



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: The Honorable Mayor and Members of the City Commission
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Clarissa Davis, Planner
SUBJECT: Zoning Text Amendment – Farmer’s Market or Farm Stand Use
DATE: March 16, 2015

STAFF REPORT

Staff Analysis:

This text amendment is a staff initiated proposal to amend code Section 22-22(e) *Allowed Uses – Use Table* in regards to the use “Farmer’s Market or Farm Stands”.

In 2012, the applicant, State of Florida Agriculture and Consumer Services, applied for a zoning text amendment to make “Farmer’s Markets and Farm Stands” a permitted use within the I-1, Light Industrial zone. The proposal was granted by the City Commission on October 1, 2012. In November 2013, code Section 22-22 *Allowable Uses* was modified to display permitted and conditional uses in tabular form. The result was the “Farmer’s Market or Farm Stand” use converted to a conditional use in error. This proposal is to rectify that error and allow the “Farmer’s Market or Farm Stand” use to be a permitted use within the I-1, Light Industrial zone once again.

Code Section 22-131 *Basic Amendment Standards* states the following regarding review of amendment applications: Before an amendment is approved, findings will be made that the following standards are satisfied:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect on the ability of the city to:
 - a. Satisfy land and water use needs; and
 - b. Meet transportation demands and provide community facilities and services; and
- (3) The amendment will promote and protect the public health, safety and general welfare.

This application has met these requirements.

TRC Comments

At the February 19th TRC meeting, the participating departments had no comment on the application.

Comprehensive Plan

In regards to uses, the Comprehensive Plan considers Industrial areas to exhibit the following:
“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.”

Planning Board Recommendations

At their March 10th meeting, the Planning Board recommended approval of the text amendment.

Staff Comments

Staff recommends that the City Commission approve the text amendment allowing Farm Stands and Farmer’s Markets as a permitted use within the I-1, Light Industrial zone.