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## FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### Goal 1

**The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.**

#### FUTURE LAND USES

1.1 *Objective:*

*The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its small-town character.*

1.1.1 Policy:

Land use shall be regulated by the adopted Future Land Use Map. (GOP Map 1-1).

1.1.2 Policy:

Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.

**GOP Table 1-1: Future Land Use Density/Intensity Summary Table**

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non-Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
<b>RESIDENTIAL</b>			
<b>Low Density Residential (RL)</b>	1-6.5 du/ac	-	
<b>Hutchinson Island Residential (HIR)</b>	8 du/ac	-	
<b>Medium Density Residential (RM)</b>	6.5-12 du/ac	-	
<b>High Density Residential (RH)</b>	12-18 du/ac	-	
<b>COMMERCIAL</b>			
<b>Boundary Commercial (BC)</b>	N/A	1.0	N/A
<b>Neighborhood Commercial (NC)</b>	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
<b>General Commercial (GC)</b>	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

<b>Land Use Category</b>	<b>Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*</b>	<b>Non-Residential Floor Area Ratio (FAR)*</b>	<b>Land Use Breakdown</b>
<b>Central Business District (CBD)</b>	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
<b>Marine Commercial (MC)</b>	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
<b>Urban Neighborhood (UN)</b>	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
<b>MIXED USE</b>			
<b>Hutchinson Island Mixed Use (HIMU)</b>	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
<b>Mixed Use Development (MXD)</b>	15 du/acre	1.5	Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

<b>Land Use Category</b>	<b>Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*</b>	<b>Non-Residential Floor Area Ratio (FAR)*</b>	<b>Land Use Breakdown</b>
<b>Offices - Professional and Business Services (OP)</b>	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.
<b>PUBLIC/INSTITUTIONAL</b>			
<b>Institutional (INST)</b>	N/A	1.0	N/A
<b>INDUSTRIAL</b>			
<b>Boundary Industrial (BI)</b>	N/A	1.5	N/A
<b>Industrial (I)</b>	N/A	1.5	N/A
<b>Heavy Industrial (HI)</b>	N/A	2.0	N/A
<b>CONSERVATION/OPEN SPACE</b>			
<b>Conservation and Open Space (COS)</b>	N/A	0.25	N/A

\* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

- 1.1.3 Policy:  
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.
- 1.1.4 Policy:  
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

## A. Residential

**Low Density Residential (RL):** The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

**Hutchinson Island Residential (HIR):** The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

**Medium Density Residential (RM):** The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

**High Density Residential (RH):** The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

**Hutchinson Island Mixed Use (HIMU):** The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and the maximum floor area ratio (FAR) is 1.0. Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation. The previous Medium Density Residential Hutchinson

Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

## **B. Commercial**

**Boundary Commercial (BC):** The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.0.

**Neighborhood Commercial (NC):** The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

**General Commercial (GC):** The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

**Central Business District (CBD):** The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

**Marine Commercial (MC):** The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

**Mixed Use Development (MXD):** The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of three (3) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

**Offices – Professional and Business Services (OP):** The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

**Urban Neighborhood (UN):** The Urban Neighborhood designation is characterized by established pedestrian-oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

### C. Institutional

**Institutional (INST):** The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

### D. Industrial

**Boundary Industrial (BI):** The Boundary Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

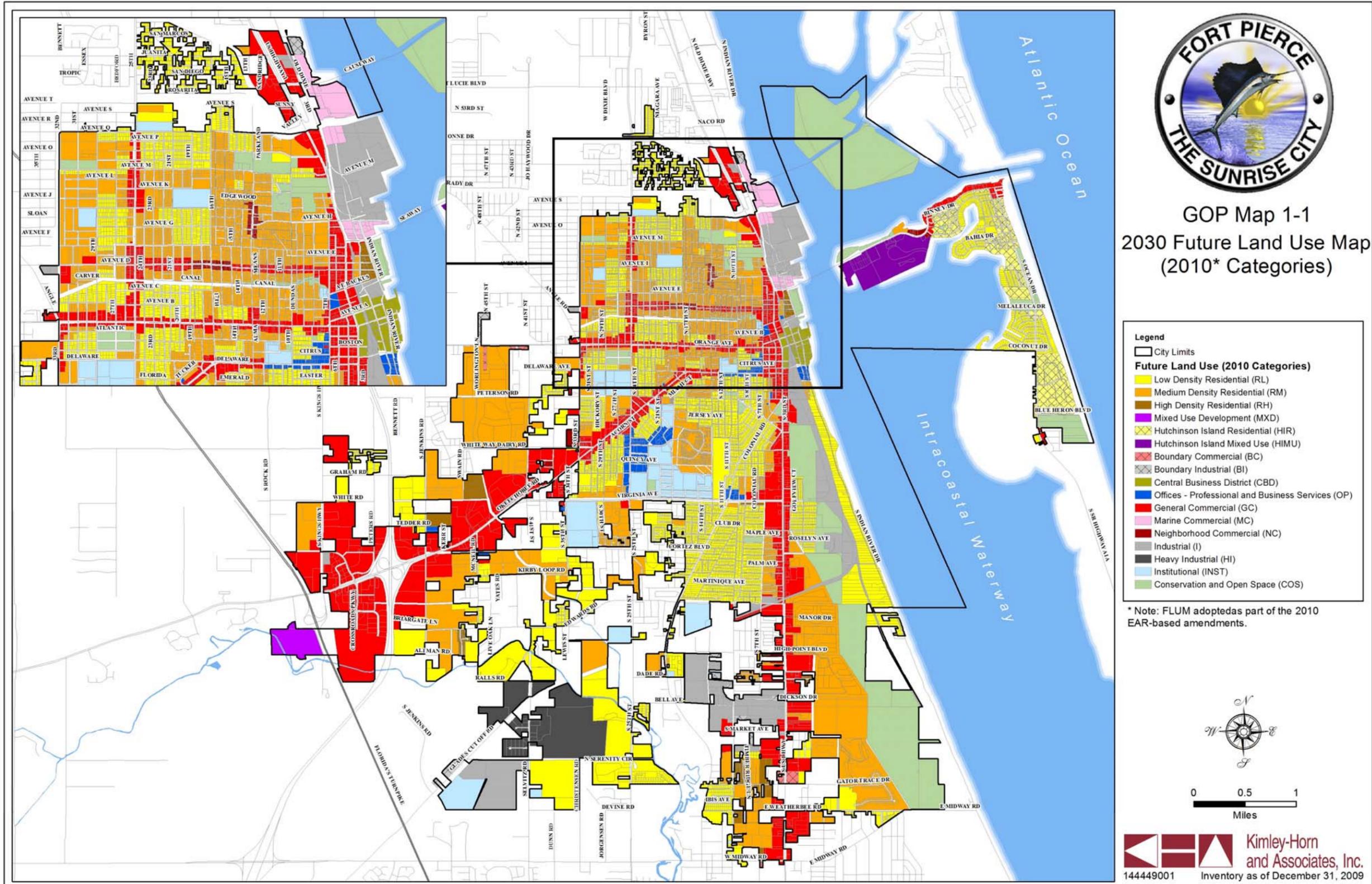
**Industrial (I):** The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

**Heavy Industrial (HI):** The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

### E. Conservation/Open Space

**Conservation and Open Space (COS):** The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

GOP Map 1-1 - Future Land Use Map (2030)



- 1.1.5 Policy:  
The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.
- 1.1.6 Policy:  
The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:
1. Located within ¼ mile of a rail station, multimodal transit center, or transit stop;
  2. Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;
  3. Affordable housing developments shall include a variety of housing types.
- 1.1.7 Policy:  
The City will allow density bonuses if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit. Such contributions shall include park land dedication or park facilities, infrastructure and transportation facilities, beach access and fishing piers. In establishing the value of the facilities and the appropriate density bonus, the following will be considered:
- i. hard costs - all material and labor costs for the construction of the facility
  - ii. soft costs - fees and costs required for the design of the facility
  - iii. land costs - land to be transferred to the City or other public agency associated with the facility
- 1.1.8 Policy:  
Density bonuses are not permitted in the Coastal High Hazard Area, or environmentally sensitive areas.
- 1.1.9 Policy:  
Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.
- 1.1.10 Policy:  
The City shall maintain the South Beach Overlay District in the Land Development Regulations for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, “Tropical Village by the Sea” character. The City will promote opportunities for tourism-related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.
- 1.1.11 Policy:  
The City shall administer architectural guidelines for commercial and residential development to encourage historical and traditional styles native to the Fort Pierce area and new and innovative architectural design. The Design Review Guidelines

adopted in 2007 shall establish the architectural guidelines for commercial and residential development.

1.1.12 Policy:

The City shall administer the Art in Public Places Program to include enabling language for Public Art guidelines, a Public Art Committee and methods for collecting fees on development.

1.1.13 Policy:

The City shall coordinate with St. Lucie County to implement the 2002 update to the Port of Fort Pierce Master Plan. The City shall meet periodically with the County to discuss the progress and actions to implement the master plan.

1.1.14 Policy:

The City shall continue to regulate the placement, size, and design of signs through the Land Development Regulations.

1.1.15 Policy:

The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in Rule 9J-5.006(5)(g), F.A.C.

1.1.16 Policy:

The City shall require all new residential and commercial developments to install underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.

1.1.17 Policy:

Reduce vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by requiring developments to maximize internal trip capture, provide pedestrian connectivity to surrounding properties, and reduce the number of auto-oriented trips through Transportation Demand Management (TDM).

1.1.18 Policy:

The City shall complete a feasibility study for a marine industrial zone along Taylor Creek consistent with the Taylor Creek Charrette.

1.1.19 Policy:

The City shall encourage the utilization of green building techniques, designs, and materials that meet the Leadership in Energy and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards or other nationally recognized green building rating systems, through incorporation of sustainable stormwater management practices, preservation of native species, provision of pedestrian connectivity between sites, usage of low impact building materials, and usage of renewable energy sources within the Land Development Regulations.

1.2 *Objective:*

*The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.*

1.2.1 Policy:

The City shall amend its Land Development Regulations to establish development standards for transit-oriented developments to support transit service once the plans and location for the future AMTRAK rail service are in place to promote walkability and transit ridership. These standards shall include but not be limited to:

- designation of a Transit Oriented Overlay District around the future AMTRAK station;
- requiring minimum densities within the district;
- requiring construction of continuous sidewalks on both sides of the roadway within the district.

1.2.2 Policy:

The City shall develop a transfer of development rights (TDR) program to protect natural and historic resources and provide incentives for development within targeted areas of the City.

1.3 *Objective:*

*As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.*

1.3.1 Policy:

The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

1.3.2 Policy:

The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

## LAND USE AND TRANSPORTATION

- 1.4 *Objective:*  
*Coordinate the transportation and land use planning activities of Fort Pierce to ensure that the roadway level of service (LOS) standards established within the Comprehensive Plan are maintained.*
- 1.4.1 Policy:  
The City shall evaluate land use with transportation impacts for all land use and development applications which will direct planned improvements in the Schedule of Capital Improvements and the Capital Improvements Element.
- 1.4.2 Policy:  
The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professionally accepted traffic engineering practices.
- 1.4.3 Policy:  
The City shall evaluate the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the City and County.

## TRAFFIC CIRCULATION

- 1.5 *Objective:*  
*The City shall administer Land Development Regulations that manage access to adjacent roadways, require adequate on-site traffic circulation and off-street parking for all development.*
- 1.5.1 Policy:  
The City shall protect the local, regional, and state roadway network.
- 1.5.2 Policy:  
The City shall maintain land use regulations which ensure safe and convenient on-site traffic circulation and adequate off-street parking for all development.
- 1.5.3 Policy:  
The City shall require all new developments to provide a pedestrian network with internal pedestrian connectivity and interconnections to existing and planned infrastructure on adjacent properties.
- 1.5.4 Policy:  
The City shall require construction or maintenance of sidewalks for new or rehabilitated buildings throughout the City to meet the Americans with Disabilities Act.
- 1.5.5 Policy:  
The City Planning Department shall coordinate with the City Engineer and the Florida Department of Transportation for access to state roadways.

## CONCURRENCY

### 1.6 Objective:

*The City shall administer a concurrency management system to ensure public facilities are available concurrent with development and redevelopment. Transportation facilities will be monitored through a local program which functions similar to a concurrency system but is not subject to state-mandated concurrency. It is now being referred to as a Transportation Monitoring System.*

#### 1.6.1 Policy:

Land use regulations shall require that facilities and services meet the established LOS standards, and are available concurrent with the impacts of development.

#### 1.6.2 Policy:

If a public facility or facility capacity is not available prior to the issuance of a building permit or functional equivalent, the City may issue development orders and permits conditioned on the availability of the facilities and services necessary to serve the proposed development being provided prior to the certification of occupancy.

#### 1.6.3 Policy:

The City shall assess new development and redevelopment a proportionate fair-share of the public facility costs to accommodate the impacts of the development to maintain the adopted LOS through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, schools, and roadways.

#### 1.6.4 Policy:

The City shall require development to contribute a proportionate share of the cost for public facility improvements required to meet the demands of the development by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions.

#### 1.6.5 Policy:

Prior to approving a building permit, or its functional equivalent, the City shall consult with the Fort Pierce Utility Authority, to determine whether adequate water supplies will be available to serve the development no later than the anticipated date of issuance of a certificate of occupancy, or its functional equivalent, by the City.

### 1.7 Objective:

The City shall require that easements be dedicated prior to issuance of a building permit to accommodate utilities necessary to serve development

#### 1.7.1 Policy:

The City's Land Development Regulations shall require dedication of suitable land for utility facilities necessary to support developments including water and wastewater, drainage ways, electricity transmission, telephone and cable television, and other required utilities, prior to issuance of a building permit.

## COMMUNITY AND DOWNTOWN REDEVELOPMENT

### 1.8 Objective:

*The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.*

#### 1.8.1 Policy:

Redevelopment shall be guided by the 2001 Community Redevelopment Area Plan within the adopted CRA boundary.

#### 1.8.2 Policy:

The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

1. Create a lively Downtown/Waterfront area with mixed-use development, water-enhanced activities, and historic preservation.
2. Promote affordable housing through grants and loans for homeownership, corrections of code deficiencies, land trusts, and technical assistance.
3. Enhance public open spaces, small community centers, amphitheaters, and address public access to the waterfront.
4. Encourage the construction of shared parking facilities, both public and private, to meet the current and future demand.
5. Expand historic preservation through facade grants and encourage adaptive re-use of existing historic structures in redevelopment proposals.
6. Increase employment and business opportunities in the area through a Human Development and Resources Center, relocation incentives and new business recruitment.
7. Improve street appearance through streetscape and urban design strategies that enhance the pedestrian environment.
8. Stabilize the beaches against erosion.
9. Enhance Fort Pierce's history as a transit hub by continued support for the Transit Greenways principles, a Downtown Trolley, a passenger train station and transit connections between the AMTRAK station and the beach for low and moderate-income workers.

#### 1.8.3 Policy:

Implement the Fort Pierce Downtown Waterfront Charrette recommendations and the Citizens' Master Plan, prepared by the Treasure Coast Regional Planning Council in 2008, including the creation of a local urban destination characterized by a mix of uses, compactness, preservation of architectural integrity and functional linkages that encourage pedestrian activity, address zoning inconsistencies, develop a merchandising strategy for retailers, and develop a form-based code by 2012.

#### 1.8.4 Policy:

The City shall coordinate with the CRA, Main Street Fort Pierce and Lincoln Park Main Street for Downtown area marketing, business recruitment, public artworks creation, redevelopment grants, and businesses and property owner incentives.

1.8.5 Policy:  
The City shall coordinate with the CRA to create a Downtown Parking Management Plan including district-wide parking strategies.

1.8.6 Policy  
The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

- Affordable housing;
- Mixed use projects with residential;
- Adaptive reuse of historic structures;
- Brownfield site redevelopment.

## **NEIGHBORHOOD PLANNING**

### *1.9 Objective*

*The City shall support neighborhood planning programs that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of the City's neighborhoods.*

1.9.1 Policy:  
The City will continue the Neighborhood Enhancement Action Team (NEAT) Program to encourage reinvestment in central city neighborhoods through the combined efforts of City departments such as the Planning Department, the Engineering Department, the Building Department, the Public Works Department, the Police Department, and the Solid Waste Department to address multiple issues in the Fort Pierce community.

1.9.2 Policy:  
The City shall target public investments such as infrastructure improvements based upon the adopted special area plans to increase homeownership and property values.

1.9.3 Policy:  
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods. Special area plans shall include the following:

1. Delineation of planning area.
2. Review of existing zoning and land use.
3. Analysis of existing transportation issues including continuity of existing transportation grid in new development.
4. Analysis of infrastructure (drainage, potable water, sewer, roadways)
5. Inventory of cultural and historic resources.
6. Inventory of recreation and open space areas, schools, and institutional uses.
7. Inventory of existing residential, commercial and industrial uses.
8. Goals, objectives, and polices for the special area plan that address physical and economic revitalization and public safety issues.
9. Programs and capital improvements that will enhance the neighborhood.

10. Public participation including meetings and charrettes with neighborhood associations, homeowners groups, and business groups, as appropriate.
11. As appropriate, after public participation, utilize future land use map and text amendments, the zoning atlas and text amendments, zoning overlays, and/or design standards to implement any plans.

1.9.4 Policy:

The City shall undertake the development of special area plans for the following neighborhoods (in no particular order). The City will strive to complete one plan annually.

1. Avenue D Historic District
2. Downtown Historic District
3. Edgartown Historic District
4. River's Edge Historic District
5. South Beach District
6. Performing Arts District

1.9.5 Policy:

The City shall consider incentives for neighborhood enhancement such as commercial facade and other grants for businesses, tax incentives for historic preservation, and technical assistance from City staff.

1.9.6 Policy:

The City shall continue its code enforcement program to maintain the character of residential areas and protect public health, safety, and welfare.

## **ECONOMIC DEVELOPMENT**

1.10 *Objective:*

*The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.*

1.10.1 Policy:

The City shall coordinate with the CRA and the local chamber of commerce to implement economic development strategies to attract desired businesses and industry.

1.10.2 Policy:

The City shall ensure that the FLUM allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City.

1.10.3 Policy:

The City shall promote entrepreneurship skills programs to interested students and residents as an integral part of the economic diversity strategy.

1.10.4 Policy:

The City shall promote Fort Pierce as a tourist destination including its historic, cultural, and environmental tourism opportunities.

- 1.10.5 Policy:  
The City shall encourage minority-owned businesses to obtain State and Federal funds to promote development of those businesses and industries.
- 1.10.6 Policy:  
The City shall encourage expansion of degree programs at Indian River State College as well as education for job training to expand the local skilled labor force.
- 1.10.7 Policy:  
The City shall coordinate with St. Lucie County to implement the Port of Fort Pierce Master Plan to achieve its economic development goals.

## **ANNEXATION**

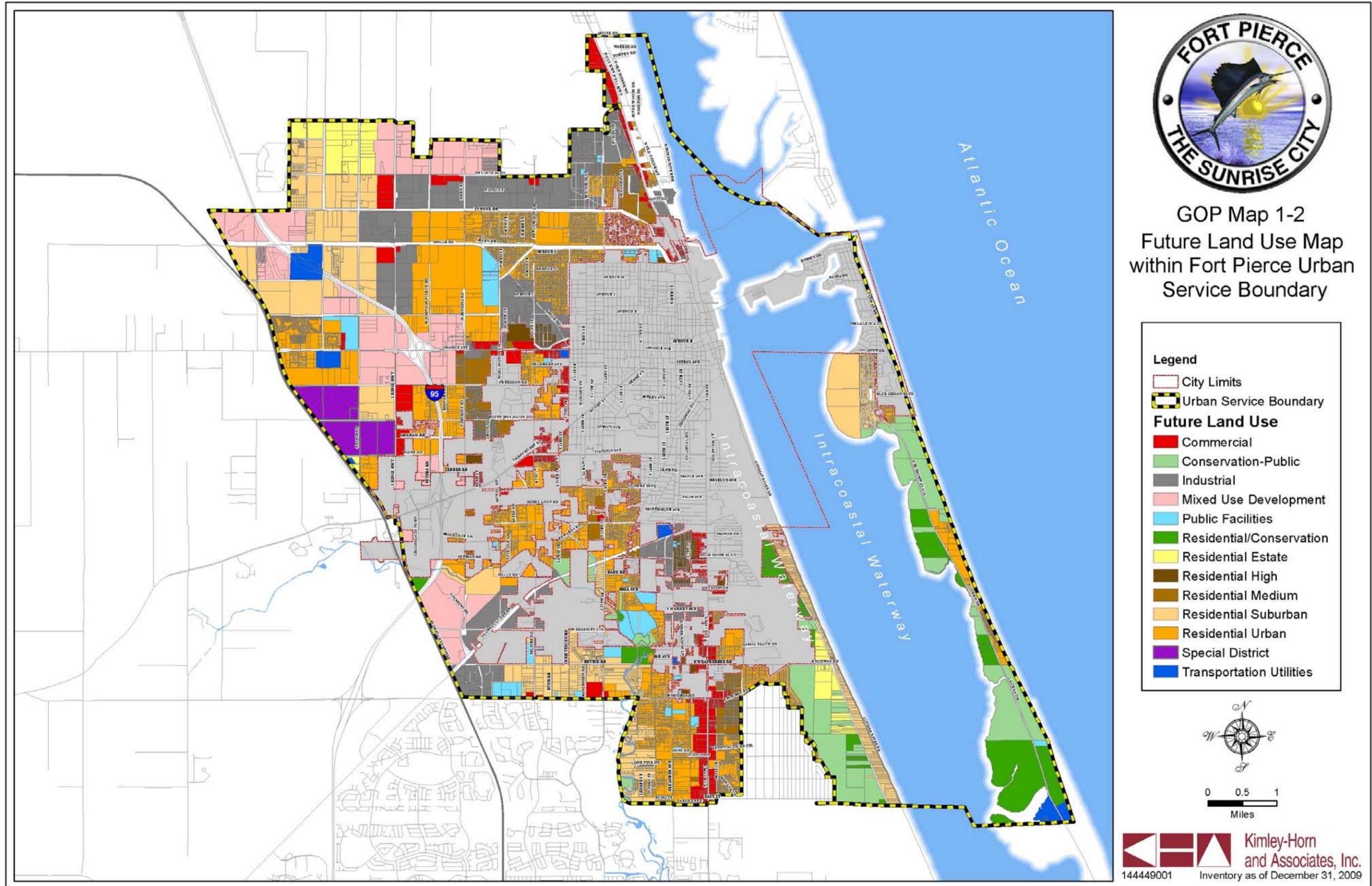
### **1.11 Objective**

*Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

- 1.11.1 Policy:  
The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:
1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
  2. The ability of the City to provide public services at the City's adopted levels of service;
  3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
  4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.
- 1.11.2 Policy:  
The City shall develop a phased annexation program based on the City's ability to serve and benefit the City. The program shall establish phasing and timing guidelines with priority placed on annexing enclaves, pocket, and infill areas.
- 1.11.3 Policy:  
The annexation program shall include fiscal impact analyses and plans for maintaining level of service standards consistent with the Comprehensive Plan.
- 1.11.4 Policy:  
The Capital Improvement Element will be updated annually to include any annexation related capital improvements that will be implemented to maintain the adopted LOS standard for all public facilities.
- 1.11.5 Policy:  
Properties annexed shall receive a land use designation compatible with its county land use designation, unless otherwise approved by the City Commission.

- 1.11.6 Policy:  
The proposed Future Land Use Map (GOP Map 1-2) shall be used as a guide for land use designations for annexed properties.
- 1.11.7 Policy:  
Existing structures on newly annexed properties shall be assessed for historic value according to the City's historic preservation ordinance and, if found to have such value, be incorporated into the City's list of designated structures.
- 1.11.8 Policy:  
Population projections reflecting annexations shall be prepared as part of the annual update of the 5-Year Schedule of Capital Improvements.
- 1.11.9 Policy:  
The City shall pursue a joint planning agreement with St. Lucie County as provided in Section 163.3171(1), F.S., for the area currently outside the City's municipal boundary that is located within the urban service boundary, as identified on Map 1-2.

GOP Map 1-2 - Proposed Future Land Use within Fort Pierce Urban Service Boundary



## **SCHOOL SITING**

### **1.12 Objective:**

*Coordinate with the St. Lucie County School Board to ensure that the residents of the City of Fort Pierce are provided the highest quality educational facilities to meet the existing and future needs of the population.*

#### **1.12.1 Policy:**

The City shall allow schools in all Future Land Use categories except the following categories: Boundary Industrial (BI), Industrial (I), Heavy Industrial (HI) and Conservation and Open Space (COS).

#### **1.12.2 Policy:**

The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St. Lucie County School Board.

#### **1.12.3 Policy:**

The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

#### **1.12.4 Policy:**

Encourage the location of schools proximate to urban residential areas to the fullest extent possible.

#### **1.12.5 Policy:**

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

## **HAZARD MITIGATION**

### **1.13 Objective:**

*Coordinate with St. Lucie County and the State of Florida regarding coastal planning area population densities, land use planning, evacuation, and disaster-preparedness.*

#### **1.13.1 Policy:**

The City shall maintain evacuation times by evaluating all development proposals in the Coastal High Hazard Area to determine impacts to evacuation and consistency with the City's hurricane evacuation plans.

#### **1.13.2 Policy:**

Proposed developments that are demonstrated to create an increase in evacuation times will be required to provide mitigation measures, including but not limited to roadway improvements, to maintain hurricane evacuation times in the hurricane vulnerability zone.

1.13.3 Policy:  
The City shall coordinate with St. Lucie County and the Treasure Coast Regional Planning Council to develop standards and guidelines to assess evacuation times for development within the evacuation areas.

1.13.4 Policy:  
Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate.

1.14 *Objective:*  
*The City shall prepare hazard mitigation, disaster preparedness, and post-disaster redevelopment plans to effectively bring public services back on-line, coordinate cleanup efforts, and rebuild damaged or destroyed public and private property by 2012.*

1.14.1 Policy:  
The post-disaster redevelopment plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions.

1.14.2 Policy:  
The City shall coordinate their post-disaster redevelopment plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan.

1.14.3 Policy:  
Post-disaster redevelopment and hazard mitigation plans should inventory hazard prone properties and implement building codes and development regulations, such as setback provisions, structural connections, and other site controls, to reduce future property damages and losses.

## **HISTORIC PRESERVATION**

1.15 *Objective:*  
*Provide identification, protection and awareness of archeological and historic resources to preserve the City's unique economic, political, scientific, religious, and architectural history.*

1.15.1 Policy:  
At all times, the City of Fort Pierce shall maintain a current and complete inventory of all officially designated historic sites and historic districts.

1.15.2 Policy:  
The City of Fort Pierce shall implement programs, policies and regulations to preserve and encourage the rehabilitation of historic resources through techniques such as historic overlay districts and building code provisions.

1.15.3 Policy:  
The City of Fort Pierce shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

- 1.15.4 Policy:  
The City of Fort Pierce shall encourage the rehabilitation and adaptive reuse of historically significant buildings and structures in lieu of demolition.
- 1.15.5 Policy:  
The City of Fort Pierce shall promote the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to historic sites, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring historic buildings, sites, and streetscapes.
- 1.15.6 Policy:  
The City of Fort Pierce shall promote the awareness of historic preservation and its community benefits to the general public and to school children through promotional materials, guidebooks, tours, informational brochures, educational tools, workshops, lectures, and presentations.
- 1.15.7 Policy:  
The City of Fort Pierce, during the review and evaluation process, shall consider potentially harmful impacts of land use plan amendments and site development approvals on resources of historic significance.
- 1.15.8 Policy:  
The City of Fort Pierce shall retain a Historic Preservation Board to evaluate, review and recommend to the City Commission properties for designation as historic sites and districts, and to review alterations to historic sites and structures.
- 1.15.9 Policy:  
The City shall provide grants and loans for historic facade restoration for structures listed in the City's inventory of historic structures.
- 1.15.10 Policy:  
No building, structure, improvement, landscape feature, or site within the City that has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitate, excavated, moved or demolished until an application for a certificate of appropriateness has been reviewed and approved by the Historic Preservation Board.
- 1.15.11 Policy:  
The City of Fort Pierce shall encourage quality new construction and developments that are harmonious with neighboring historic sites and historic districts.
- 1.15.12 Policy:  
The City and its Historic Preservation Board shall address alteration, removal, destruction, or development of structures within the following historic districts:
1. Avenue D
  2. Sample Oaks
  3. Oakland Park

4. Edgar Town
5. Downtown
6. River's Edge

## **NATURAL RESOURCE PROTECTION**

### **1.16 Objective:**

*The City shall ensure that the natural resources are protected in accord with the goals, objectives, and policies in the Conservation and Coastal Management Elements and enforcement of the Land Development Regulations, especially in the review of all new development and redevelopment.*

#### **1.16.1 Policy:**

The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

#### **1.16.2 Policy:**

The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

#### **1.16.3 Policy:**

The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

#### **1.16.4 Policy:**

When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

#### **1.16.5 Policy:**

The City shall coordinate their development review and permitting programs with the wetland permitting and mitigation programs of the appropriate local, state and federal jurisdictional agencies.

#### **1.16.6 Policy:**

The City shall require all development applications to minimize tree removal as a part of land development. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.17 *Objective:*

*Develop and implement land use controls and programs to preserve and enhance the Indian River Lagoon and other surface waters for their important natural functions, and aesthetic and recreational values.*

1.17.1 Policy:

The City's Land Development Regulations shall protect surface waters in conformance with State and South Florida Water Management District (SFWMD) policies.

1.17.2 Policy:

New development adjacent to or in the vicinity of surface waters shall be designed to maintain the water quality of these surface waters and provide retention and discharge of stormwater runoff in conformance with State and SFWMD policies.

1.17.3 Policy:

The City shall require open space as a part of the requirements for all development and redevelopment to promote shallow water aquifer recharge and stormwater filtration.

1.17.4 Policy:

The City shall monitor the activities of the Port Authority to ensure the goals, objectives, and policies for the Port of Fort Pierce Master Plan are implemented, particularly Goal 3 regarding environmental protection and the Indian River Lagoon.

## **POTABLE WATER SUPPLY PROTECTION**

1.18 *Objective:*

*Protect the quality and quantity of Fort Pierce's potable water supply as depicted on the Fort Pierce Future Land Use Maps.*

1.18.1 Policy:

Amendments to the Future Land Use Map proposing land use categories which permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence.

1.18.2 Policy:

When new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system within the time frame required by Florida Statutes.

1.18.3 Policy:

New subdivisions shall provide sewerage and connections to the City's sanitary sewer system for each lot in the development.

## **FLOOD PROTECTION**

### **1.19 Objective:**

*Eliminate flooding occurrences in the City while preserving groundwater quality through the coordination of future land uses with topography and soil conditions, provision of drainage and stormwater management systems, and the adoption of appropriate development codes and regulations.*

#### **1.19.1 Policy:**

The Land Development Regulations shall implement floodplain protection provisions pursuant to the criteria and mapping of the Federal Emergency Management Administration (FEMA) and the South Florida Water Management District (SFWMD).

#### **1.19.2 Policy:**

Through the Land Development Regulations, public roads and parking lots shall be designed consistent with the criteria of the SFWMD.

#### **1.19.3 Policy:**

New development encroaching into the 100-year floodplain shall incorporate elevation and flood protection measures sufficient to protect against the 100-year flood. The City shall maintain consistency with program policies of the National Flood Insurance Program and shall monitor new cost effective programs for minimizing flood damage. Such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

#### **1.19.4 Policy:**

New development shall provide stormwater retention equal to that which existed under predevelopment conditions consistent with the regulations and plans of the SFWMD, St. Lucie County Environmental Resources Department and independent drainage districts, as appropriate.

#### **1.19.5 Policy:**

The City shall continue to implement regulations in the City Code to address stormwater management that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions including minimum design criteria for stormwater management improvements such as performance standards for maximum lot coverage and on-site retention areas.

## **SPOIL SITES**

### **1.20 Objective:**

*The City shall coordinate with the Florida Inland Navigation District (FIND) and other appropriate state and federal agencies to ensure that adequate dredge spoil disposal sites are available based upon the Indian River Lagoon Spoil Island Management Plan.*

#### **1.20.1 Policy:**

The City shall coordinate the siting of new dredge disposal sites with the County and adjacent municipalities and the Spoil Island Working Group (SIWG).

1.20.2 Policy:

Site selection criteria shall ensure sufficient sites to meet future needs, be consistent with environmental and natural resource protection policies established in this plan and meet reasonable cost and transportation requirements.

1.20.3 Policy:

The City shall consider the land use designation of future dredge spoil sites based on the following criteria: archaeological resources, wetlands, vegetation, habitat, land use, topography, soil conditions, access points, development suitability, and ability to accommodate technical and logistical requirements for conveyance and storage.

## **ENERGY EFFICIENCY AND CONSERVATION**

1.21 Objective:

The City shall adopt and maintain Land Development Regulations which incorporate concepts for managing land, water and energy resources in a sustainable and energy efficient manner that is responsive to innovative development and conservation techniques as outlined in the policies below.

1.21.1 Policy:

Site planning standards shall be adopted which require new development and redevelopment to incorporate energy conservation measures in the site layout and design. These standards shall focus on environmental features such as landscape, sun, wind, and substitutes for energy-intensive technologies.

1.21.2 Policy:

The City shall adopt and enforce energy efficient building codes and promote energy efficiency in building heating and cooling systems which incentivizes practices such as usage of renewable, recycled and low emitting materials, indoor air quality management plan, increased ventilation, proper disposal and reuse of construction waste, optimized energy performance, on-site renewable energy and water usage reduction.

1.21.3 Policy:

The City shall require energy efficient housing through use of renewable energy resources in existing and new housing.

1.21.4 Policy:

The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

1.22 Objective

The City will coordinate land use and transportation decisions to reduce vehicle miles traveled (VMT) and the number of automobile trips required for daily needs to reduce greenhouse gas emissions through implementation of the following policies:

1.22.1 Policy:

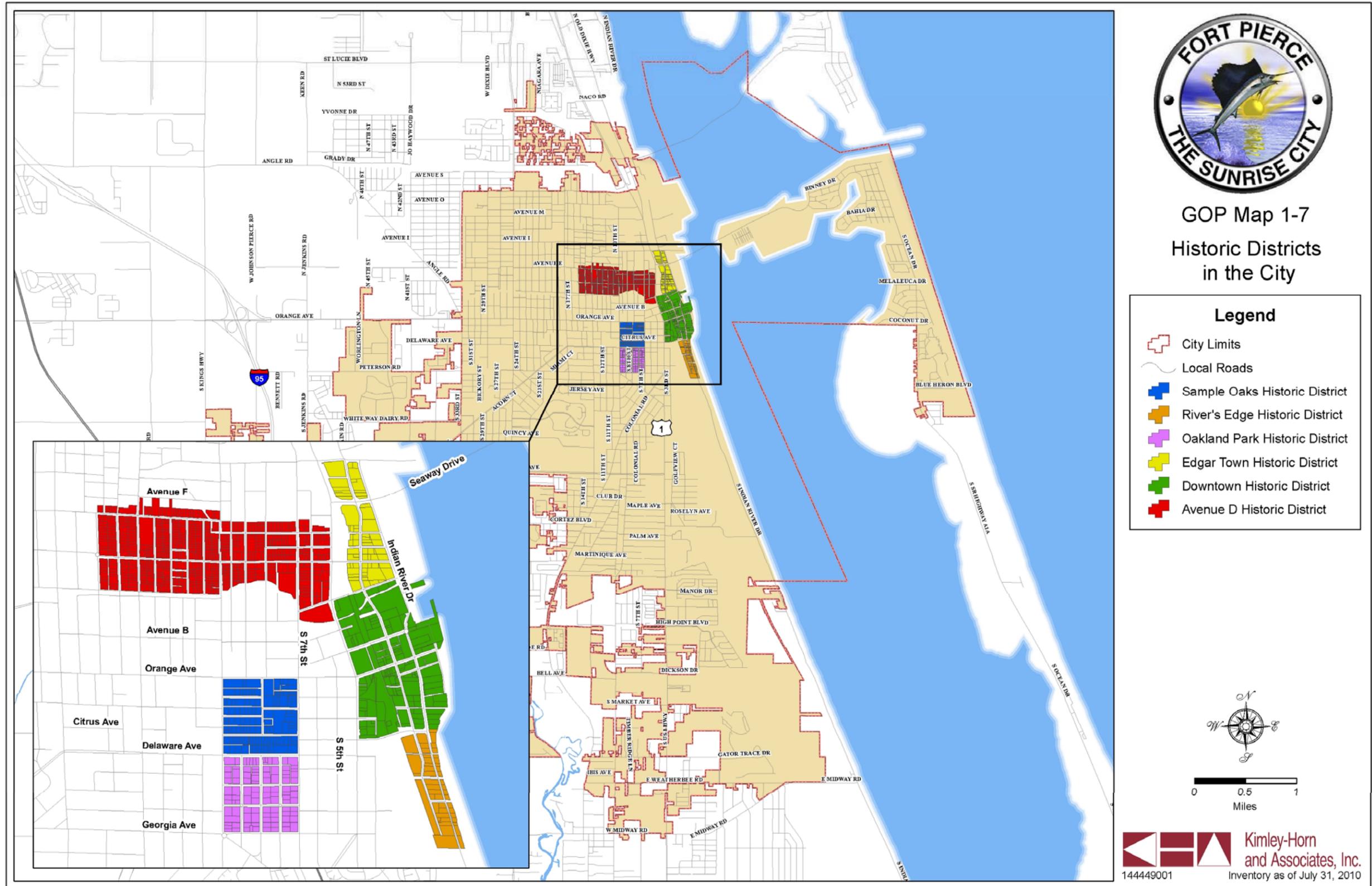
The City shall maintain a well connected pedestrian and bicycle network to reduce greenhouse gas emissions by completing missing sidewalk and bicycle segments through incorporation of projects into the City's Capital Improvements Program and through regional coordination efforts with St. Lucie County and the FDOT.

1.22.2 Policy:

The City shall improve access to transit, bicycling and pedestrian facilities. The City shall implement land use and community design features which contribute to energy efficiency and green house gas reduction, including, but not limited to:

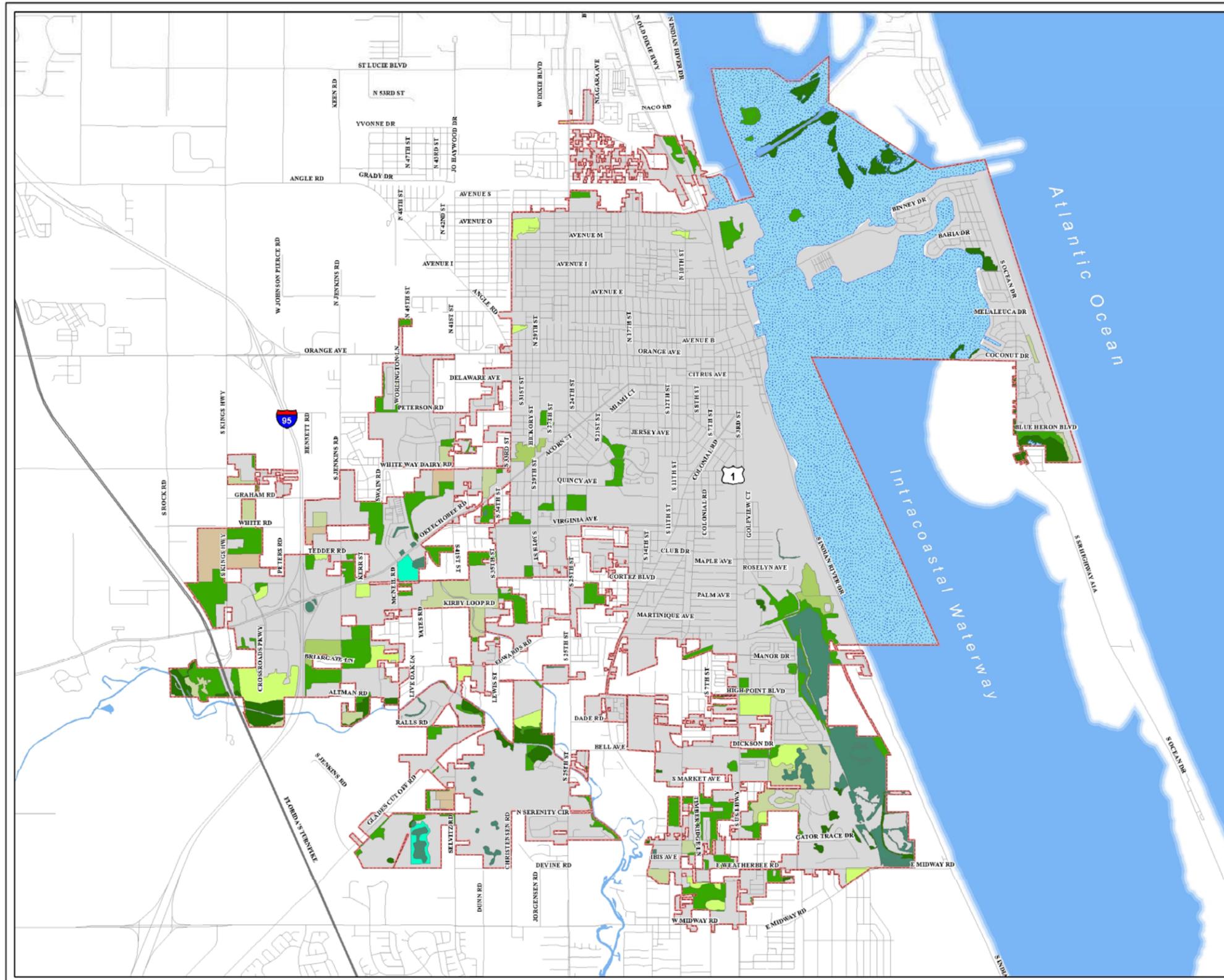
1. Promoting smaller block sizes within large scale developments and redevelopment projects through good site design criteria.
2. Requiring a mix of land uses in most future land use classifications.
3. Allowing higher densities and intensities in all future land use classifications, especially within the City Core and along major corridors.
4. Requiring provision of pedestrian/bicycle facilities in all new developments and redevelopment proposals.
5. Requiring access to existing transit facilities as well as construction of new transit shelters associated with new development.
6. Providing traffic calming features within residential neighborhoods and around schools and community facilities.

GOP Map 1-3 - Existing Historic Districts within the City





GOP Map 1-5 - Habitat and Land Cover



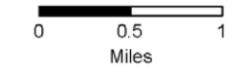
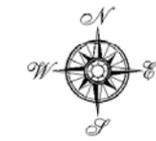
GOP Map 1-5  
Ecological Communities

**Legend**

- City Limits
- Local Roads

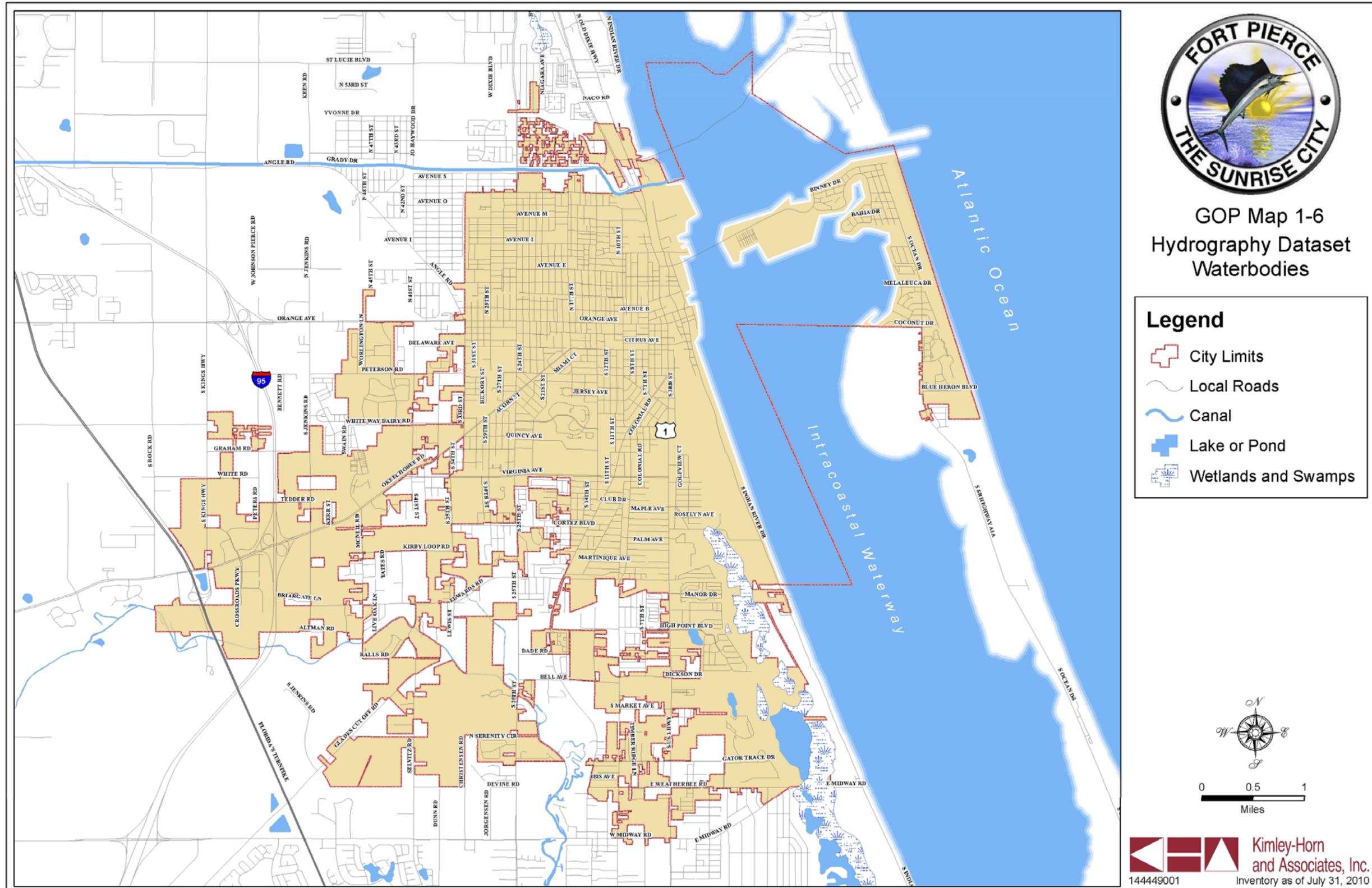
**Ecological Community**

- Bays and Estuaries
- Herbaceous
- Mixed Rangeland
- Shrub and Brush Land
- Upland Coniferous Forest
- Upland Hardwood Forest
- Vegetated Non-Forested Wetlands
- Wetland Forested Mixed
- Wetland Hardwood Forests

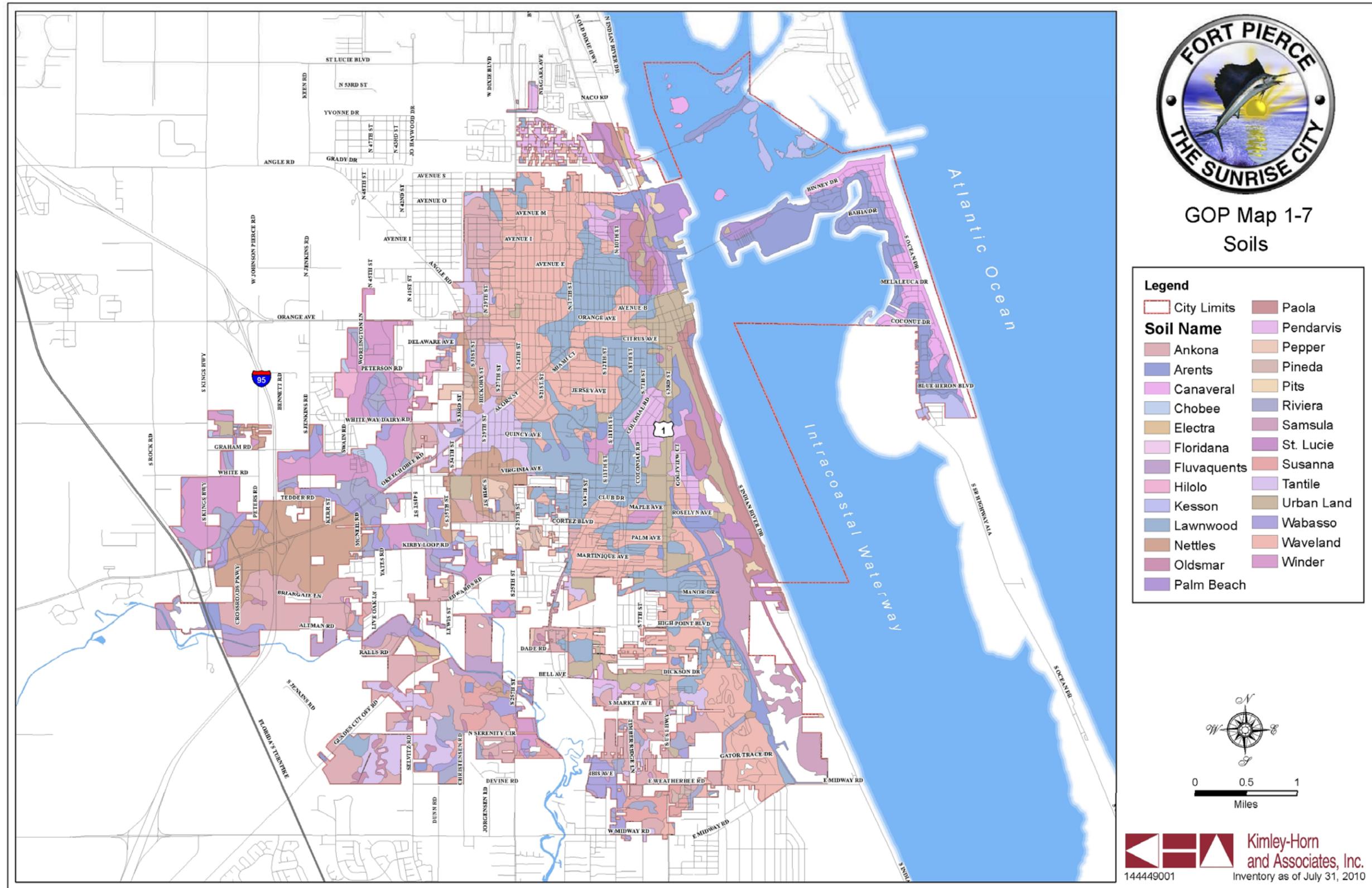


Kimley-Horn  
and Associates, Inc.  
Inventory as of July 31, 2010  
144449001

GOP Map 1-6 - Hydrology



GOP Map 1-7 - Soils





GOP Map 1-9 - FEMA Flood Zones

