



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Text Amendment – Farmer’s Market or Farm Stand Use

DATE: February 26, 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.”

Staff Comments:

Staff recommends that the Planning Board forwards a recommendation of approval to the City Commission.