

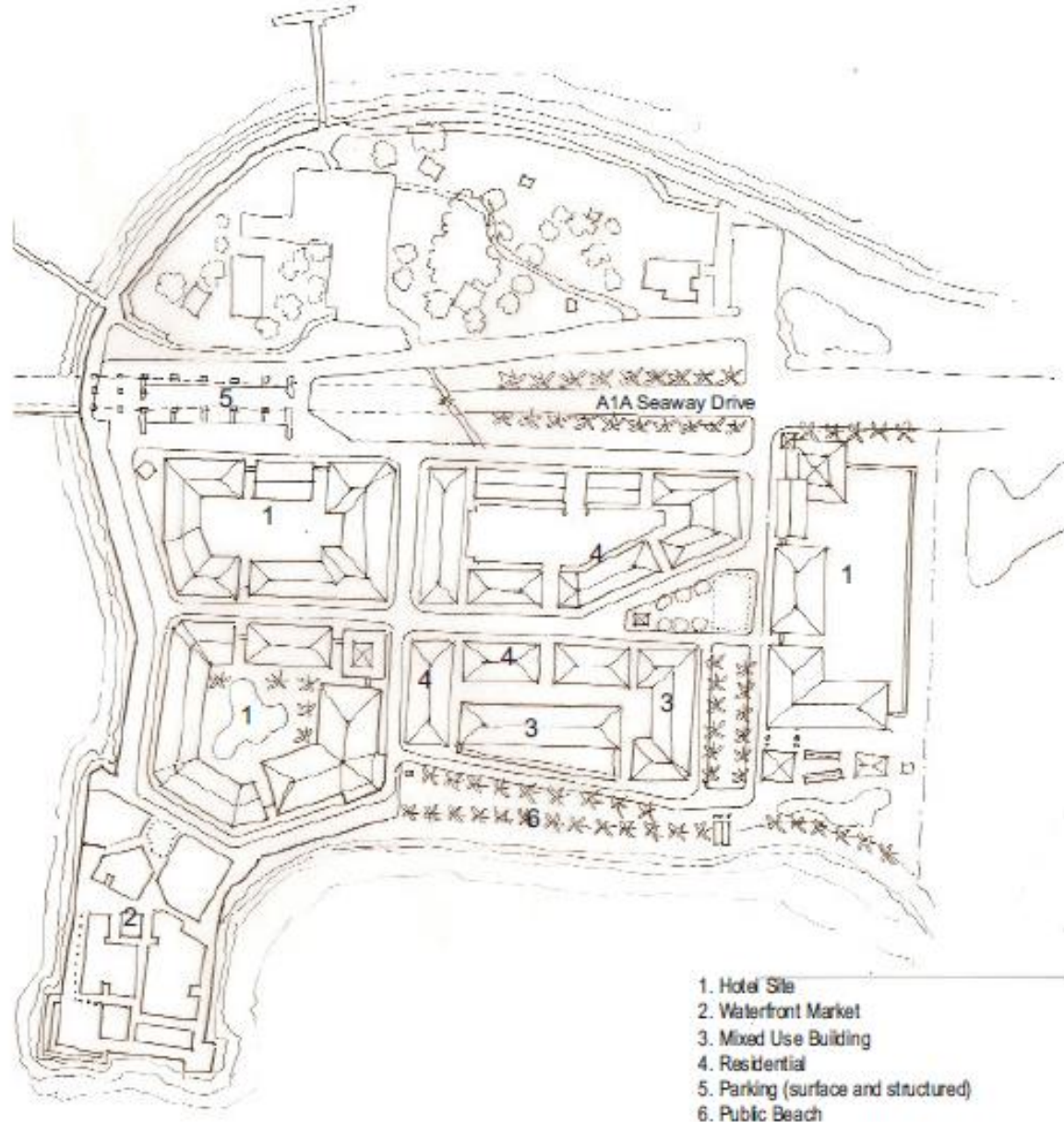
Update to the Fort Pierce Wastewater Treatment Plant Relocation – A Community’s Vision to include South Beach Overlay Review

Envisioned by residents and businesses working together, the Western Peninsula Master Plan is a collaborative effort, unified vision and business plan for the relocation of Fort Pierce’s waterfront Waste Water Treatment Plant. It is also a guide for future growth of the of the island and a strategy to further Economic Prosperity in the City.

*City Commission Regular Meeting
January 19, 2021*



2012 The Citizens' Master Plan



1. Hotel Site
2. Waterfront Market
3. Mixed Use Building
4. Residential
5. Parking (surface and structured)
6. Public Beach

Fort Pierce Wastewater Treatment Plant Relocation – A Community’s Vision 2012

GOAL: To develop a business strategy and Master Plan for the relocation of the Fort Pierce Wastewater Treatment Plant and surrounding areas that:

- Announces arrival and sets a dignified stage for the island,
- Preserves and enhances natural resources and compliments parks and beaches,
- Promotes connectivity,
- Defines and enhances the existing greens and open spaces as a system,
- Implements a “blueway”,
- Complements and supports the City’s existing retail and businesses,
- Preserves and improves the residents’ quality of life,
- Accommodates uses that will further job creation and economic prosperity for the community as a whole, and
- Ensures predictability.



Fort Pierce Wastewater Treatment Plant Relocation – A Community's Vision 2012

OTHER IDEAS PROPOSED BEYOND MAIN GOAL:

- Marinas,
- Water sports (including a sailing club on privately owned vacant land east of the Wastewater Treatment Plant),
- Seaplane landing areas, and
- Education and research facilities.

Fort Pierce Wastewater Treatment Plant Relocation – A Community’s Vision 2012

VALUE AND BONUS MATRIX:

The bonus factors to be determined at the time of amendments to the Future Land Use Element and land development regulations.

Added Value	Description	Bonus Factor	Height Increase
Publicly Accessible Waterfront	- Minimum 50% - Every Addtl 10%	1.75 1.1	Yes, up to 1 addtl' story
Parks and Public Open Spaces	- Within fabric - Waterfront	1.1 1.25	No
Resort Hotel	- With public ground level that engages the street	2	Yes TBD
Blueway	- Within fabric - Waterfront	1.5	No
Civic Buildings and Infrastructure	- Within fabric - Waterfront	1.5 1.75	Yes, up to 1 addtl' story
Public Parking (shielded)	- Surface - Structured	1.1 1.75	No

City of Fort Pierce Comprehensive Plan 2019

NEIGHBORHOOD PLANNING

POLICY 1.9.4: 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.

- Avenue D Historic District
- Downtown Historic District
- Edgartown Historic District
- River's Edge Historic District
- South Beach District
- Peacock Arts District
- Lincoln Park District

City of Fort Pierce Comprehensive Plan 2019

FUTURE LAND USES

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.

City of Fort Pierce Comprehensive Plan 2019

FUTURE LAND USES

POLICY 1.1.2: Land use shall be regulated by the adopted Future Land Use Map. (GOP Map 1-1).

Zoning	Density	Intensity	
Hutchinson Island Residential (HIR)	<u>8</u> du/ac		-
Hutchinson Island Mixed Use (HIMU)	<u>8</u> 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.

City of Fort Pierce Code of Ordinances

Sec. 125-157- DESIGNATION OF OVERLAY DISTRICTS

The city's overlay zoning districts stipulate special provisions that, along with the provisions of the basic zoning district and other ordinance regulations, govern the use of property within the city limits.

South Beach Overlay District:

Applicability and purpose. The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. This overlay district seeks to preserve, protect and enhance the unique barrier island environment through regulation of development and redevelopment of lots within the district.

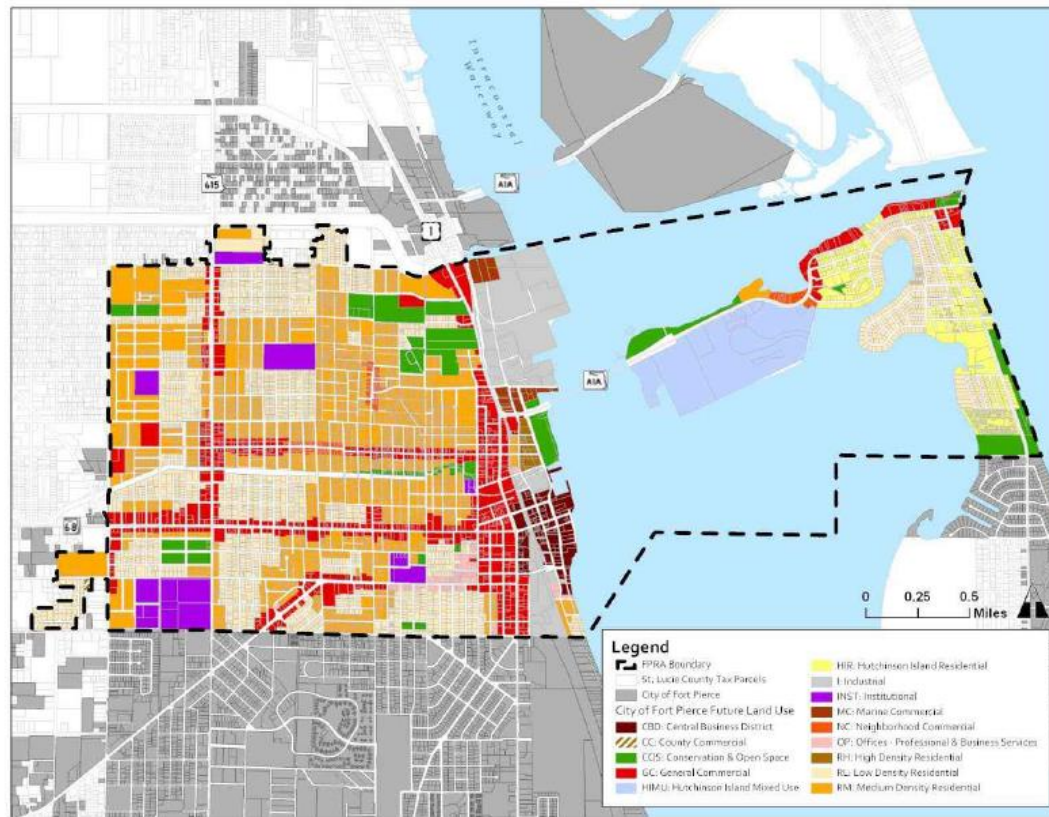
FPRA Redevelopment Plan Update 2020

REGULATORY ENVIRONMENT

GOAL: The Fort Pierce Redevelopment Agency shall coordinate with the City's Planning Department to evaluate current development regulations and identify any potential revisions to applicable regulatory documents deemed necessary to implement the Community Redevelopment Plan.

POLICY: The Fort Pierce Redevelopment Agency, in coordination with the City's Planning Department, will evaluate potential regulatory revisions to Comprehensive Plan to enable and encourage the redevelopment of targeted sites (e.g. Lincoln Park, Peacock Arts District, Downtown, South Beach, commercial corridors, Avenue D and current/former industrial areas, etc.).

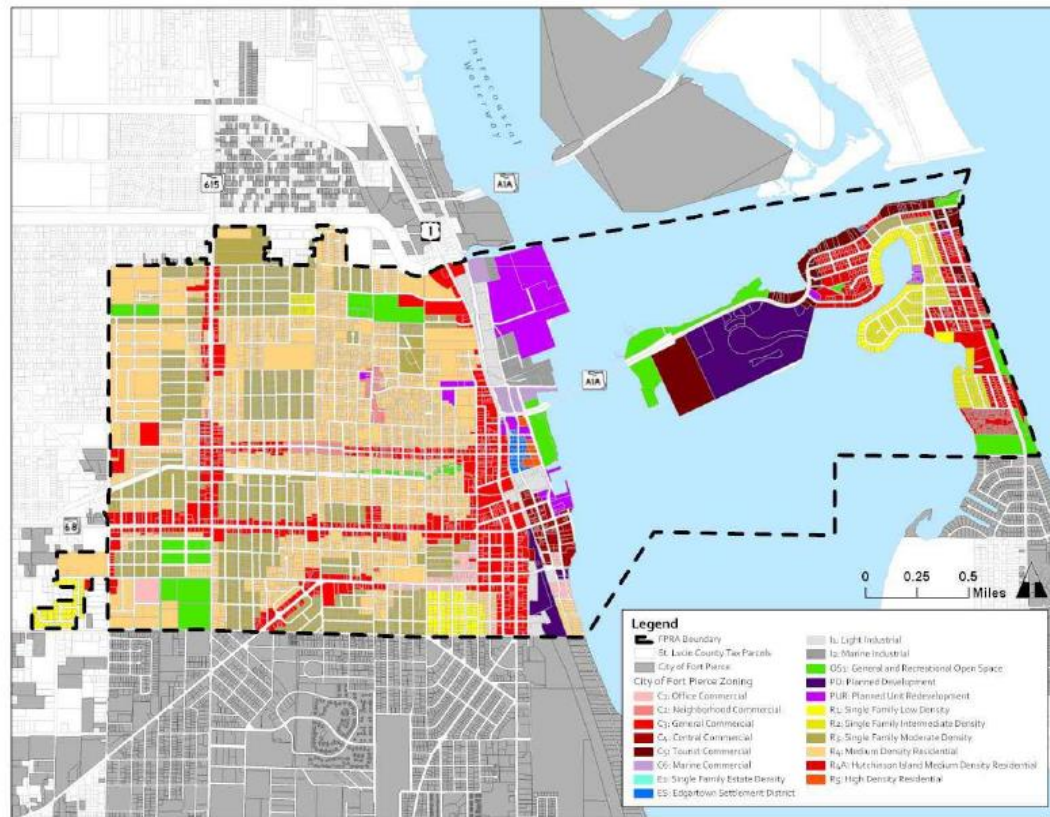
Future Land Use



Legend

- FPRA Boundary
- St. Lucie County Tax Parcels
- City of Fort Pierce
- City of Fort Pierce Future Land Use
 - CBD: Central Business District
 - CC: County Commercial
 - COS: Conservation & Open Space
 - GC: General Commercial
 - HIMU: Hutchinson Island Mixed Use
 - HIR: Hutchinson Island Residential
 - I: Industrial
 - INST: Institutional
 - MC: Marine Commercial
 - NC: Neighborhood Commercial
 - OP: Offices - Professional & Business Services
 - RH: High Density Residential
 - RL: Low Density Residential
 - RM: Medium Density Residential

Zoning



Legend

- FPRA Boundary
- St. Lucie County Tax Parcels
- City of Fort Pierce
- City of Fort Pierce Zoning**
- C1: Office Commercial
- C2: Neighborhood Commercial
- C3: General Commercial
- C4: Central Commercial
- C5: Tourist Commercial
- C6: Marine Commercial
- E1: Single Family Estate Density
- E5: Edgartown Settlement District
- I1: Light Industrial
- I2: Marine Industrial
- OS1: General and Recreational Open Space
- PD: Planned Development
- PUR: Planned Unit Redevelopment
- R1: Single Family Low Density
- R2: Single Family Intermediate Density
- R3: Single Family Moderate Density
- R4: Medium Density Residential
- R4A: Hutchinson Island Medium Density Residential
- R5: High Density Residential

Proposed Work Schedule

Task	Start Date	Completion Date
Review of proposed 2012 “Fort Pierce Wastewater Treatment Plant Relocation – A Community’s Vision” for consistency with the 2019 City of Fort Pierce Comprehensive Plan, 2020 FPRA Master Plan and the City Code of Ordinances.	January 2021	March 2021
Engage the participation of the Treasure Coast Regional Planning Council in evaluating the “Fort Pierce Wastewater Treatment Plant Relocation – A Community’s Vision” with current conditions and regulations. Include a discussion of breakwaters to assist the Causeway Cove marina.	January 2021	March 2021
Obtain and analyze the working FPUA and SLC Study to Relocate the Wastewater Treatment Plant.	February 2021	April 2021

Proposed Work Schedule

Task	Start Date	Completion Date
Community Input Meetings	May 2021	June 2021
Develop Comprehensive Plan Goals, Objectives and Policies for consideration that are consistent with the FPRA Master Plan and will implement the updated community vision based upon public input and Conference Agenda comments.	July 2021	August 2021
Develop amendments to the City Code of Ordinances necessary to implement said Comprehensive Plan amendments.	August 2021	October 2021

Proposed Work Schedule

Task	Start Date	Completion Date
Conference Agenda to discuss draft Ordinances	November 2021	November 2021
Amend draft Comprehensive Plan and Code of Ordinances amendments according to Conference Agenda comments.	December 2022	January 2022
Technical Review Committee Meeting on amendments to the Comprehensive Plan and Code of Ordinances	February 2022	February 2022

Proposed Work Schedule

Task	Start Date	Completion Date
Planning Board Meeting for Recommendation to the City Commission	March 2022	March 2022
City Commission Transmittal Hearing	April 2022	April 2022
State Review on Comprehensive Plan Text Amendments	May 2022	June 2022
City Commission Adoption Hearing (with appeal period)	July 2022	July 2022

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