

**Comprehensive Plan  
Text Amendment  
to the  
Central Business District  
(CBD)**



# Proposed Amendment

**Central Business District (CBD):** The CBD designation ~~provides for mixed-use high-rise development and single-use or~~ mixed-use development that may include ~~ground floor office/retail commercial/retail, beneath and~~ residential ~~apartments and condominiums~~. The CBD is intended to provide for higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums, and apartments, and single family, attached and detached); office including, but not limited to artist work and sales space; retail including, but not limited to, boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities.

# Proposed Amendment

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation. Single family uses shall only be permitted as a part of an overall mixed-use development which includes office, commercial, artisan, or retail.

# Recommendations

Staff recommends APPROVAL

On February 11, 2020, the Planning Board recommended APPROVAL

# CC Recommendations

## Possible actions of the City Commission:

- **APPROVE** of the proposed Comprehensive Plan Text Amendment.
  - Staff recommends approval both Ordinance 20-008.
  - Planning Board Recommended Approval
- **DISAPPROVE** of the proposed Comprehensive Plan Text Amendment.

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