



City of Fort Pierce Comprehensive Plan



Goals, Objectives, and Policies

ADOPTION DRAFT

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INTRODUCTION

Under State law, the local government comprehensive plan is the ultimate regulatory authority governing all land development activities. The City Fort Pierce adopted their first comprehensive plan in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and develop consensus for the long range vision of the City. The City updated the plan again in 2010.

The State of Florida regulates local government comprehensive planning through Chapter 163, Part II of Florida Statutes. In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act. The Act substantially increased the requirements for comprehensive plans, and mandated that local governments adopt land development regulations to implement the policies of the Comprehensive Plan. The Act is implemented primarily through Rules 9J-5 and 9J-11 of the Florida Administrative Code.

These laws mandate that local governments must maintain a long-range, comprehensive planning program that functions as a continuous and ongoing process, rather than a one-time report. As part of this ongoing process, each local government is required to periodically evaluate its Comprehensive Plan by researching and writing an Evaluation and Appraisal Report (EAR) on a schedule that repeats every seven years. The EAR functions as an audit of the successes and shortcomings of the Comprehensive Plan, and provides the opportunity to identify amendments needed to address them. In 2010, the City adopted the required EAR of its Comprehensive Plan which was followed by the EAR based amendments to update the plan accordingly. The EAR based amendments generally include updates to the Comprehensive Plan necessary to reflect changes in local circumstances, address identified major issues, or address changes in state law.

The Comprehensive Plan contained herein is consistent with Chapter 163, F.S., and Rule 9J-5, as required by State law. The Comprehensive Plan is organized into 11 Elements (chapters). An updated Data, Inventory, and Analysis (DIA) which provides the supporting data and information used as the foundation for the Goals, Objectives, and Policies (GOPs) was prepared for each Element. The DIA for each Element of the Comprehensive Plan is not formally adopted by the City Commission. Each Element addresses an important aspect of land development and growth in Fort Pierce including, but not limited to, future land use, transportation, housing, infrastructure, parks and recreation, educational facilities, intergovernmental coordination, and capital improvements. The Future Land Use Element contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories referenced in the FLUM. The City's official Zoning Map and Land Development Regulations must be consistent with the FLUM and accompanying land use category specifications contained in the Future Land Use Element.

The intent of the GOPs contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations can be developed. The City's Land Development Regulations which contains zoning, subdivision and other local development regulations, takes its purpose and direction from the goals, objectives and policies adopted in this Comprehensive Plan. Together, these implementing tools ensure that the development patterns for future land uses within Fort Pierce match the community vision and quality-of-life expectations of its residents.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the City Commission of the City of Fort Pierce with regard to the Comprehensive Plan. It is applicable to the City of Fort Pierce Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.
2. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in effect on any private or public property located within the City of Fort Pierce.
3. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan provides overall guidance for the specific implementation mechanisms that are contained in the City of Fort Pierce's Land Development Code (LDC).
4. The primary intention of the Plan is to protect the public health, safety and welfare. In the event of a conflicting provision between the Comprehensive Plan and the Land Development Code, the provisions of the Comprehensive Plan will prevail.
5. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Fort Pierce to the extent that the objective or policy specifies implementation.
6. Wherever the term "acres" is used in this Comprehensive Plan, it shall be taken to mean "gross acres", unless otherwise specified. In addition, standard practice rounding convention may be used in determining whether parcels meet the size or acreage standards contained in this Plan.

The Comprehensive Plan of the City of Fort Pierce

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