

**ORDINANCE NO. 17-002**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE IV, SUPPLEMENTARY REGULATIONS, SECTION 22-60 – OFF-STREET PARKING AND LOADING; CREATING AN EXEMPTION AND SPECIAL AREA STANDARD FOR THE PEACOCK ARTS DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Fort Pierce land development code provides for regulation of off-street parking and loading spaces in all districts; and

**WHEREAS**, the off-street parking and loading space guidelines include the provision of exemptions and special area standards to account for unique characteristics of urban areas and districts within or adjacent to the downtown; and

**WHEREAS**, the City of Fort Pierce has established a notable supply of publicly held and on-street parking within and adjacent to downtown in order to encourage redevelopment of the urban core and provide greater accessibility of parking; and

**WHEREAS**, the City of Fort Pierce on January 3<sup>rd</sup>, 2017, adopted the Peacock Arts District via Resolution 17-R01, describing that area bound by US Highway 1 on the east, and anchored on 10th Avenue along the Commercial properties abutting Orange Ave with the northern boundary extending along the upper bounds of the commercial district, to 7th Street, ending at Moore's Creek, and the southern boundary extending along Citrus Avenue from US Highway 1 west to 7th, north to Atlantic Avenue, connecting west to 10th Street along the bounds of the commercial district (attached in Exhibit A), recognizing the bounds as the "Peacock Arts District"; and

**WHEREAS**, the City of Fort Pierce seeks to promote historic preservation, use of on-street and public parking assets, compatibility in urban design for new development, as well as increased viability for reuse of structures within the Peacock Arts District by providing a reduction in the required quantity of off-street parking spaces, and encouraging multi-modal transit options adjacent to downtown.

**NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1. Section 22-60(a)(4)** Exemptions and special area standards, General Provisions, Chapter 22, off-street parking and loading, is hereby amended to include a reduction in the required quantity of off-street parking spaces within the Peacock Arts District, as follows:

***Sec. 22-60. - Off-street parking and loading.***

(4) Exemptions and special area standards

c. In addition to the small business exemption provided in subpart a., off-street motor vehicle parking required in the Peacock Arts District is reduced as follows:

1. A fifty (50) percent (%) additional reduction in the required off-street parking requirements of City Code Section 22-60 (d) is granted for the adaptive reuse, or expansion, of a structure existing on the effective date of this Ordinance.

2. A twenty-five (25) percent (%) additional reduction in the required off-street parking requirements of City Code Section 22-60 (d) is provided for

new development or construction of new buildings after the effective date of this Ordinance.

**SECTION 2.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 3.** All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

**SECTION 4.** This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM  
& CORRECTNESS:

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James M. Messer  
City Attorney

STATE OF FLORIDA)  
ST. LUCIE COUNTY)<sup>SS</sup>

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. 17-002 was duly advertised by title only in the St. Lucie News Tribune on December 30, 2016; 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 17, 2017; and was duly introduced, read by title only, and passed on second and final reading on February 6, 2017, 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 the 6th day of February, 2017.

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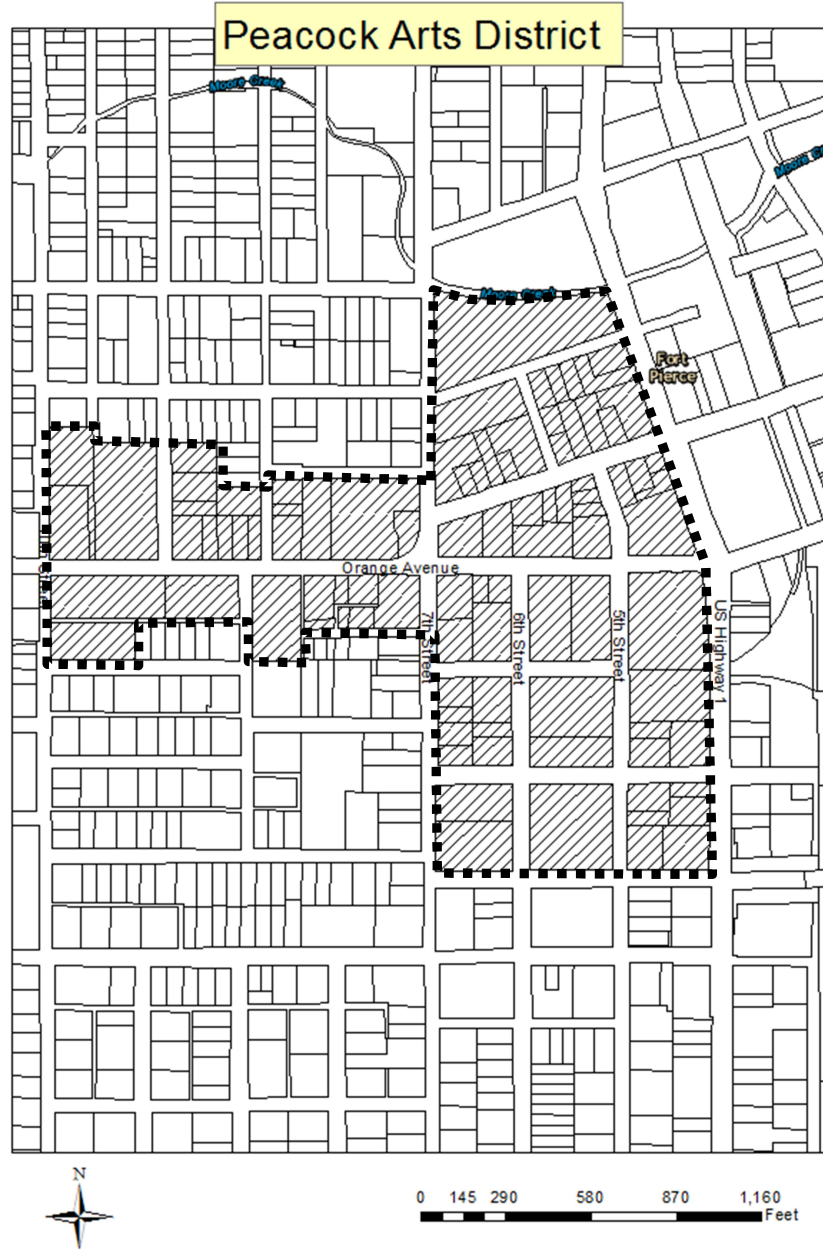
Linda Hudson,  
Mayor Commissioner

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Linda W. Cox,  
City Clerk

(CITY SEAL)

## Exhibit A



The area bound by US Highway 1 on the east, and anchored on 10th Avenue along the Commercial properties abutting Orange Ave, with the northern boundary extending along the upper bounds of the commercial district, to 7th Street, ending at Moore's Creek, and the southern boundary extending along Citrus Avenue from US Highway 1 west to 7th, north to Atlantic Avenue, connecting west to 10th Street along the bounds of the commercial district (attached in Exhibit A), recognizing the bounds as the "Peacock Arts District".