

# INTRODUCTION

Under State law, the municipal comprehensive plan is the ultimate regulatory authority governing all land development activities within the jurisdiction of Fort Pierce – either existing or occurring in the future. The City’s first comprehensive plan was adopted in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and conform to the City’s current vision. Five public workshops were held with residents and business owners to identify top concerns and develop consensus for the long range vision of the community. Input from the workshops was incorporated in to the rewrite of the Comprehensive Plan.

The specific authority and requirement for municipalities to do comprehensive planning in Florida derives from Chapter 163, Florida Statutes. In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act. This Act substantially increases the requirements for local land use plans, associated infrastructure and other plan elements as well as mandates that local governments adopt land development regulations (or code) to implement the policies of the local comprehensive plan. The Comprehensive Planning and Land Development Regulation Act is implemented primarily via Rules 9J-5 and 9J- 11 of the Florida Administrative Code, as amended. This Comprehensive Plan has been prepared to be fully consistent with Chapter 163, F.S., and Rule 9J-5, as required by State law. Consistent with State requirements, the City's new Comprehensive Plan is divided into two (2) components: 1) Data, Inventory, & Analysis (DIA) and 2) Goals, Objectives and Policies (GOPs).

The Comprehensive Plan contained herein is organized into ten (10) plan elements (chapters). The Data, Inventory, and Analysis (DIA) of each element is used to provide supporting data and conclusions as the foundation for the goals, objectives, and policies. The DIA section of 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 Code must be consistent with the FLUM and accompanying land use category specifications contained in the Future Land Use Element.

The Comprehensive Plan for the City of Fort Pierce has been prepared in accordance with State requirements that encourage significant public involvement throughout the process. The intent of the goals, objectives, and policies contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations (code) 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, the Plan and implementing tools will 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 is not a substitute for specific implementation mechanisms that are contained in the City of Fort Pierce's Land Development Code (LDC).
4. The City Commission recognizes that any application for development approval may bring into conflict and necessitate a choice between different goals, objectives, policies, priorities, and provisions of the Plan. While it is the intent of the City Commission that the Future Land Use Element be afforded a high priority, other elements must be taken into consideration given the City Commission's responsibility to provide for the multitude of needs of the City's growing and diverse community. Recognizing that the City Commission and City agencies will be required to balance competing goals, objectives, and policies of this Plan, the primary intention of the Plan is to protect the public health, safety and welfare.
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.