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## PUBLIC FACILITIES MANAGEMENT ELEMENT

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The Public Facilities Management Element of the Fort Pierce Comprehensive Plan consolidates the adopted Level Of Service (LOS) standards for public facilities including sanitary sewer, potable water, solid waste, stormwater drainage, recreation and open space, transportation, and public schools infrastructure within the City. Additionally, this element provides guidance on concurrency review and where projects might participate in the Proportionate Fair-Share Mitigation Program when new development triggers the need for additional infrastructure.

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## PUBLIC FACILITIES MANAGEMENT ELEMENT

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### GOAL 10

**To protect the public safety, health, and welfare of the City of Fort Pierce by providing sufficient public facilities concurrent with development to serve the existing and projected population.**

#### 10.1 Objective:

*The City shall maintain a Capacity and Level of Service (LOS) Database of public facilities in order to assess the impacts of new development on the public facility capacity and to determine the consumption of the public facility.*

#### *Transportation*

##### 10.1.1 Policy:

The City shall monitor the following transportation data in a Transportation Monitoring System Database for all major roadways within the City:

- 1) The adopted (LOS) standards for all roadway types.
- 2) Roadway capacity at the adopted LOS standard.
- 3) The existing daily and peak hour volumes.
- 4) The existing operating LOS.
- 5) The existing capacities or deficiencies of the roadway network.
- 6) The capacities reserved/vested for approved but unbuilt development.
- 7) The projected capacities or deficiencies due to approved but unbuilt development.
- 8) The improvements to be made to the roadway network in the current fiscal year by any approved development pursuant to previous

development orders and the impact of such improvements on roadway capacities.

- 9) The improvements to be made to the roadway network in the current fiscal year by the City, St. Lucie County, the Florida Department of Transportation, or other public agency and the impact of such improvements on roadway capacities.

### *Sanitary Sewer*

#### 10.1.2 Policy:

The City shall coordinate with the Fort Pierce Utilities Authority (FPUA) to monitor the following data:

- 1) The design capacity of the wastewater treatment facilities.
- 2) The existing LOS measured by the average number of gallons per day per unit based on the average flows that are experienced at the wastewater treatment facilities and the total number of equivalent residential units within the FPUA service area.
- 3) The adopted LOS standards for the average daily flows per equivalent residential unit.
- 4) The existing surpluses or deficiencies of the system.
- 5) The capacities that are reserved/vested for unbuilt development with a valid Certificate of Concurrency.
- 6) The projected capacities due to approved but unbuilt development.
- 7) The improvements to be made to the facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities.

### *Potable Water*

#### 10.1.3 Policy:

The City shall coordinate with the FPUA to monitor the following potable water data:

- 1) The design capacities of the potable water treatment facilities.
- 2) The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of residential units within the FPUA service area.
- 3) The existing potable water storage capacities.
- 4) The existing minimum water pressure in the FPUA water distribution system.
- 5) The adopted LOS standards for the potable water facility components.
- 6) The existing surpluses or deficiencies of the system.
- 7) The capacities reserved/vested for unbuilt developments with a valid Certificate of Concurrency.

- 8) The improvements scheduled to potable water facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on existing capacities.

### *Solid Waste*

#### 10.1.4 Policy:

The City shall monitor the following solid waste data:

- 1) The design capacity of solid waste facilities.
- 2) The adopted LOS standard for solid waste.
- 3) The existing LOS measured by waste generation rates approved by Director of Public Works.
- 4) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
- 5) The projected capacities or deficiencies due to approved but unbuilt development.
- 6) The improvements scheduled to solid waste facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

### *Stormwater Drainage*

#### 10.1.5 Policy:

The City shall monitor the following stormwater data:

- 1) The existing LOS measured by storm event as determined by the City Engineer.
- 2) The adopted LOS standard for stormwater drainage.

### *Recreation and Open Space*

#### 10.1.6 Policy:

The City shall monitor the following data in regard to parks and open space:

- 1)The existing acreage of parkland and the existing number of recreation facilities as outlined in the Recreation and Open Space Element of this plan.
- 2)The existing LOS measured by the total number of public acres of parkland available per 1,000 residents of the City based on an inventory of park lands in the City and the population of the City.
- 3)The existing LOS for recreation facilities measured by the adopted standard based on an inventory of the facilities in the City and the population of the City.
- 4)The adopted LOS standards for recreation and open space facilities as outlined in the Recreation and Open Space Element of this plan.

- 5) The existing capacities or deficiencies of the recreation and open facility system.
- 6) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
- 7) The projected capacities or deficiencies due to approved but unbuilt development.
- 8) The improvements scheduled recreation and open space facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

10.1.7 Policy:

The City shall monitor the following data in regard to public schools:

- 1) The permanent program capacity of elementary, middle and high schools.
- 2) The adopted LOS standard for public schools.
- 3) The existing LOS measured by student generation rates approved by the St. Lucie County School Board
- 4) The capacities reserved/vested for unbuilt residential development with a valid Certificate of Concurrency.
- 5) The projected capacities or deficiencies due to approved but unbuilt residential development.
- 6) The capital improvements scheduled to public school facilities as indicated in St. Lucie County School Board's current 5-Year Capital Facilities Work Plan and the impact of scheduled improvements on the existing school capacities.

10.2 Objective:

*Certificates of Concurrency and development orders shall be issued based upon the availability of public facilities and essential services to maintain adopted LOS standards.*

10.2.1 Policy:

As indicated in the applicable Elements of this Plan, and as follows the City of Fort Pierce adopts the following minimum LOS standards shown in Table 10-1 for the various public facilities.

**Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities**

Public Facility	Level of Service	
Transportation	All non-FIHS, SIS and TRIP funded roadways – D  <b>SIS Facilities:</b> I-95 (Midway Rd. to SR 70/Okeechobee Rd.) – C I-95 (SR 70/Okeechobee Rd. to SR 68/Orange Rd.) – D Florida's Turnpike (PSL Blvd. to SR 70/Okeechobee Rd.) – C Florida's Turnpike (SR 70 to Indian River County Line) – B SR 70/Okeechobee Rd. (McCarthy Rd. to Florida's Turnpike) – B SR 70/Okeechobee Rd. (Florida's Turnpike to I-95) – C  <b>TRIP-Funded Facilities:</b> SR 713/Kings Hwy. (SR 70/Okeechobee Rd. to Orange Ave.) – D	
Sanitary Sewer	240 gallons per day per equivalent residential connection	
Potable Water	300 gallons per day per equivalent residential unit	
Solid Waste	200 tons per day of Municipal Solid Waste	
Stormwater	25-year 3-day storm Pre vs. Post Runoff	
	Storm sewers to convey 5 year – 1 day storm event	
	Canals to convey 3 year – 1 day storm event	
Recreation and Open Space		
Neighborhood Park:	<u>Year</u>	<u>Unit of Measure</u>
	2020 2025	1.75 acres/1,000 population
	2025 2035	2.0 acres/1,000 population
	2030 2045	2.0 acres/1,000 population
Community Park:	<u>Year</u>	<u>Unit of Measure</u>
	2020 2025	2.75 acres/1,000 population
	2025 2035	3.0 acres/1,000 population
	2030 2045	3.0 acres/1,000 population
Public Schools		
Elementary	100% of permanent program capacity	
Middle	100% of permanent program capacity	
High	100% of permanent program capacity	

10.3 Objective:

*The City of Fort Pierce will assess the potential impacts on public facilities and their adopted LOS standards for all development applications that require a development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent by the City Commission or City staff in accordance with the provisions and requirements of the Concurrency Management System prior to the granting of a development order.*

10.3.1 Policy:

The City shall perform a public facilities impact analysis to ensure that public facilities are available concurrent with the impacts of proposed development.

10.3.2 Policy:

A public facilities impact assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects, and the proposed new development project at or above the adopted Level of Service.

10.3.3 Policy:

A Certificate of Concurrency for potable water, wastewater, ~~water supplies~~, drainage, solid waste, recreation and open space, and schools may be issued upon completion of a public facilities impact evaluation that demonstrates that public facility will operate within their adopted LOS. A certificate of available capacity or mobility will be issued for transportation facilities prior to the granting of a development order.

10.3.4 Policy:

If a public facility is currently operating below its adopted LOS standard or if a proposed development will cause a facility to operate below its adopted LOS standard, the City shall require mitigation in accordance with the adopted Proportionate Fair-Share Mitigation Program.

10.3.5 Policy:

Upon the mitigation of public facility impacts in accordance with the adopted Proportionate Fair-Share Mitigation Program, applicants for development may be entitled to receive conditional approval. The development order will be conditioned on the satisfactory execution of the provisions of a development agreement.

10.3.6 Policy:

The reservation of public facility capacity, whether or not it is conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.

10.3.7 Policy:

A reservation of public facility capacity and the related development order may be applicable to more than one phase of a multi-phase development. The reservation shall specify the amount of capacity reserved and the scheduled build-out date for each phase.

10.3.8 Policy:

The Certificate of Concurrency may include conditions of approval, which are deemed necessary for concurrency to be ensured.

10.3.9 Policy:

The incremental additional impact to public facilities shall be assessed as part of proposed future land use map amendments and zoning changes.

10.4 *Objective:*

*Mitigate the potential impacts of new development and redevelopment through enforcement of the adopted Proportionate Fair-Share Mitigation Program. Public facilities include potable water, sanitary sewer, solid waste, drainage, recreation and open space, transportation facilities, and public schools.*

10.4.1 Policy:

A development may proceed if the City agrees to include required facilities to the Schedule of Capital Improvements.

10.4.2 Policy:

Coordinate with other agencies, relative to proportionate fair-share obligations, whose facilities might be potentially impacted.

10.4.3 Policy:

Transportation improvements shall mitigate the overall network through capacity improvements, operational improvements, or mobility strategies and shall be mutually agreed upon and be in place concurrent with the impacts of development as per policy 10.5.1.

10.4.4 Policy:

The City shall continue to enforce regulations in the City's Land Development Regulations regarding proportionate fair share mitigation.

10.4.5 Policy:

All payments for proportionate fair share contributions are due in full prior to issuance of the final development order or recording of the final plat.

10.5 *Objective:*

*Monitor and ensure that the adopted LOS standards are maintained and any proposed improvements through the Proportionate Fair-Share Mitigation Program are available within appropriate timeframes.*

## *Transportation*

### 10.5.1 Policy:

Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, transportation facility improvements that are required to support the development and maintain the adopted LOS standards must meet the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction no more than three years after the issuance of a building permit or its functional equivalent.
- The necessary facilities and services are guaranteed in an agreement through the Proportionate Fair-Share Mitigation Program.

## *Sanitary Sewer, Solid Waste, Drainage and Potable Water*

### 10.5.2 Policy:

Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, sanitary sewer, solid waste, drainage, adequate water facilities and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new' development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

## *Recreation and Open Space*

### 10.5.3 Policy:

Acreage for recreation and open space facilities needed to maintain the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order; or the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-

163.3243, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

### *Public Schools*

#### 10.5.4 Policy:

Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new residential development or redevelopment, verification that adequate public school facilities required to support the development and maintain the adopted school LOS standards will be verified with the St. Lucie Public Schools County School Board.

The City shall not issue a Certificate of Concurrency for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- Once the City issues a Certificate of Concurrency as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.
- The City ~~shall notify~~ shall notify the St. Lucie Public Schools County School Board within fifteen (15) days of the approval or expiration of a Certificate of Concurrency for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency, except ~~that for~~ any changes that requires review.