



TO: Nicholas Mimms, PE, City Manager

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

FROM: Vennis Gilmore, Planner

RE: **Ordinance 19-034**
Amendment to Chapter 22 - Zoning
Article III – Basic Zoning Districts
Section 22-22 – Allowed Uses

BOARD DATE: August 19, 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 “Limited Vehicle Repair” and “General Vehicle Repair” 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 create a new use category “Marine-Related Repair” to be allowed by right, 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, Vehicle Repair and Marine-Related Repair uses have been expanded in such a manner so as to allow for a more streamlined review and development approval process. Vehicle Repair, both Limited and General, is proposed to be allowed outright in the I-1 zoning district. The new use category of “Marine-Related Repair” is being proposed to be allowed outright in the C-3, C-6, I-1, and I-2 zoning districts.

The Technical Review Committee (TRC) reviewed this item on June 20, 2019. Comments from each department and agency are attached.

The Planning Board, at their July 9th, 2019 meeting voted unanimously to recommend approval of the request.

Attachments:
Proposed text amendment
TRC comments