

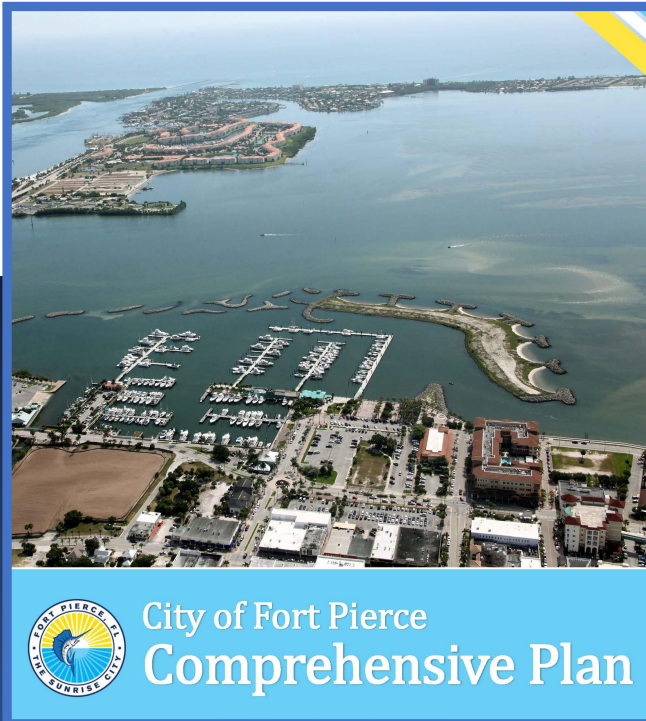


*Evaluation and Appraisal Review of the  
City's Comprehensive Plan  
Outreach Update*

*October 13, 2025  
Treasure Coast Regional Planning Council*

# What is a Comprehensive Plan?

- Defines the Community's Long-term vision
- Protects Assets and Natural Resources
- Recognizes Community's Goals and Objectives
- Guides Decision-Making
- Guides Implementation of Community Vision
- Defines How to Resolve and Avoid Conflicts and Impacts



*blueprint for guiding future development and growth while considering the community's needs and the environment*

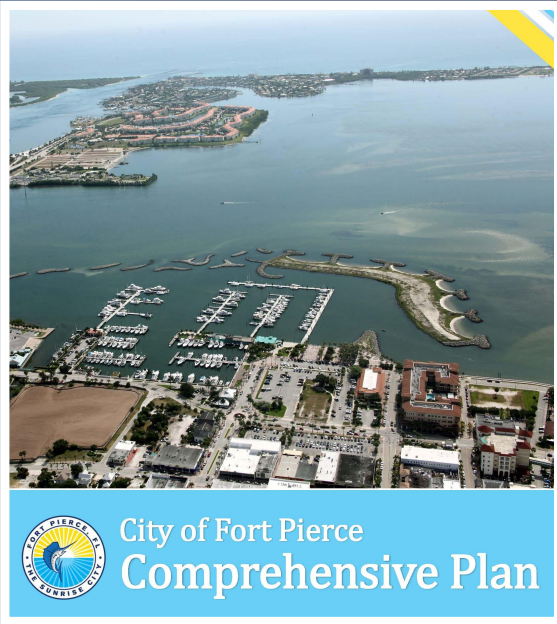
# Why Have a Plan?

- Ensure Fiscal Responsibility
- Plan for Current and Future Needs
- Create Certainty for Future Development
- Protect Private Property Rights
- Support Economic Development
- Maintain Quality of Life
- Be Sustainable and Resilient

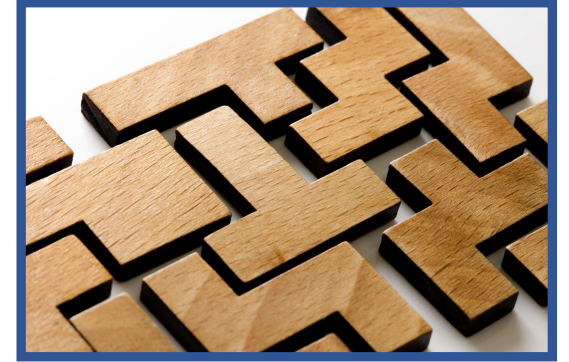
*Hope is NOT a Plan!!!*



# Elements In Comprehensive Plan



1. Future Land Use
2. Transportation
3. Infrastructure
4. Conservation
5. Coastal Management
6. Housing
7. Recreation and Open Space
8. Intergovernmental Coordination
9. Capital Improvements
10. Public Facilities Management
11. Public School Facilities
12. Property Rights



*It is not just about planning – all elements work together*

# Evaluation and Appraisal Review Process (EAR)

- Identify Issues of Local Concern
- Public Outreach Process to Learn about Other Issues Important to the Community
- Update the **Data, Goals, Objectives, and Policies** to be consistent with Legislative Changes (keeping in mind the Community's Vision)



**Evaluating the Plan is Important – Conditions Change!**

**7**

# What Local Issues Need to be Addressed?



A word cloud of local issues, with words of varying sizes and colors (orange, green, blue, purple) arranged in a light gray oval shape. The words are: home, roads, downtown, park, city, police, Annexation, jobs, younger, friendly, commercial, costs, infrastructure, resources, affordable, resiliency, together, employment, corridors, family, manufacturing, habitat, people, neighborhoods, residential, stormwater, boundary, housing, revenue, development, residents, business, opportunities, tax, character, parking, beach, services, community, port, workforce, safe, infill.

# What Local Issues Need to be Addressed?



## Identified through Stakeholder Interviews, Public Survey, and Workshops:

- Rational Boundary
- Strategic Annexation
- Consider Infrastructure in all Decisions
- Proper Development of Proper Uses in the Proper Places
- Mixed Use – 70% Commercial and 30% Residential
- Protect Rural Land and Agriculture
- Ensure Zoning and Land Use is Consistent and Right
- Clean up City
  - Main Corridors
  - Private Property
  - *Our City. Our Responsibility.*
- Support Small Businesses
- Address Housing Needs
- “Up Our Transportation Game”
- Protect Coastal Areas – Resiliency/Mitigation
- Involve Youth
- Intergenerational Balance

*To name a few...*

# Public Outreach Schedule

- ✓ *Public Survey Launched: July 24, 2025*
- ✓ *Public Workshop #1 – August 6, 2025*
- ✓ *Public Workshop #2 – October 9, 2025*
- *City Council/LPA – October 13, 2025*
- ❖ *Meet with Youth Council*



## HELP SHAPE THE FUTURE OF FORT PIERCE

JOIN US AT A COMMUNITY WORKSHOP TO LEARN ABOUT THE CITY OF FORT PIERCE'S COMPREHENSIVE PLAN – OUR ROADMAP FOR GROWTH, DEVELOPMENT, AND PRESERVATION. SHARE YOUR IDEAS, ASK QUESTIONS, AND HELP GUIDE THE CITY'S VISION FOR THE NEXT 7 YEARS.

## TWO WORKSHOPS AVAILABLE

LOCATION: RIVER WALK CENTER  
600 N. INDIAN RIVER DRIVE

TIME: 5 PM - 7 PM

DATES: AUGUST 6, 2025 AND  
OCTOBER 9, 2025



LEARN MORE

**CITY OF  
FORT PIERCE  
COMPREHENSIVE  
PLAN  
WORKSHOPS**



CALL FOR MORE INFORMATION  
**772.467.3737**

# Legislative Consistency



- Review Florida Statutes and Compare with all Comprehensive Plan Elements to Ensure Consistency
- Identify Areas that Need to be Updated
- Ensure Local Concerns are Addressed

## Community Planning Act Chapter 163, Part II, Florida Statutes

**163.3177 Required and optional elements of comprehensive plan; studies and surveys.—(1) The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements.** These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented.

**We Will Make Recommendations for Revisions to the Goals, Objectives, and Policies**

# 2025 Legislative Changes

(Just one example...)



## SB 180-EMERGENCIES

Prohibits counties and municipalities that were listed in the Federal Disaster Declarations for hurricanes Debby, **Milton** or Helene, from enacting construction moratoriums on storm-damaged properties or **more “restrictive or burdensome” comprehensive plan amendments, land development regulations** or procedures related to development approvals from August 1, 2024 through October 1, 2027.



# Data and Analysis



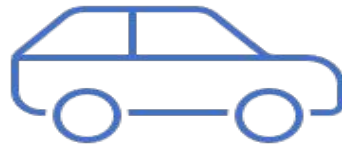
Population



Housing



Water  
Supply



Roads



Schools



Coastal  
Management

## Community Planning Act Chapter 163, Part II, Florida Statutes

**163.3177(5)(a)** Each local government comprehensive plan must include at least **two planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period.** Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.



# Next Steps

- Begin Updating Data and Analysis
- Update Map Series
- Review Each Element in Plan for Necessary Legislative Updates
- Bring to City Planning Board
- Transmittal Hearing – City Commission by **January 29, 2026**

Stephanie Heidt, AICP  
*Deputy Executive Director*  
772.221.4060 sheidt@tcrpc.org

