



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

Proposed Comprehensive Plan Amendments

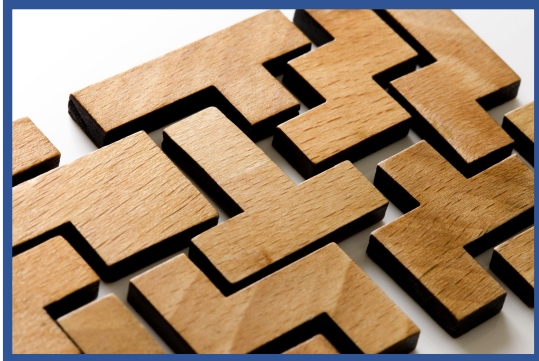
January 20, 2026

Treasure Coast Regional Planning Council

Proposed Amendments to Elements in the Comprehensive Plan

Update the Data, Goals, Objectives, and Policies

- Address Local Issues
- Provide Legislative consistency
- Consider the Community's Vision



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

Local Issues and Vision

Identified through Stakeholder Interviews, Public Survey, and Workshops:

- Rational Boundary
- Strategic Annexation
- Consider Infrastructure in all Decisions
- Ensure Zoning and Land Use is Consistent
- Support Small Businesses
- Address Housing Needs
- “Up Our Transportation Game”
- Protect Coastal Areas – Resiliency/Mitigation

To name a few...

Narratives & Data and Analysis

Future Land Use

Table 1-1: Future Land Use Designations

Table 1-2: Vacant Lands

Table 1-3: Population Projections

Table 1-4: Vacant Land and Ability to Accommodate Population

Table 1-5: Future Land Use Density/Intensity Summary Table

Table 1-6: Zoning District Consistency

Housing

Table 6-1: Housing Units by Type

Table 6-2: Year Structure Built

Table 6-3: Owner-Occupied Units by Value

Table 6-4: Substandard Housing Conditions

Table 6-5: Owner Occupied Households by Income (%AMI)

Table 6-6: Renter Occupied Households by Income (%AMI)

Table 6-7: Renter Households, Cost Burden by Income

Table 6-8: Owner-Occupied Households, Cost Burden by Income

Table 6-9: Renter Households by Gross Rent

Table 6-10: Owner Households by Monthly Housing Costs

Recreation and Open Space

Table 7-1: Projected Neighborhood Park Need

Table 7-2: Projected Community Park Need

Public Facilities Management

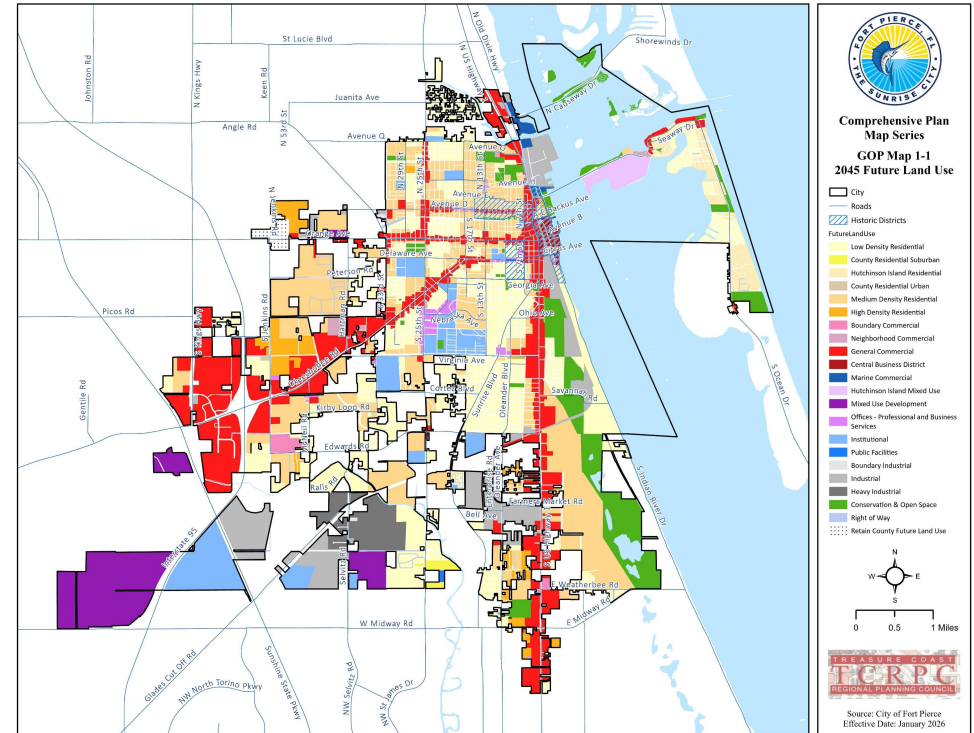
Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities

Appendix 2-1	Level of Service (LOS) Standards for Roadways
Appendix 2-2	St. Lucie Transportation Planning Organization 2025 LOS Report
Appendix 8-1	Intergovernmental Coordinating Agencies
Appendix 9-1	Fiscal Years 2026-2030 Capital Improvement Plan

Two planning periods
10-year/20-year

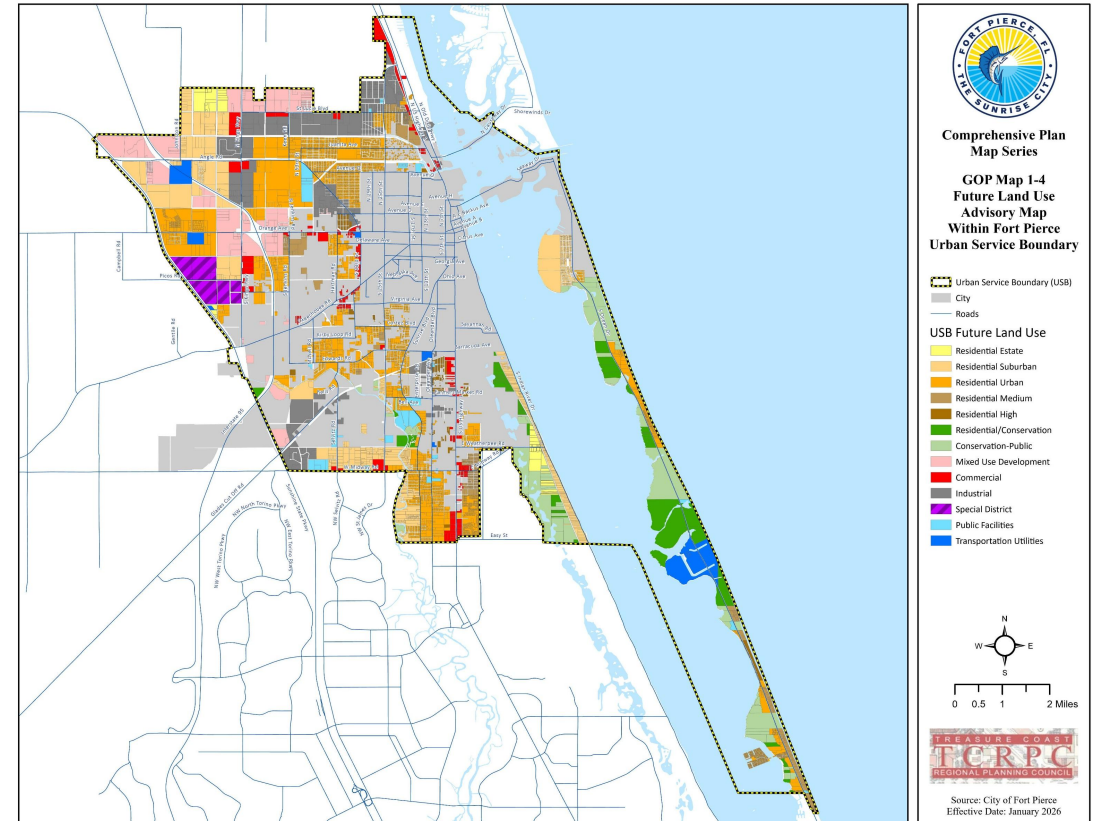
Map Series

- Future Land Use
- Existing Land Use
- Zoning
- Future Land Use Advisory Map With Urban Service Boundary
- Functional Classification
- Mass Transit
- Bicycle Facilities and Multiuse Trails
- Pedestrian Facilities
- Natural Resources and Land Cover
- Soils
- Flood Hazard Zones
- Coastal High Hazard Areas



Future Land Use Element

- Add new Tables 1-1 through 1-4 to quantify LU and population data
- Add a new table to cross-reference Future Land Use Categories with Zoning Districts
- Add a new policy to encourage preservation of recreational and working waterfronts
- Revise policies related to LOS Standards
- Revise Annexation Policies
- Revise policies to promote economic development
- Update FLUM Advisory Map which shows USB Boundaries
- Add a new policy that
 - Defines Future Annexation Area
 - Prohibits annexation outside the USB (same as FPUA water/sewer service area boundary)



Transportation Element

- Remove an outdated policy related to a Mobility Fee Methodology Study
- Add “The City Shall” to policies for consistency
- Add a policy to state the City shall consult with FDOT on proposed plan amendments and development projects that may affect the state Strategic Intermodal System
- Add a policy to implement a Bicycle Facilities Improvement Plan



Infrastructure Element

- Add policies related to sewage treatment and disposal systems (163.3177, F.S. aka HB 1379 (2023) Septic to Sewer Bill)
- Revise outdated language
- Remove outdated references to reports and plans
- Revise a policy to adopt 2025 WSFWP



Conservation and Coastal Management Elements

Conservation

- Correct Scrivener's errors and spell out or use acronyms where appropriate

Coastal Management

- Revise policies to include language related to at-risk, neglected, deteriorating, and/or derelict vessel (327.4107, F.S.)
- Add a policy related to maintaining, restoring, and enhancing the overall quality of the coastal zone environment
- Add a policy related to ensuring flood-resistant construction requirements



Housing Element

- Add several tables to assist with assessing and addressing the lack of affordable housing and include data related to housing inventory and cost of housing for individuals
- Revise policies to indicate Housing Needs study was completed
- Revise a policy related to inspections for building code and fire safety requirements when there is a sale of a residential building, or change of tenant in a rental unit
- Add a new policy related to working with for-profit and non-profit builders to provide infill housing
- Add a new policy related to funding programs supported by private sector resources



Recreation and Open Space Element

- Update LOS standards for neighborhood and community parks
- Add a policy to state City will complete an inventory of public and private recreation and open space land and amenities by January 2027
- Revise a policy to state City will maintain and update the Parks and Recreation Master Plan
- Revise a policy to include a requirement for residential development in excess of 100 du provide communal, hurricane-hardened building
- Revise a policy to state City will refrain from selling and/or otherwise disposing of recreation lands within City limits and annexation areas
- Add policy related to private recreation amenities be maintained in perpetuity, remain accessible, and not be sold or discontinued



Intergovernmental Coordination Element

- Update policy related to dispute resolutions process (186.509, F.S.)
- Update specific references regional passenger rail service
- Updated Table 8-1, Coordinating agencies to be included as an appendix.



Capital Improvements Element

- Include current FY 2025-2026 5-Year Capital Improvement Projects plan as an appendix
- Revise goal to indicate LOS standards reside in Public Facilities Management Element
- Add “The City Shall” to policies for consistency
- Add new policy to ensure consistency with stormwater pollution reduction goals in BMAP



Public Facilities Management Element

- Updated LOS standards for Public Facilities
- Add policy to state that incremental additional impact to public facilities will be assessed as part of FLUM amendments and Zoning changes

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 <i>SIS Facilities:</i> 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 <i>TRIP-Funded Facilities:</i> 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:	Year	Unit of Measure
	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:	Year	Unit of Measure
	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	



Public School Facilities Element

- Add list of public schools located in the City
- Spell out or use acronyms where appropriate



Property Rights Element

- Added purpose of element (2021)
- All Local Decision Making



Next Steps

- Transmit to FloridaCommerce for State Agency Review (30 Days)
- Comments back to City from FloridaCommerce and State Agencies
- Necessary Changes made by City
- City Commission Holds Adoption Hearing

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January 2026

Prepared by:



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