

Fort Pierce 2026 EAR Amendments

| Element | Revisions | Policy (if applicable) | State Statute (if applicable) | Page Number(s) |
|--|---|---------------------------|-------------------------------------|-------------------|
| Chapter 1 Future Land Use | Add a new introduction section to the element outlining its purpose and general characteristics of the City. | N/A | N/A | 1-1 |
| | Add new Tables 1-1 through 1-4 quantifying Land Use data and population information. | N/A | N/A | 1-2 to 1-4 |
| | Add new language related to the Future Land Use Element and Zoning Designations as well as an updated Table 1-5: Future Land Use Density/Intensity. | 1.1.2 | N/A | 1-5 to 1-7 |
| | Add new Table 1-6 further clarifying Land Use Categories and appropriate Zoning Districts. | 1.1.2 | N/A | 1-8 |
| | Update the density bonus and reference the land development codes for developments within 1/4 mile of a rail station, multimodal transit center, or transit stop. | 1.1.7 | N/A | 1-15 |
| | Add a reference to Section 420.004 Florida Statutes pertaining to the definition of affordable housing. | 1.1.8 | Section 420.004 | 1-15 |
| | Update the adoption date for the Design Guidelines . | 1.1.13 | N/A | 1-16 |
| | Remove the date of Port of Fort Pierce Master Plan. | 1.1.15 | N/A | 1-16 |
| | Add "The City shall..." related to vehicle miles traveled and greenhouse gas emissions. | 1.1.19 | N/A | 1-16 |
| | Add a new policy pertaining to the Treasure Coast International Airport and airport-adjacent zoning. | 1.1.22 | Chapter 333, Airport Zoning | 1-17 |
| | Add a new policy to encourage preservation of recreational and working waterfronts | 1.1.23 | N/A | 1-17 |
| | Revise a policy to remove the specific reference to AMTRAK for passenger rail service. | 1.2.1 | N/A | 1-17 |
| | Add the word "The" before City | 1.4.3 | N/A | 1-18 |
| | Add a new policy related to shared driveways and interconnectivity | 1.5.6 | N/A | 1-19 |
| | Correct a scrivener's error. | Objective 1.6 | N/A | 1-19 |
| | Revise a policy requiring level of service standards compliance prior to approval of development orders | 1.6.1 | N/A | 1-19 |
| | Revise a policy to clarify potable water and sanitary sewer capacity. | 1.6.5 | N/A | 1-20 |
| | Revise a policy to remove date of original Community Redevelopment Area Plan. | 1.8.1 | N/A | 1-21 |
| | Revise a policy to remove the specific reference to AMTRAK for passenger rail service. | 1.8.2.9 | N/A | 1-21 |
| | Revise a policy to add numeration to specific project types | 1.8.6 | N/A | 1-22 |
| | Update a policy to remove a reference to the Neighborhood Enhancement Action Team (NEAT) | 1.9.1 | N/A | 1-22 |
| | Update a policy to add "improvement" to commercial façade as an incentives example. | 1.9.5 | N/A | 1-23 |
| | Update a policy 1.10.1 to add reference to the St. Lucie Economic Development Council (EDC). | 1.10.1 | N/A | 1-24 |
| | Revise a policy to include small businesses for funding. | 1.10.5 | N/A | 1-24 |
| | Add a new policy to create an economic development strategy that leverage existing strengths in marine, aviation, and electric vehicles industries. | 1.10.8 | N/A | 1-24 |
| | Revise to Objective related to the Fort Pierce Utility Authority water and sewer service area. | Objective 1.11 | N/A | 1-25 |
| Revise policies related to annexation. | 1.11.1 | N/A | 1-25 | |

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|-----------------------|--|--|-------------------------------|----------------|
| | Revise a policy related to fiscal impact analyses for annexation requests that are 10 acres or larger. | 1.11.3 | N/A | 1-25 |
| | Revise a policy related to the Advisory Future Land Use Map. | 1.11.5 | N/A | 1-26 |
| | Revise a policy related to assigning a City land use designation concurrent with annexation approval | 1.11.6 | N/A | 1-25 |
| | Revise a policy to include language related to the Interlocal Boundary Service Agreement with St. Lucie County | 1.11.9 | N/A | 1-26 |
| | Add a new policy related to the water and sewer service boundary and future annexations. | 1.11.10 | N/A | 1-26 |
| | Correct a policy number. | 1.13.4 | N/A | 1-29 |
| | Revise a policy to update the name of the St. Lucie County Comprehensive Emergency Management Plan. | 1.14.2 | N/A | 1-29 |
| | Correct scrivener's errors in two policies. | 1.15.2 1.15.5 1.15.10 | N/A | 1-30 |
| | Correct a scrivener's error. | 1.15.12 | N/A | 1-31 |
| | Revise a policy to remove a reference to a particular Goal. | 1.17.4 | N/A | 1-32 |
| | Revise an objective to remove a map reference. | 1.18 | N/A | 1-33 |
| | Revise a policy to use the term updated term of Central Business District | 1.22.2 | N/A | 1-36 |
| Transportation | Add a new introduction section to the element outlining its purpose and identifying key transportation partner roles. | N/A | N/A | 2-1 |
| | Revise an objective related to the City's roadway level of service based management system | Objective 2.1 | N/A | 2-2 |
| | Remove a policy related to incorporating land use transportation strategies into the comprehensive plan by December 1, 2009. | 2.1.3 | N/A | 2-2 |
| | Revise several policies to spell out or use acronyms where appropriate. | 2.2.1 2.3.6 2.4.1 2.8.2 2.10.2 2.11.3 | N/A | Multiple |
| | Revise policies to add the words "The City Shall" to be consistent with the rest of the comprehensive plan. | 2.4.1 2.4.3 2.5.1 - 2.5.5 2.6.1-2.7.2 2.8.4 2.10.2-2.10.3 2.13.3 2.13.5 | N/A | Multiple |
| | Add a new policy related to the City consulting with FDOT on plan amendment and development projects. | 2.7.4 | N/A | 2-7 |
| | Revising language related to the 2025 Regional Long Range Transportation Plan | 2.10.7 | N/A | 2-10 |
| | Update the name of the airport. | 2.12.2 | N/A | 2-11 |
| Infrastructure | Add a new introduction section to the element outlining its purpose | N/A | N/A | 3-1 |

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| | Add a new policy related to sewage treatment and disposal systems for developments of 50 or more lots. | 3.2.5 | 163.3177(6)(c)(3) | 3-3 |
| | Add a new policy related to sewage treatment and disposal systems on lot of 1 acre or less. | 3.2.6 | 163.3177 | 3-3 |
| | Remove a duplicate policy | 3.3.5 | N/A | 3-4 |
| | Revise a policy to remove outdated language. | 3.9.3 | N/A | 3-10 |
| | Revise a policy to remove outdated language. | 3.10.3 | N/A | 3-11 |
| | Revise the adopted date of the City's Water Supply | 3.12.7 | N/A | 3-13 |
| Conservation | Add a new introduction section to the element outlining its purpose and providing City characteristics. | N/A | N/A | 4-1 |
| | Revise several policies to spell out or use acronyms where appropriate. | 4.2.1 4.2.3 4.2.8 4.2.9 4.4.11 4.5.3 4.5.8-4.5.10 4.6.10 4.7.7-4.8.2 4.8.5 | N/A | Multiple |
| | Correct a scrivener's error. | 4.4.3 | N/A | 4-4 |
| | Correct a scrivener's error. | 4.4.5 | N/A | 4-5 |
| Coastal Management | Add a new introduction section to the element outlining its | N/A | N/A | 5-1 |
| | Correct a scrivener's error. | 5.1.1 | N/A | 5-1 |
| | Correct a scrivener's error. | 5.1.2 | N/A | 5-2 |
| | Revise several policies to spell out or use acronyms where appropriate. | 5.1.17 5.2.4 5.2.8 5.3.1 5.3.8 5.4.8 5.4.10 5.6.1 5.6.2 5.6.5-5.6.6 5.7.4 5.7.7 5.8.13 5.8.18 | N/A | Multiple |
| | Revise a policy to remove an outdated reference | 5.3.3 | N/A | 5-7 |
| | Revise a policy to include language related to at-risk, neglected, deteriorating, and/or derelict vessels | 5.3.9 | 327.4107 | 5-9 |
| | Revise a policy to remove a reference to the City's Natural Resource Division | 5.4.2 | N/A | 5-10 |
| | Revise a policy related to construction of bridges and causeways to add "The City Shall" | 5.5.3 | N/A | 5-11 |
| | Add a policy related to maintaining, restoring and enhancing the overall quality of the coastal zone environment. | 5.5.8 | 163.3178 | 5-12 |
| | Revise policies to update the name of the St. Lucie County Comprehensive Emergency Management Plan. | 5.7.2 5.8.3 5.8.12 5.8.16 | N/A | 5-14 5-15 5-17 |

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| | Add a new policy related to ensuring flood-resistance construction requirements. | 5.11.5 | 163.3178 | 5-20 |
| Housing | Add an introduction section to the element outlining its purpose; the lack of affordable housing; and data and analysis related to housing inventory and costs. | N/A | N/A | 6-1 |
| | Revise a policy to reference the Housing Needs and | 6.1.2 | N/A | 6-6 |
| | Revise policies to spell out or use acronyms where appropriate. | 6.1.3 6.6.9 | N/A | 6-6 6-11 |
| | Revise a policy to include mental health counseling as a social service | 6.1.9 | N/A | 6-7 |
| | Remove a policy related to the need for an affordable housing study | 6.1.12 | N/A | 6-7 |
| | Revise a policy to include the construction of affordable uses as a way to contribute to the City's housing needs. | 6.1.12 | N/A | 6-7 |
| | Revise a policy related to the creation of housing conservation districts to add "The City Shall" | 6.2.4 | N/A | 6-8 |
| | Revise a policy to indicate that inspections on residential buildings are done to ensure building codes and fire safety requirements are met. | 6.2.7 | N/A | 6-8 |
| | Revise a policy for clarity. | 6.3.6 | N/A | 6-9 |
| | Add a new policy related to working with profit and non-profit builders to provide infill housing in existing neighborhoods. | 6.3.7 | N/A | 6-9 |
| | Update a policy to remove a reference to the Neighborhood Enhancement Action Team (NEAT) | 6.6.6 | N/A | 6-11 |
| | Add a new policy related to funding programs that are supported by private sector resources. | 6.6.10 | N/A | 6-11 |
| Recreation and Open Space | Add an introduction to the element outlining its purpose and providing data and analysis on projected needs. | N/A | N/A | 7-1 |
| | Revise a policy to update the level of service standards for neighborhood and community parks | 7.1.1 | N/A | 7-2 |
| | Add a new policy that states the City will complete an inventory of public and private recreation and open space land and amenities by January 1, 2027. | 7.1.4 | N/A | 7-3 |
| | Revise a policy to state the city will maintain a parks and recreation master plan. | 7.3.2 | N/A | 7-5 |
| | Revise a policy to add trees to the list of amenities in future residential development recreation areas | 7.4.10 | N/A | 7-6 |
| | Revise a policy to add language to state that future residential developments in excess of 100 dwelling units provide a communal building that is hurricane-hardened and the appropriate size | 7.4.11 | N/A | 7-6 |
| | Revise a policy to state the City shall refrain from selling and/or otherwise disposing of recreation and open space lands within City limits and annexation areas. | 7.6.2 | N/A | 7-8 |

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| | Add a new policy related to private recreation amenities that are part of the development order review process. | 7.6.9 | N/A | 7-9 |
| Intergovernmental Coordination | Add an introduction to the element | N/A | N/A | 8-1 |
| | Revise several policies to spell out or use acronyms where appropriate and correcting agency names and plans. | 8.1.2 8.1.7 - 8.1.8 8.1.10 - 8.1.11 8.2.2 8.3.3 Objective 8.4-8.5 8.5.1 | N/A | Multiple |
| | Revise a policy related to the dispute resolution process. | 8.1.3 | N/A | 8-2 |
| | Revise a policy related to water and wastewater treatment plant capacity through 2045. | 8.1.15 | N/A | 8-4 |
| | Revise a policy to remove the specific references to AMTRAK and Sun Rail for passenger rail service. | 8.1.16 | N/A | 8-4 |
| | Revise a policy to reference an updated intergovernmental coordination table | 8.1.17 | N/A | 8-4 |
| | | Add an introduction to the element outlining its purpose. | N/A | N/A |
| | Revise a goal to indicate that the level of service standards are contained within the Public Facilities Management Element. | Goal 9 | N/A | 9-1 |
| | Revise policies to add the words "The City Shall" to be consistent with the rest of the comprehensive plan. | 9.1.2 - 9.1.5 | N/A | 9-1 |
| | Revise several policies to spell out or use acronyms where appropriate and correcting agency names and plans. | 9.1.5 9.2.1 9.2.6 - 9.2.7 Objective 9.4 9.4.2 - 9.4.4 | N/A | Multiple |
| | Add a new policy related to stormwater pollution reduction goals in basin management action plans. | 9.1.9 | 163.3177 | 9-2 |
| Public Facilities Management | Add an introduction outlining the purpose of the element. | N/A | N/A | 10-1 |
| | Revise Table 10-1: Adopted Level of Service Standards for Public Facilities | 10.2.1 | N/A | 10-5 |
| | Add a policy related to incremental impacts to public facilities | 10.3.9 | N/A | 10-7 |
| | Revise a policy to correct the name of the schools district. | 10.5.4 | N/A | 10-9 |
| Public School Facilities | Add an introduction outlining the purpose of the element and listing the public schools located in the City. | | | |
| | Revise several policies to spell out or use acronyms where appropriate and correcting agency names and plans. | throughout element | N/A | Multiple |
| | Revise the list of school concurrency requirement exemptions | 11.2.4.2 | N/A | 11-10 |

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|------------------------|--|---------------------------|-------------------------------------|-------------------|
| | Delete definitions section as this is included in the Interlocal Agreement with St. Lucie County Public Schools. | N/A | N/A | 11-34 to 11-37 |
| Property Rights | Add an introduction outlining the purpose of the element | N/A | N/A | 12-1 |

* Note: This list may not include edits that are consider inconsequential.

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| Maps | The map series has been updated and is included as Appendix 4-1 |
| Appendices | Appendix 2-1 Level of Service Standards |
| | Appendix 2-2 St. Lucie TPO Traffic Counts and Level of Service Report 2025 |
| | Appendix 4-1 Comprehensive Plan Map Series |
| | GOP Map 1-1 2045 Future Land Use Map |
| | GOP Map 1-2 Existing Land Use |
| | GOP Map 1-3 Zoning Map |
| | GPO Map 1-4 Future Land Use Advisory Map within Fort Pierce Urban Service Boundary |
| | GOP Map 2-1 Functional Classification |
| | GOP Map 2-2 Mass Transit |
| | GOP Map 2-3 Bicycle Facilities and Multiuse Trails |
| | GOP Map 2-4 Pedestrian Facilities |
| | GOP Map 4-1 Natural Resources and Land Cover |
| | GOP Map 4-2 Soils |
| | GOP Map 5-1 Flood Hazard Zones |
| | GOP Map 5-2 Coastal High Hazard Area |