

**ORDINANCE NO. 26-002**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN PURSUANT TO THE EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS; PROVIDING FOR INCORPORATION OF THE AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND APPLICABLE REVIEWING AGENCIES; AUTHORIZING THE MAYOR TO EXECUTE AN AFFIDAVIT ATTESTING TO THE LEGAL COMPLIANCE OF THE COMPREHENSIVE PLAN AMENDMENTS; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the State Legislature has mandated that municipalities draft and adopt comprehensive plans to provide thorough and consistent planning with regard to the land within their jurisdictional boundaries; and

**WHEREAS**, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan by Ordinance No. L-136, as subsequently amended; and

**WHEREAS**, in 2019, the City of Fort Pierce, undertook its most recent Evaluation and Appraisal Review, amending the City's Comprehensive Plan by Ordinance 19-033; and

**WHEREAS**, amendments to the comprehensive plan must be adopted in accordance with detailed procedures; and

**WHEREAS**, Section 163.3191, Florida Statutes, requires that local governments evaluate their comprehensive plans to determine if amendments are necessary to reflect changes in state requirements and local conditions since the last update of their comprehensive plan; and

**WHEREAS**, the City provided notice to the State Land Planning Agency on January 29, 2025, that the City has determined comprehensive plan amendments are necessary to reflect changes in state requirements and local conditions; and

**WHEREAS**, on January 12, 2026, the City's Planning Board, having been duly designated as the Local Planning Agency, pursuant to Section 163.3174, Florida Statutes, held a duly advertised public hearing pursuant to Section 163.3174(4)(a), Florida Statutes, provided for public comment and participation in the process, and voted **to to** recommend to the City Commission approval of the EAR based amendments to the Comprehensive Plan and transmittal of the EAR based amendments to the State Land Planning Agency and applicable Reviewing Agencies; and

**WHEREAS**, on January 20, 2026, the City Commission conducted a duly advertised public hearing to reviewed the proposed EAR based amendments and allow for public comment and participation in the process, in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and

**WHEREAS**, on January 20, 2026, the City Commission voted [redacted] to [redacted], on first reading, to approve this Ordinance and authorized transmittal of the proposed EAR based amendments to the State Land Planning Agency and applicable Reviewing Agencies, as defined by Section 163.3184, Florida Statutes, for review and comment; and

**WHEREAS**, on [redacted] the State Land Planning Agency issued its Objections, Recommendations, and Comments (ORC) report; and

**WHEREAS**, the State Land Planning Agency's issued ORC report has been reviewed and addressed; and

**WHEREAS**, the City Commission has held a second duly advertised public hearing to review the proposed EAR based amendments and allow for public comment and participation in the process, in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and

**WHEREAS**, the City of Fort Pierce desires to formally adopt the EAR-based amendments as set forth in Exhibit A to the current Comprehensive Plan, which shall serve as a guide for future development of the City and seek to preserve, promote, and protect the public health, safety, and welfare of its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:**

**Section 1.**     Recitals. The foregoing recitals are hereby true and accurate and are fully incorporated herein by reference.

**Section 2.**     Adoption of Evaluation and Appraisal Review (EAR) Based Amendments. The Evaluation and Appraisal Review (EAR) based amendments to the City of Fort Pierce's Comprehensive Plan, attached hereto as Exhibit A, are hereby adopted.

**Section 3.**     Incorporation into Comprehensive Plan. Upon the effective date of the Comprehensive Plan Amendments adopted by this Ordinance, said amendments shall be incorporated into the City of Fort Pierce's Comprehensive Plan and any

section or paragraph number or page number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

**Section 4.** Transmittal to the State Land Planning Agency. The City Manager, or his designee, is hereby authorized to transmit the Comprehensive Plan Amendments to the State Land Planning Agency and all applicable Reviewing Agencies.

**Section 5.** Execution of Affidavit. The Mayor is hereby authorized to execute the Affidavit, attached as Exhibit B, attesting to the legal compliance of the Comprehensive Plan Amendments.

**Section 6.** Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 7.** Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**Section 8.** Effective Date. This Ordinance shall take effect immediately upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

---

**Sara Hedges**  
**CITY ATTORNEY**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED**, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.26-002 was duly advertised accordance with F.S.163.3184 by display advertising in the St. Lucie News Tribune on January, 2026, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on January, 2026; and was duly introduced, read by title only, and passed on second and final reading \_\_\_\_\_, 2026, by the City Commission of the City of Fort Pierce, Florida.

**IN WITNESS HEREWITH**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this **XX<sup>th</sup>** day of **XXX** 2026.

---

**Linda Hudson**  
**MAYOR COMMISSIONER**

ATTEST

---

**Linda W. Cox**  
**CITY CLERK**

**(CITY SEAL)**

**EXHIBIT A**

**EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS TO THE  
CITY OF FORT PIERCE'S COMPREHENSIVE PLAN**

**EXHIBIT B**

**AFFIDAVIT**