




TO: Nicholas C. Mimms, PE, City Manager

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

RE: Amendment to Chapter 22 - Zoning
Article III – Basic Zoning Districts
Section 22-58 – Major and minor site plan applications

DATE: April 24, 2019

STAFF REPORT

This is a Zoning Text Amendment to Article IV – Supplementary Regulations, Section 22-58 Major & Minor Site Plan Applications, of the City of Fort Pierce Code of Ordinances to increase the square foot thresholds for administrative review and approval of commercial and industrial site plans from 4,000 square feet to 50,000 square feet. The Text Amendment would also increase the administrative review threshold for multi-family residential projects from 20 to 50 units as well as establishing the same minimum thresholds for other residential projects. To this end, site plan reviews will be subject to approval from either a Major or Minor Site Plan Application.

The proposed Text Amendment also seeks to clarify the minimum submittal requirements for Major or Minor Site Plan Applications and delineate the process through which these applications are reviewed by the Technical Review Committee, Planning Board, and City Commission. In brief, all Site Plan applications will be reviewed by the Technical Review Committee. The distinction between both types of applications, however, is that Major Site Plans will require Planning Board review and City Commission approval, while Minor Site Plans may be ultimately approved by the Planning Director after it has been determined that the application is in compliance with City Code and no outstanding documents, actions, or information are needed.

These new thresholds were proposed by the Development Review Task Force in June of 2018 as part of an evaluation of the City's regulatory/permitting process. Their recommendations have been discussed with the City Commission and this Text Amendment now seeks to formally adopt the previous consensus.

The Technical Review Committee reviewed this item on January 17, 2019. Comments from each department and agency are attached. On February 12, 2019, the Planning Board voted 5-1 to recommend denial of the proposed Text Amendment.

On April 1, 2019, the City Commission heard this request. After subsequent discussion regarding a threshold review standard that could be supported by the Commission, the Text Amendment was remanded back to the Planning Board for further review. On April 9, 2019, the Planning Board voted 7-0 to recommend approval of the proposed Text Amendment, with the modification that the existing administrative site plan review thresholds for multi-family and commercial / industrial projects remain unchanged.

Attachments:

- Proposed Text Amendment (original)
- Proposed Text Amendment (Planning Board)
- Technical Review Committee Comments
- St. Lucie County Development Review Task Force Recommendations
- Proposed Ordinance (original)
- Proposed Ordinance (Planning Board)