





Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee meeting

June 20, 2019

TECHNICAL REVIEW PROJECT # 19-99800007 (Text Amendment to Chapter 22)

TEXT AMENDMENT - Chapter 22 - Zoning - Article III – Basic Zoning Districts - Section 22-22 – Allowed Uses

### Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: No comment



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THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

June 20th, 2019

Case # 19-99800007

Text amendment

Chapter 22, zoning Article III, Basic zoning districts, Section 22-22, allowed uses.

**Comments:**

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

Florida

**To : Vennis Gilmore, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

RECEIVED

**RE : Chapter 22-22 Text Amendment  
Allowed Uses**

JUN 14 2019

CITY OF FORT PIERCE  
PLANNING & ZONING

**DATE : June 14, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on June 2, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Text Amendment  | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- Recommend                       Do Not Recommend
- Approval of Amendment       Building Permit                       C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for conditions of approval

JRA/jra



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TO : Members of the Planning Board

FROM : Vennis Gilmore, Planner

RE : Project: #19-99800007 (Text Amendment to Chapter 22)

DATE : June 6th, 2019

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**TEXT AMENDMENT**  
**Chapter 22 - Zoning**  
**Article III – Basic Zoning Districts**  
**Section 22-22 – Allowed Uses**

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 one use to be allowed with Conditional Use approval instead of being prohibited outright in one zoning district. This memo is in reference to the one month of Text Amendments, requested by the Planning Board.

Thank You,  
Vennis Gilmore  
Planner



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TO : All the members of the Technical Review Committee

FROM : Vennis Gilmore, Planner

RE : Technical Review Project: #19-42800009 (Temporary Use)

DATE : June 2nd, 2019

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**Temporary Use**  
**Auto Repair in I-1, Light Industrial Zone**  
**995 Edwards Road**

The above – referenced **Temporary Use** is being submitted for your review and comments. The request seeks a temporary use of General and Limited Vehicle Repair in the I-1, Light Industrial Zone. The Temporary Use shall remain active until the second reading approval of a City-initiated Zoning Text Amendment to Article III – Basic Zoning Districts, Section 22-22, Allowed Uses.

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. Temporary Use approval of this application will allow the applicant to operate the non-permitted use of “Vehicle Repair,” until the City-initiated Zoning Text Amendment is approved to allow the subject use as permitted by right.

Please provide two (2) copies of written comments regarding the above at your easiest convenience. The item will be reviewed at the June 20th, 2019 TRC Meeting.

Please do not hesitate to contact one of our staff members should you require any additional information or clarification at 772-467-3741. Please send all TRC Comments to [vgilmore@city-ftpierce.com](mailto:vgilmore@city-ftpierce.com).

Thank You,

Vennis Gilmore  
Planner