

From: [Plan_Review](#)
To: [Kevin Freeman](#); DCPexter@commerce.fl.gov
Cc: [Plan_Review](#)
Subject: Fort Pierce 25-01ESR Proposed
Date: Friday, March 21, 2025 5:32:53 PM
Attachments: [image001.png](#)

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To: Kev Freeman, Planning Director

Re: Fort Pierce 25-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



From: [Ragsdale, David](#)
To: [Kevin Freeman](#)
Cc: [James.Stansbury@Commerce.fl.gov](#); [Donna.Harris@commerce.fl.gov](#); [DCPexter@Commerce.fl.gov](#); [Stephanie.Heldt@tcrpc.org](#); [tlanahan@tcrpc.org](#)
Subject: District Comments for City of Fort Pierce Proposed Comprehensive Plan Amendment #25-01ESR
Date: Friday, March 21, 2025 11:13:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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City of Fort Pierce

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Dear Mr. Freeman:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Fort Pierce (City). The amendment package includes text amendments to the Infrastructure Element and includes the City's updated Water Supply Facilities Work Plan. The District provides the following comments under Section 163.3184(3)(g), Florida Statutes (F.S.). The important state resource impacted is regional water supply. The following District comments should be addressed before final adoption of the proposed amendment:

Section 3.1 Water Supply Facility

Information in the third paragraph of pg. 29 is outdated and should be removed. The sentence, "the January 2007 Capacity Analysis Report (CAR) prepared by Global Tech for FPUA's Henry A. Gahn Water Treatment Facility indicates that no additional expansion plans for the treatment facilities are currently required." is no longer accurate. The Treatment Facility was rerated in 2018, so the information from the 2007 CAR is no longer relevant.

Section 3.3 Water Use Permit

Water Use Permit 56-00085W is set to expire in 2027. Since the expiration date is within the 10-year Work Plan time frame, more details regarding the upcoming permit renewal seems relevant for this section.

Section 3.4 Project Water Demands

- The first paragraph in Section 3.4 appears to be outdated and should be updated. The hurricanes the section is referencing seem to be Hurricane Francis and Jeanne. "Fort Pierce is located in an area that has experienced a fast-paced growth rate that has recently slowed due to the impact of two hurricane strikes in recent years and a general economic slowdown in the national residential construction market..."
- Documentation of an updated Per Capita Use Rate estimated using the most recent data should be provided. The PCUR in Table 2 should be updated to reflect current use rates. Per Footnote 3 below Table 2: "The 151 gpcd utilized in the above projections were based on actual average daily flows and service population provided by SFWMD in 2017 and adjusted pursuant to recent census numbers."
- FPUA did not identify the total population of Fort Pierce separately from the population served by the utility, or identify Domestic Self Supply areas or numbers.
- Population and demand projections provided are 22-25% higher than the District's numbers in the 2021 Upper East Coast Water Supply Plan Update (2021 UECWSP). The table below shows the 2021 UECWSP population numbers for Fort Pierce and the two St. Lucie County bulk areas they serve, totaled for comparison to the Work Plan population estimates:

	2015	2016	2017	2018	2019	2020	2025	2030	2035	2040	2045
Fort Pierce Utilities Authority	34,635	35,246	35,825	36,402	37,236	39,189	42,726	46,267	49,269	52,038	54,635
Fort Pierce Utilities Authority Bulk Set to Transfer to SLCU: A	3,901	3,970	4,035	4,100	4,194	4,414	4,787	5,161	5,476	5,765	6,036
Fort Pierce Utilities Authority Bulk Set to Transfer to SLCU: B	4,823	4,908	4,989	5,069	5,185	5,457	5,919	6,380	6,770	7,127	7,462
Total	43,359	44,124	44,848	45,571	46,615	49,060	53,432	57,808	61,514	64,931	68,133
Fort Pierce 2024 Work Plan							65,049	70,959	76,869		
							Difference	22%	23%	25%	

- It would be very helpful to see a similar breakdown of the St. Lucie County bulk numbers in the Work Plan, considering the discrepancies between the Work Plan population projections and the 2021 UEC WSP projections.

Section 3.6.3 City of Fort Pierce Comprehensive Plan – Water Conservation Element

Policy #1 references the term "xeriscaping." The term "xeriscaping" was updated to "Florida Friendly Landscaping" by Florida Statute in 2009. This section should be changed with the updated terminology.

Section 4.0 Capital Improvement Plan

The total cost of the Mainland Water Reclamation Facility is estimated at \$139.5 million in a statement below Table 3, but Table 3 lists the total at \$66.6 million. Is this total the City's share of the costs and omitting the other funding sources? Per the 2025 SFWMD Alternative Water Supply (AWS) funding application submitted by FPUA, the project total is estimated at \$196 million. FPUA's 2024 Annual Utility Status Report submitted to the District states a project total cost of \$133 million. Clarification on the total funding cost for the Reclamation Facility listed in Table 3 should be provided.

Section 5.0 Goals, Objectives, and Policies

Policy 3.12.7 states it is adopting a "2020 FPUA Ten-Year Water Facilities Work Plan." The submitted Work Plan is dated July 2024 so Policy 3.12.7 should be updated.

The District requests that the County forward a copy of the adopted amendments to the District at the following email mailbox address: SFLOCALGOVPLAN@sfwmd.gov. Please contact me at dragsdal@sfwmd.gov if you have any questions or need additional information.

Sincerely,



[David Ragsdale](#)

Policy and Planning Analyst

Water Supply Implementation Unit

South Florida Water Management District

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dragsdale@sfwmd.gov | 3301 Gun Club Road, West Palm Beach, FL 33406



TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B5
From: Staff
Date: March 14, 2025
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Fort Pierce Comprehensive Plan
Amendment No. 25-01ESR

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 February 21, 2025 and contains one text amendment to the Infrastructure Element of the City's comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The purpose of the text amendments is to address statutory requirements of Chapter 163.3177(6)(c)3, Florida Statutes, by providing coordination of the City's 10-Year Water Supply Facilities Work Plan (WSFWP) with the South Florida Water Management District's Upper East Coast Water Supply Plan (UECWSP), which was adopted on November 10, 2021. Work plans must cover a ten-year period; be updated every 5 years; and identify alternative and traditional water supply projects, conservation efforts, and reuse activities needed to meet projected future demands.

Residents of the City of Fort Pierce obtain their water from the Fort Pierce Utilities Authority (FPUA). The FPUA prepares the WSFWP, which identifies and plans for water supply sources and facilities needed to serve existing and new development within the City of Fort Pierce. The update to the FPUA's 10-Year Water Supply Facilities Work Plan was completed in July 2024.

The proposed amendment revises Policy 3.12.7 to adopt FPUA's 10-Year WSFWP into the comprehensive plan by reference. The proposed amendment is shown below in ~~strikeout~~ and underline format.

3.12.7 Policy

The City adopts by reference the current ~~2020~~ 2024-2034 FPUA Ten-Year Water Supply Facilities Work Plan.

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 March 3, 2025. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to the City of Fort Pierce and FloridaCommerce.

Council Action – March 21, 2025

Councilmember Dodd from the City of Sebastian moved approval of the staff report. Councilmember Parrish, Gubernatorial Appointee from St. Lucie County, seconded the motion, which carried unanimously.

Attachments

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1 General Location Map

