



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

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**TO:** The Honorable Mayor and Members of the City Commission

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Clarissa Davis, Planner

**SUBJECT:** Text Amendment – Multi-Dwelling Building

**DATE:** October 23, 2015

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### 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 “Multi-Dwelling Building”.

In November of 2013, the semi-restricted uses and conditional uses within the City of Fort Pierce code of Ordinances were converted into a tabular form. As time has progressed, staff has become aware of some of the errors within what is now called the “Use Chart” as a result of this conversion. The use “Mutli-Dwelling Building” is reviewed as a synonym for “dwelling, multifamily” which is defined within the American Planning Association’s Planner Dictionary as the following: “*A building containing four or more individual dwellings with separate cooking and toilet facilities for each dwelling. (Durham, N.C.); A dwelling or group of dwellings on one lot, containing separate living units for three or more families, having separate or joint entrances, and including apartments, group homes, row houses, and condominiums; also multiple dwellings. (Stonington, Conn.)*”. The R-5, High Density Residential zone’s purpose is “to encourage the development of multifamily dwellings”. In staff’s review, it has been determined that allowing “Multi-Dwelling Building” as a permitted use within this zone will fulfill its purpose.

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 August 20<sup>th</sup> TRC meeting, the participating departments had no comment on the application.

**Comprehensive Plan**

The High Density Residential Future Land Use designation, or RH, is usually paired with an R-5, High Density Residential zoning. This designation is intended for parcels that are suited for high density multifamily uses with a range of 12 to 18 dwelling units per acre. The intention of this designation supports the text change to the R-5, High Density Residential zone.

**Planning Board Recommendation:**

At their September 15<sup>th</sup> meeting, the Planning Board unanimously voted to approve the text amendment.

**Staff Comments:**

Staff recommends that the City Commission hold a public hearing and approve the first reading of ordinance 15-054.