



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

TO: Members of the City of Fort Pierce Planning Board

THRU: Rebecca Grohall, AICP, Planning Manager

FROM: Vennis Gilmore, Planning Analyst

RE: Amendment to Chapter 22 - Zoning.
Bed and Breakfasts as a Conditional Use in the C-1, Office
Commercial Zone
Ordinance No. 16-013

DATE: June 9th, 2016

STAFF REPORT

Requested Action:

Review and advancement of a recommendation to the City Commission regarding a proposed amendment to City Code Section 22-22 - Allowed uses; to allow Bed and Breakfasts as a Conditional Use within the C-1, Office Commercial District.

Staff Analysis:

The City Commission, on November 4th, 2013, adopted Ordinance L-295, which relocated all of the permitted and conditional uses for all of the zoning districts into a single, combined Use Table. The Use Table is located in a newly created Section of the Code, offering a “one-stop-shop” for reviewing uses permitted within the City. The adopted table also provides several additional uses that were not previously listed within the City Code, further expanding some of the existing listed uses into additional zoning districts. Bed and Breakfast represents a use newly incorporated with this adoption.

The City of Fort Pierce Economic Development Team is proposing a Zoning Text Amendment to Section 22-22 - Allowed uses, of the City of Fort Pierce Code of Ordinances to allow Bed and Breakfasts to be eligible as a Conditional Use in the C-1, Office Commercial Zone. The proposed incorporation of Bed & Breakfasts as a Conditional Use within the C-1 Zoning District provides review authority on a site specific basis.

Prior to the adoption of Ordinance L-295, the provisions of Chapter 22 - Zoning did not encompass Bed & Breakfasts as a use, outside of the Edgartown Settlement District. The adoption of the current use table did not extend consideration in the C-1, Office Commercial Zone.

Business operations in the office commercial district are commonly represented by professional hours of 8am-6pm for the typical light commercial uses within the district. The prospective introduction of Bed and Breakfasts should not adversely affect the existing commercial uses, or received negative impacts from the established uses. Bed & Breakfasts are defined as a single-family dwelling in the four- to-five-room range, functioning as owner-occupied establishment with an equally mixed use as a home and lodging, with lodging superseding home more often than not. Prospective lodging establishments must meet all the tax, fire, building, and health requirements for this size and use of property.

The City of Fort Pierce has a shortage of hotel accommodations within close distance to the C-1 zoning districts which often surround and support more intense commercial hubs; such as River’s Edge District, Avenue D and Delaware Avenue corridors, and the Lawnwood Regional Medical Center area. Bed & Breakfasts may benefit businesses in such districts by providing tourists, clients, patient’s families, and customers with temporary lodging.

The current classifications place Bed & Breakfasts as a prohibited use in the C-1 zone, limiting the potential and economic growth of our C-1 commercial districts. The proposed amendment would enable the Planning Board and City Commission to consider Bed & Breakfasts as conditional use within the C-1 zoning districts. This classification grants the ability to consider whether to allow, when desirable, this use, which would not be appropriate generally or without restriction throughout the district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The exhibits below demonstrate the current and proposed allowance for Bed & Breakfast establishment within the Use Table.

Current and Proposed Designations for Bed & Breakfast Establishments

Current Allowance, as adopted within the Use Table:

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP
Overnight Accommodations																
-Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-
-Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-
-Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C
-Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-
-Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-

Allowance proposed with this amendment to the Use Table:

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP
Overnight Accommodations																
-Bed & Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	-
-Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-
-Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C
-Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-
-Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-

City Code Section 22-131. - Basic amendment standards.

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.*

The proposed alteration is steady with the objectives, goals, and approaches of the City's Comprehensive Plan by giving further chances to advancement of our city as a traveler destination based upon notable, social, and natural tourism opportunities. The change does not exhibit an unfriendly impact on the capacity of the city to fulfill land and water utilization needs, meet transportation requests, and provide community facilities and services. Moreover, the introduced revision gives further chance to advance and ensure the general wellbeing, security and general welfare through.

Technical Review Committee:

All affected departments have reviewed and approved the proposed text amendment based on compliance with the requirements of the City Code, and consistency with the Comprehensive Plan.

Planning Board Recommendation:

The Planning Board, at their August 11th, 2015 meeting voted unanimously to recommend approval of the request with staff recommended conditions.

Staff Recommendation:

The requested amendment is consistent with the City's Land Development Code and Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission approve the requested Amendment to Chapter 22 – Zoning.

Attachments-

- C-1, Office Commercial Map
 - Planning Board Minutes
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