

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8F

From: Staff

Date: December 11, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Fort Pierce Comprehensive Plan  
Amendment No. 15-2ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Fort Pierce includes text changes to the Future Land Use and Infrastructure elements of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment modifies the description of the Mixed Use Development (MXD) future land use designation listed in Table 1-1, Future Land Use Density/Intensity Summary Table, and described in Policy 1.1.4 in the Future Land Use Element. The change deletes the requirement that residential uses shall comprise a minimum of 40 percent of the total floor area of the MXD designation. Also, the proposed amendment modifies a requirement that allows MXD designated areas to contain a minimum of two, rather than three, of the following general land uses: Residential; Commercial – General and/or Neighborhood; Commercial – Town Center; Hotel; Office Uses – Professional and/or Medical; Industrial; and Institutional. The purpose of the proposed changes is to provide greater flexibility consistent with the Planned Unit Development zoning district and other zoning districts that allow vertical mixed-use projects.

Additionally, the proposed amendment modifies Policy 3.16.1 in the Infrastructure Element to allow all new projects to provide a minimum of 20 percent, rather than 25 percent, of pervious open and green space. This change is proposed in order to better align with zoning regulations. None of the proposed changes affect the floor-to-area ratio (FAR) or the maximum density, which remain at 1.5 FAR and 15 dwelling units per acre.

#### Regional Impacts

No adverse effects on regional resources or facilities have been identified.

#### Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on October 8, 2015. No extrajurisdictional impacts have been identified.

#### Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

#### Recommendation

Council should approve this report and authorize its transmittal to the City of Fort Pierce and the Florida Department of Economic Opportunity.

#### Attachments

## **List of Exhibits**

### **Exhibit**

- 1 General Location Map
- 2 Text Changes in Underline and Strikethrough Format

# Exhibit 1 General Location Map



## Exhibit 2

### Text Changes in Underline and Strikethrough Format

Ordinance 15-049 Exhibit A

<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>
Central Business District (CBD)	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.
Marine Commercial (MC)	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.
Urban Neighborhood (UN)	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>			
Hutchinson Island Mixed Use (HIMU)	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.
Mixed Use Development (MXD)	15 du/acre	1.5	<del>Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.</del>

## Ordinance 15-049 Exhibit A

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)~~ two (2) 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.

## Ordinance 15-049 Exhibit B

existing water supply and replacement of facilities using the Capital Improvements Program and the Capital Improvements Element.

### 3.16.2 Policy:

The City shall implement the 10-Year Water Supply Plan addressing water supply facilities necessary to serve existing and future development within the City consistent with the water service districts' consumptive use permit.

## NATURAL GROUNDWATER AQUIFER RECHARGE

### Goal 3.5

**Protect the function of natural ground water/aquifer recharge areas and natural drainage features.**

#### 3.16 Objective:

*Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes.*

#### 3.16.1 Policy:

Improve groundwater recharge by requiring all construction projects to meet or exceed the City of Fort Pierce Site Development Technical Regulations and Stormwater Management Requirements, including:

- Requiring development and redevelopment to provide a minimum of ~~25%~~ 20% of pervious open and green space; and
- Amending the Land Development Regulations to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Regulations to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

#### 3.16.2 Policy:

The City will promote the use of reclaimed water through citywide efforts to educate residents and business community on the merits of using reclaimed water to diminish groundwater withdrawals. The City shall coordinate with FPUA to assess the viability of providing reclaimed water to new developments and if feasible, will require new developments to utilize reclaimed water for irrigation once the MWRP is constructed and operating.

#### 3.16.3 Policy:

The City shall continue to require that all development and redevelopment codes at a minimum, comply with SFWMD environmental protection rules for stormwater disposal methods.