




TO: Nicholas C. Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

RE: Amendment to Chapter 22 - Zoning
Article III – Basic Zoning Districts
Section 22-22 – Allowed Uses

DATE: March 20, 2019

STAFF REPORT

The City of Fort Pierce Planning Department is proposing a Zoning Text Amendment to Article III – Basic Zoning Districts, Section 22-22, Allowed Uses, of the City of Fort Pierce Code of Ordinances to allow some uses identified in the Use Table to be allowed by right, in lieu of needing a Conditional Use approval from City Commission. The Text Amendment would also allow some uses to be allowed with Conditional Use approval instead of being prohibited outright in certain zoning districts.

The purpose of the Text Amendment is to streamline the development process by providing for a broader range of uses to be allowed outright in certain zoning districts where the use itself is appropriate given the characteristics of each district and its location in the City. In particular, commercial and industrial uses have been expanded in such a manner so as to allow for a more streamlined review and development approval process. To this end, there are 44 instances where uses which are now only allowed with a Conditional use, or were prohibited outright, which are now being proposed to be deemed permitted by right. In addition, there are 14 instances where uses which are now prohibited outright are now being proposed to be allowed with Conditional use approval.

In addition to the above changes, the Text Amendment also serves to clarify how permitted and conditional uses are determined for properties in the Edgartown Settlement (ES) Zoning District, the Planned Development Zone (PD), and the Planned Unit Redevelopment Zone (PUR).

These proposed changes have been recommended by the Development Review Task Force as well as the Saint Lucie County Chamber of Commerce.

The Technical Review Committee (TRC) reviewed this item on January 17, 2019. Comments from each department and agency are attached.

At their meeting on February 12, 2019, the Planning Board unanimously voted to recommend approval of the request, as presented.

Staff recommends that the City Commission approve the request.

Attachments:
Proposed text amendment
TRC comments
Draft Ordinance