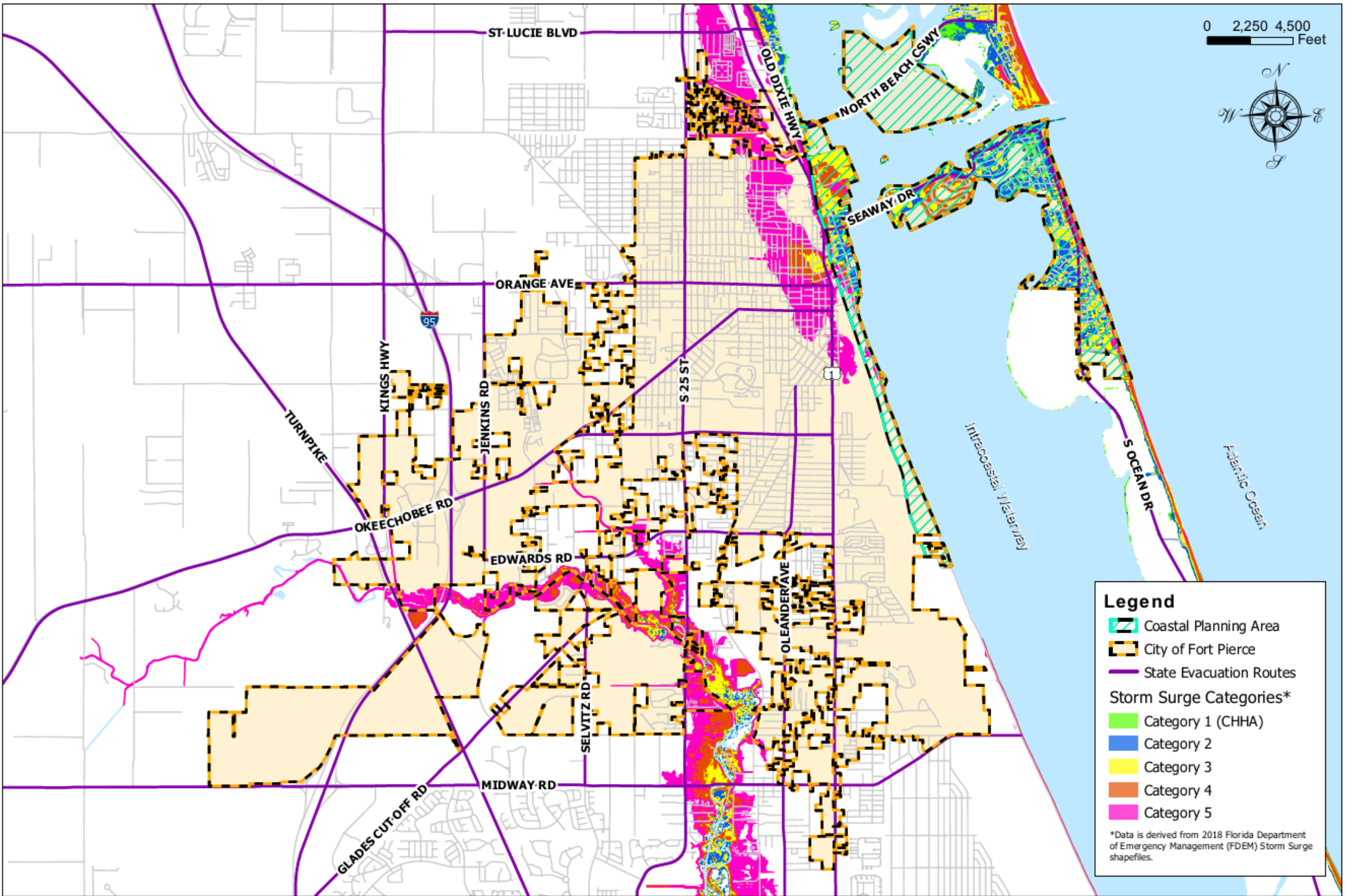


**Floodplains within the Coastal Planning Area**





0 2,250 4,500 Feet



**Legend**

- Coastal Planning Area
- City of Fort Pierce
- State Evacuation Routes

**Storm Surge Categories\***

- Category 1 (CHHA)
- Category 2
- Category 3
- Category 4
- Category 5

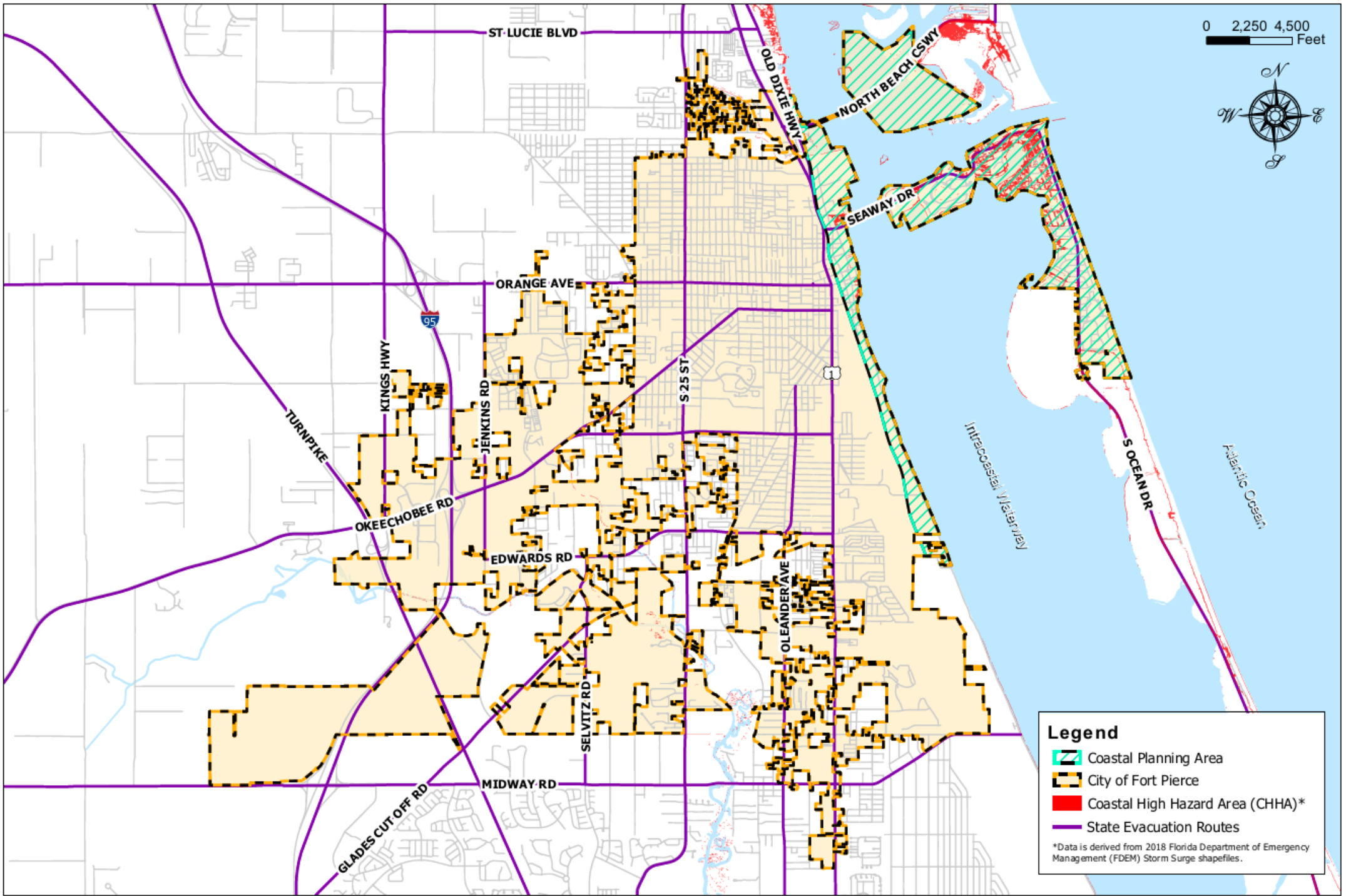
\*Data is derived from 2018 Florida Department of Emergency Management (FDEM) Storm Surge shapefiles.

# Storm Surge









0 2,250 4,500 Feet



**Legend**

-  Coastal Planning Area
-  City of Fort Pierce
-  Coastal High Hazard Area (CHHA)\*
-  State Evacuation Routes

\*Data is derived from 2018 Florida Department of Emergency Management (FDEM) Storm Surge shapefiles.

# Coastal High Hazard Area



# NEXT STEPS

- 10 Days to Send Adoption Package to DEO
- Notice of Compliance
- 45 days Following Receipt of the Adopted Plan

