

November 21, 2023

The Honorable Linda Hudson  
Mayor of Fort Pierce  
City of Fort Pierce  
100 N U.S. Highway 1  
Fort Pierce, FL 34950

Dear Mayor Hudson:

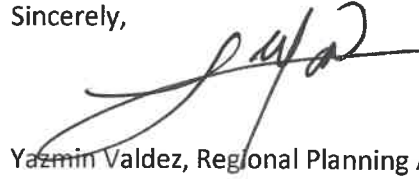
The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for the City of Fort Pierce (Amendment No. 23-03ESR) received on October 27, 2023. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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 adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Jana Williams, Planning Analyst, by telephone at (850)-717-8483 or by email at [Jana.Williams@Commerce.fl.gov](mailto:Jana.Williams@Commerce.fl.gov).

Sincerely,



Yazmin Valdez, Regional Planning Administrator  
Bureau of Community Planning and Growth

YV /jw

Enclosure(s): Procedures for Adoption

cc: Vennis Gilmore, Assistant Planning Director, City of Fort Pierce  
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit electronically using FloridaCommerce’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldeo.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

## TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: City of Fort Pierce

From: Staff

Date: November 20, 2023

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Fort Pierce Comprehensive Plan  
Amendment No. 23-03ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Fort Pierce was received on October 27, 2023 and contains one amendment to the Future Land Use Map in the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment will revise the future land use designation on three parcels totaling approximately 122.8 acres from Low Density Residential (RL), which allows up to 6.5 dwelling units per acre to Mixed Use Development (MXD), which allows up to 15 dwelling units per acre and 1.5 Floor Area Ratio (FAR) of non-residential development. A comparison of the maximum development potential is shown in the table below:

| Land Use                      | Existing | Proposed  | Difference |
|-------------------------------|----------|-----------|------------|
| Residential (dwelling units)  | 798      | 1,842     | + 1,044    |
| Non-Residential (square feet) | 0        | 8,023,752 | +8,023,752 |

The subject parcels are located at or near the northeast corner of Selvitz Road and Devine Road and approximately 1,600 feet north of Devine Road. Adjacent future land use designations include City Heavy Industrial to the north; County Residential Suburban and City Institutional to

the south; County Residential Suburban and City Low Density Residential to the east; and City Industrial to the west.

The City's ordinance indicates that there will be no adverse effects on the ability of the City to satisfy land and water use needs; will meet transportation demands and provide community facilities and services; and will promote and protect the public health, safety and general welfare.

#### Regional Impacts

No adverse effects on regional resources or facilities have been identified.

#### Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on October 30, 2023. No extrajurisdictional impacts have been identified.

#### Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. However, prior to the approval of any development plan, Council would suggest that the City obtain confirmation of the availability of all services including potable water and sanitary sewer, transportation, police and fire, schools, and parks/recreation to the site and, if not currently available, a timeline for availability.

#### Council Action – November 20, 2023

The next scheduled Council meeting is December 15 2023. In order to avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approves this report and authorizes its transmittal to the City of Fort Pierce and the Florida Department of Economic Opportunity.

#### Attachments

# List of Exhibits

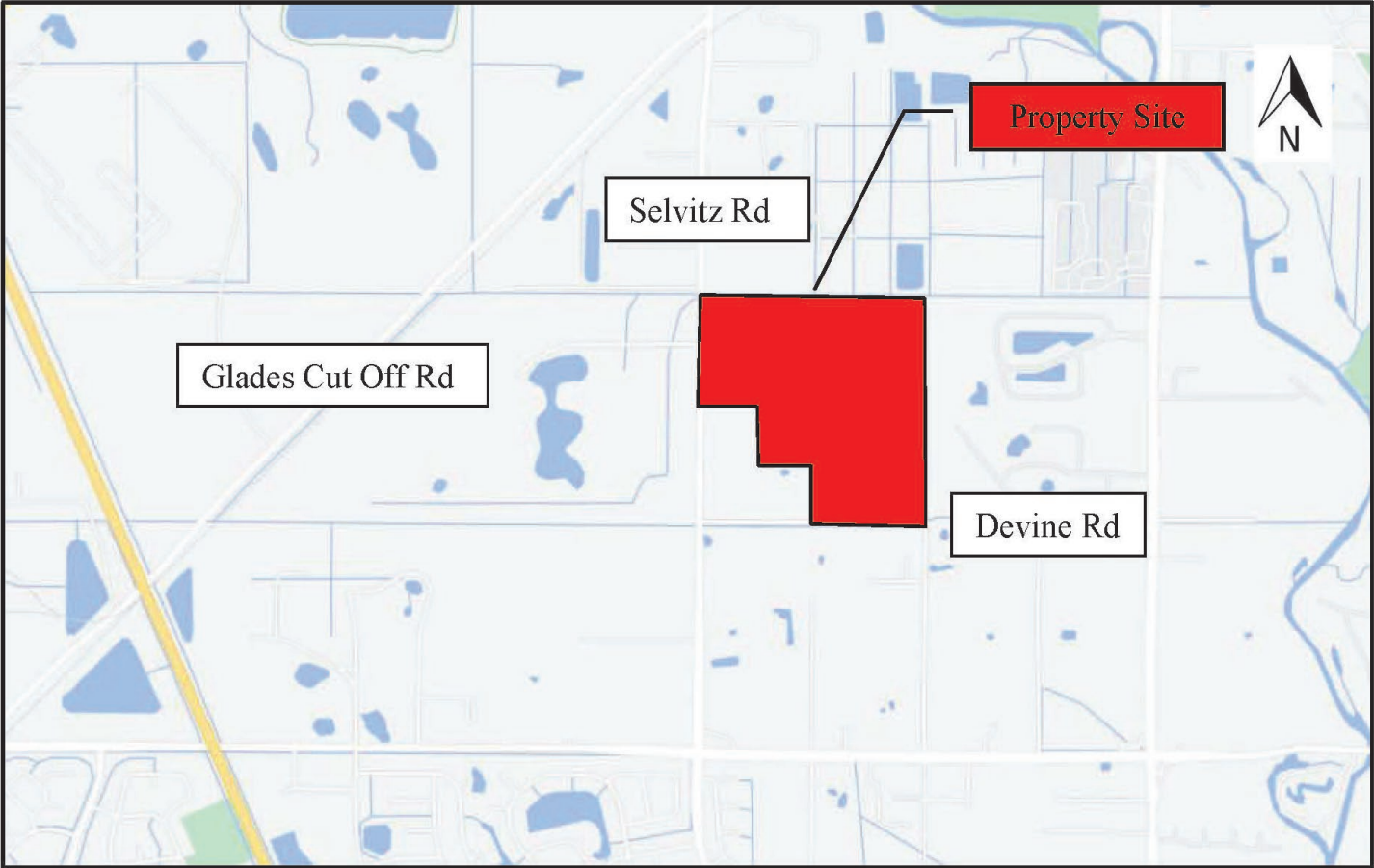
## Exhibit

- 1 General Location Map
- 2 Site Location Map
- 3 Proposed Future Land Use Map
- 4 Adjacent Land Use Map

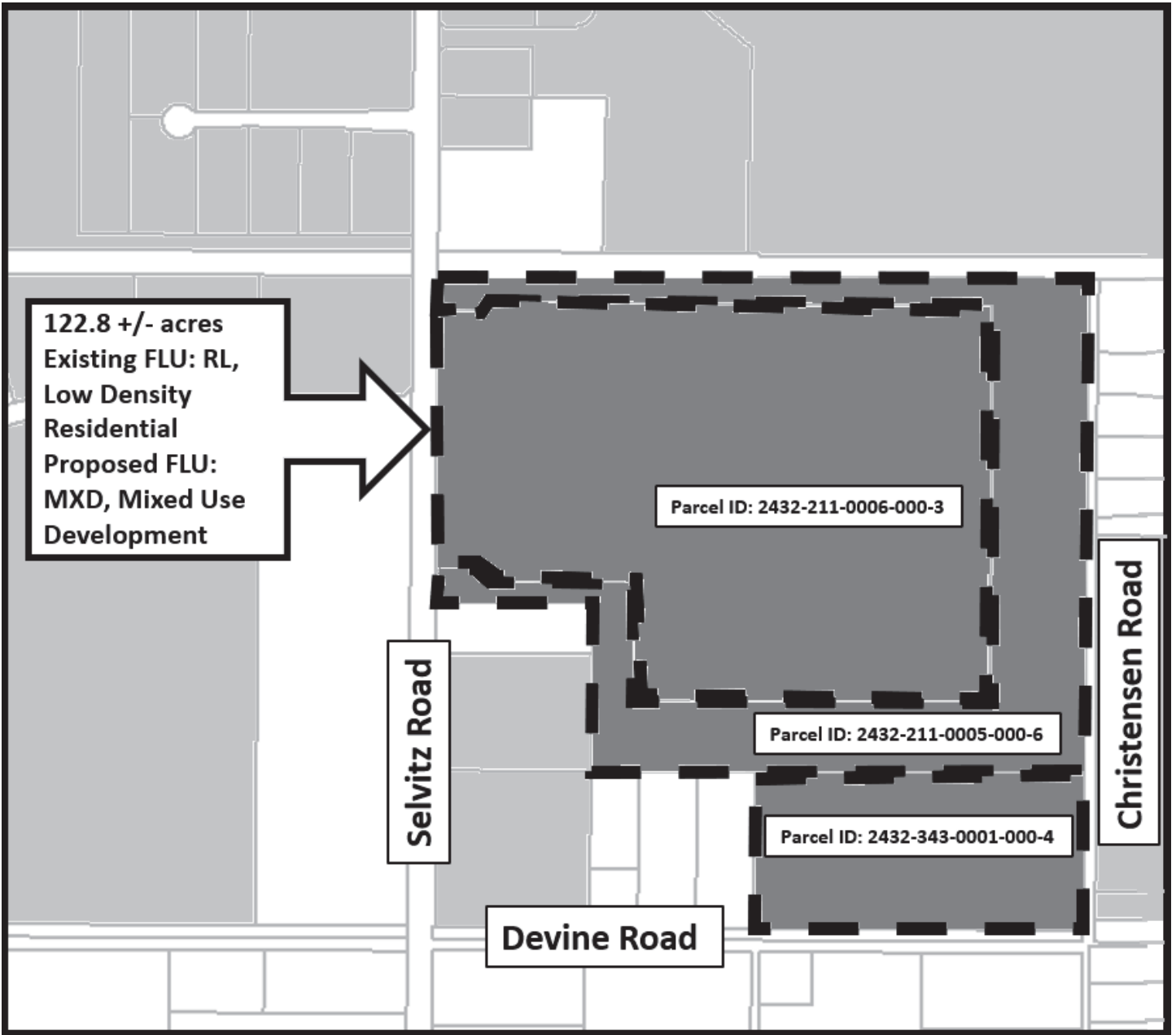
# Exhibit 1 General Location Map



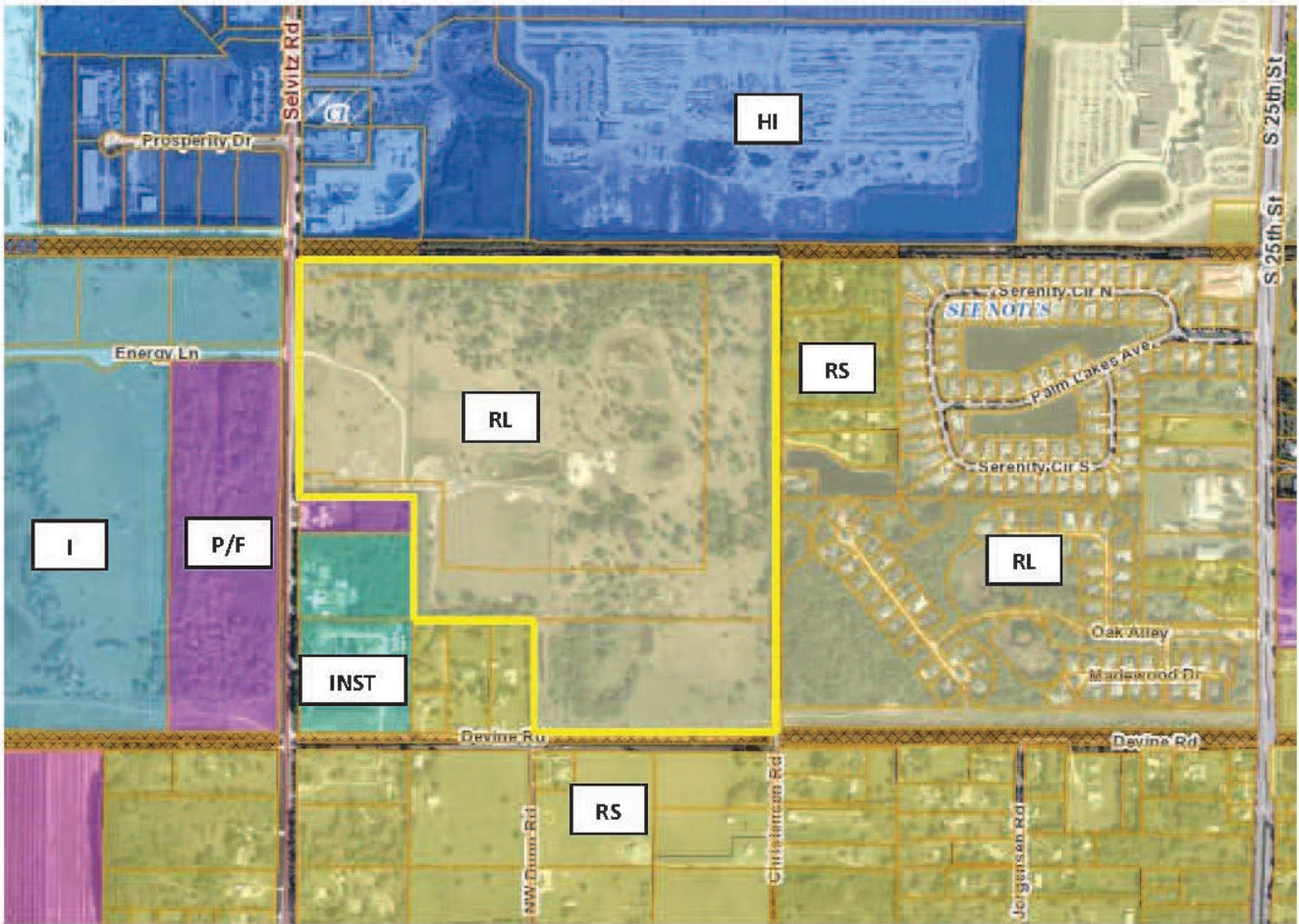
**Exhibit 2**  
**Site Location Map**



**Exhibit 3  
Proposed Future Land Use Map**



# Exhibit 4 Adjacent Land Use Map



**From:** [Hymowitz, Larry](#)  
**To:** [DCPexternalagencycomments](#); [Kevin Freeman](#)  
**Cc:** [Walia, Kent](#); [Naselius, Ben](#); [Harari, Laurie](#); [Vennis Gilmore](#); [Buchwald, Peter](#); [MPA Kori Benton](#); [Fasiska, Christine](#); [Martinez, Cesar](#)  
**Subject:** City of Fort Pierce 23-3ESR - FDOT District Four Review Comments  
**Date:** Wednesday, November 29, 2023 3:48:49 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the proposed City of Fort Pierce 23-3 comprehensive plan amendment relating to a change of the future land use designation from City of Fort Pierce Low Density Residential (RL) to City of Fort Pierce Mixed-Use Development (MXD) on +/- 122.8 acres.

FDOT is providing the following technical assistance comments and recommendations consistent with Section 163.3168(3), Florida Statutes. These technical assistance comments will not form the basis of a challenge. These comments are intended to strengthen the City's comprehensive plan to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

FDOT appreciates the early and continuing consultation and coordination proffered by the City.

### **Technical Assistance Comment #1**

Changes to other elements of the comprehensive plan to achieve consistency with the future land use change are not included with the transmittal package. Per Section 163.3177(2), F.S., the several elements of the comprehensive plan shall be consistent. Where data is relevant to several elements, consistent data shall be used and each map depicting future conditions must reflect the principles, guidelines, and standards within all elements.

### **Recommendation for Technical Assistance Comment #1**

The City should consider updating the Transportation Element of the Comprehensive Plan as part of the adopted amendment, including at a minimum, to amend Map 2-14 (Future 2030 Number of Lanes) to include Selvitz Road as a thoroughfare roadway and designate it as a future 4 lane facility consistent with the needs identified in the traffic analysis provided for the amendment. Changes to the Capital Improvements Element should also be considered as appropriate.

### **Technical Assistance Comment #2**

There are no identified cost feasible capacity improvements for Selvitz Road between Midway Road and Glades Cut-Off Road in the St. Lucie Transportation Planning Organization (TPO) Smart Moves 2045 Long Range Transportation Plan. It is not clear that the capacity improvement identified in the traffic study on Selvitz Road can be funded for construction prior to or concurrent with the impacts of development.

### **Recommendation for Technical Assistance Comment #2**

The City should coordinate with the TPO regarding future capacity needs on Selvitz Road and inclusion of the roadway as cost feasible in the Smart Moves 2045 Long Range Transportation Plan. This can help ensure that the roadway is positioned to capitalize on future funding opportunities directed by the TPO.

### **Technical Assistance Comment #3**

Information submitted with the amendment indicates that there is a funded capacity project to widen Selvitz Road to four lanes between Edwards Road and Glades Cut-Off Road. The traffic study submitted with the amendment recommends four lanes on Selvitz Road from Midway Road to the amendment site. This recommendation leaves an approximate 2/3-mile gap on Selvitz Road as a two lane section.

### **Recommendation for Technical Assistance Comment #3**

The Department recommends that the City update its Transportation Element consistent with the recommendation for technical assistance comment #1.

The Department requests an electronic copy of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Please don't hesitate to contact me if you have any questions or need assistance with any of the recommendations. We appreciate hearing from the City prior to adoption.

Thank you.



#### **Larry Hymowitz**

Planning Specialist, Policy and Mobility Planning Section  
Planning & Environmental Management - FDOT District Four  
p: (954) 777-4663 f: (954) 677-7892  
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309  
e: [larry.hymowitz@dot.state.fl.us](mailto:larry.hymowitz@dot.state.fl.us) w: [www.dot.state.fl.us](http://www.dot.state.fl.us)



*Together our actions have the power to save lives!*



**From:** [Jefferson, Althea](#)  
**To:** [Vennis Gilmore](#); [Williams, Jana](#)  
**Cc:** [Pigman, Elizabeth](#); [Valdez, Yazmin](#); [Stephanie Heidt \(sheidt@tcrpc.org\)](#); [barbara.powell@deo.myflorida.com](#)  
**Subject:** City of Fort Pierce, DEO #23-2ESR, Comments on Proposed Comprehensive Plan Amendment Package  
**Date:** Monday, November 20, 2023 12:11:25 PM  
**Attachments:** [image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)

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## City of Fort Pierce

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Dear Mr. Gilmore:

The South Florida Water Management District (District) has completed its review of the Future Land Use Map amendment package submitted by City of Fort Pierce (City). There appears to be no regionally significant water resource issues; however, the District offers the following technical guidance regarding Regional Water Supply Planning:

The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Upper East Coast (UEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the UEC Water Supply Plan Update on November 10, 2021. Therefore, the City's Work Plan was to be updated and adopted by May 2023; however, the District has not received the updated Work Plan for review to date. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands.

- Planning tools are available on the District's website for your use and District staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at: [Water Supply Facilities Work Plans | South Florida Water Management District \(sfwmd.gov\)](#).

The District requests that the City forward a copy of the adopted amendments to the District at the following email account: [SFLocalGovPlan@SFWMD.gov](mailto:SFLocalGovPlan@SFWMD.gov). Please contact me if you have any questions or need additional information.

Respectfully,



Althea P. Jefferson, AICP

Senior Policy and Planning Analyst  
Water Supply Implementation Unit

South Florida Water Management District

Office: 561-682-6779

[AJeffers@SFWMD.gov](mailto:AJeffers@SFWMD.gov) | 3301 Gun Club Road, West Palm Beach, FL 33406





ST. LUCIE COUNTY  
PLANNING & DEVELOPMENT SERVICES

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**TO:** Vennis Gilmore, Assistant Planning Director

**FROM:** Kori Benton, AICP, Planning Manager

**DATE:** November 22, 2023

**SUBJECT:** COFP Comprehensive Plan Future Land Use Map Amendment  
4300 Selvitz Road

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The St. Lucie County Planning & Development Services Department, Planning Division received the proposed FLUMA for the subject property.

The Division does not have specific comments on the Future Land Use Map Amendment, however, provides the following advisory comments relative to a future Planned Development for the site.

- The Preliminary Plan provides for several dozen single-family units along Christensen Road, a County right-of-way. The County's Comprehensive Plan seeks design of an internal street(s) to serve new residential development, with some consideration to large lot agricultural residential development with direct frontage, therefore access to the roadway.
- During the Transmittal Hearing, it was suggested that residential traffic may be routed away from the intersection of Energy Lane & Selvitz Road, in favor of a separate access further south (roughly 650-710 ft. away). This segment of Selvitz Road is anticipated to become a four-lane divided arterial in the future, therefore project access points, volumes and full-access potential will require close examination.
- "Devine Road", a North St. Lucie River Water Control District (NSLRWCD) Canal bordering the southern property line of the petition site, contains a dirt travel way that is used by a handful of residential units for access to Selvitz Road. Attention to any future access or trip assignment to this Canal right-of-way should be carefully considered.
- Residential development within the project should be appropriately separated and buffered from active industrial development in the area.

As noted, these advisory comments are oriented primarily for the future Planned Development Site Plan.

Please contact me at your earliest convenience with any inquiries or concerns.

Thank you for your time and coordination.

**CITY OF PORT ST. LUCIE**  
Planning and Zoning Department  
121 S.W. Port St. Lucie Blvd., Building B  
Port St. Lucie, FL 34984-5099  
www.cityofpsl.com



November 15, 2023

Stephanie Heidt, AICP  
TCRPC  
421 SW Camden Avenue  
Stuart, FL 34994

Re: City of Fort Pierce: Selvitz Mixed-Use FLU TIA

Dear Ms. Heidt:

The City of Port St. Lucie is providing comment on a proposed Comprehensive Plan Future Land Use Map Amendment, large scale amendment, for a project known as Selvitz Mixed-Use Planned Development.

The proposal was reviewed by our third party peer review engineer in addition to city staff. A copy of the peer review comments are attached for your use and information.

The project as currently proposed will not result in adverse deficiencies to roadways within the City of Port St. Lucie, and as such the City offers no objections to the proposal as currently designed. Should the project change substantially the City could offer comments in the future.

We appreciate the opportunity to review and comment on the proposal.

Respectfully submitted,

  
Mary F. Savage-Dunham, AICP, CFM

attachment

Cc: Jesus Merejo, City Manager  
Teresa Lamar-Sarno, Deputy City Manager  
Bridget Kean, Deputy Director, Planning & Zoning Department  
Kevin Freeman, Planning Director, City of Fort Pierce  
Benjamin Balcer, Director, St Lucie County Planning & Development Services  
Colt Schwerdt, Interim Public Works Director & City Engineer  
Diana Spriggs, Director, Regulatory Division  
Peter Buchwald, SLC TPO  
James D. Stansbury, Chief, DEO

MEMORANDUM

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Date: November 14, 2023 Project #: 29311.007  
To: Diana Spriggs, P.E.  
Regulatory Division Director  
City of Port St. Lucie Public Works Dept.  
121 SW Port St. Lucie Blvd, Building B  
Port St. Lucie, FL 34984  
From: Kok Wan Mah, P.E.  
Project: Selvitz Mixed-Use FLU TIA  
Subject: Traffic Impact Study Technical Review

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A Traffic Impact Analysis was conducted to support the Future Land Use Amendment for the proposed Selvitz Mixed-Use PD project. The site is approximately 122.8 acres located north of Devine Road between Selvitz Road and Christensen Road in Fort Pierce, Florida. Parcel IDs for the property include the following:

- 2432-211-0005-000-6
- 2432-211-0006-000-3
- 2432-343-0001-000-4

The petition requests to change the Future Land Use designation from Single Family to Mixed-Use Development. The proposed development will increase the potential development under the current land use form 799 single family residential to have a maximum of 1,842 residential dwelling units and 6,907,500 square feet of commercial use with a planning horizon year of 2045. The property will also be rezoned concurrently with the future land use amendment from R-1 Low Density Single Family to PD Planned Development.

Kittelison & Associates, Inc. (KAI) has reviewed the Traffic Impact Analysis prepared by MacKenzie Engineering & Planning, Inc. Our review comments are provided below:

1. The trip generation in Table 2 was reviewed and was found acceptable for evaluating the highest and best use development programs for the current and proposed Future Land Use designations.
2. Table 5 shows the reduced development program that includes 1,842 multi-family units, 535 KSF of office and 535 KSF of retail. The resulting internal capture of 24.9% included 43.8% internal capture from the multi-family component. This appears extremely high. Support would be needed to show that nearly half of all trips by the multi-family land use will stay internal to the site.
3. The development program and trip generation in Table 7 for the rezoning was reviewed and verified to use the highest and best use land uses and intensities.

4. Editorial comment – Table 7 includes the rates/formulas for LUC 150, Warehouse, rather than LUC 710, Office, which was used in the trip generation calculations.

In summary, the review comments included are minor. The results have been verified and the impact of the proposed change would not result in adverse deficiencies to roads within the City of Port St. Lucie. The Applicant will need to conduct a more detailed traffic impact study as part of the site plan application process. At that time, intersections will be included in the analysis.

We appreciate the opportunity to provide these comments to the City of Port St. Lucie. If you have any questions or concerns, please contact me at [kmah@kittelson.com](mailto:kmah@kittelson.com) or 407.373.1127.