



CITY OF FORT PIERCE

CITY COMMISSION

June 20th, 2023

Haisley Funeral Home. 1602 S. 30th Street
Future Land Use Map Amendment
1602 S. 30th Street

The purpose of this proposed Future Land Use Change and the associated Zoning amendment (to be heard separately) is to regularize the use of a small portion (0.16 Acres, one parcel) utilized under a unity of title by the Haisley Funeral Home as part of the same business.

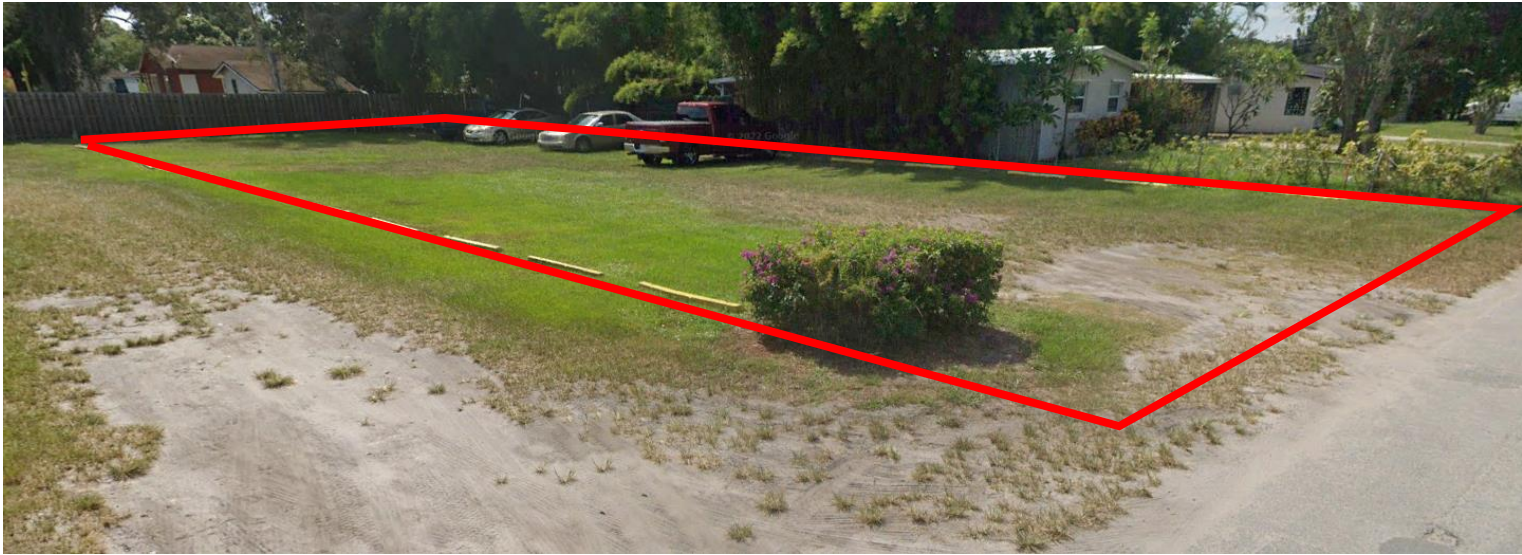
The lot is subject to a Low Density Residential (RL) Future Land Use (FLU) and R-3 zoning and, both of which restrict commercial use.

The larger part of the property utilized by the business has a Future Land Use of General Commercial and Zoning of C-3.

THE PROPOSAL IS TO AMEND THE FLU FROM RL to CG

Aerial Map

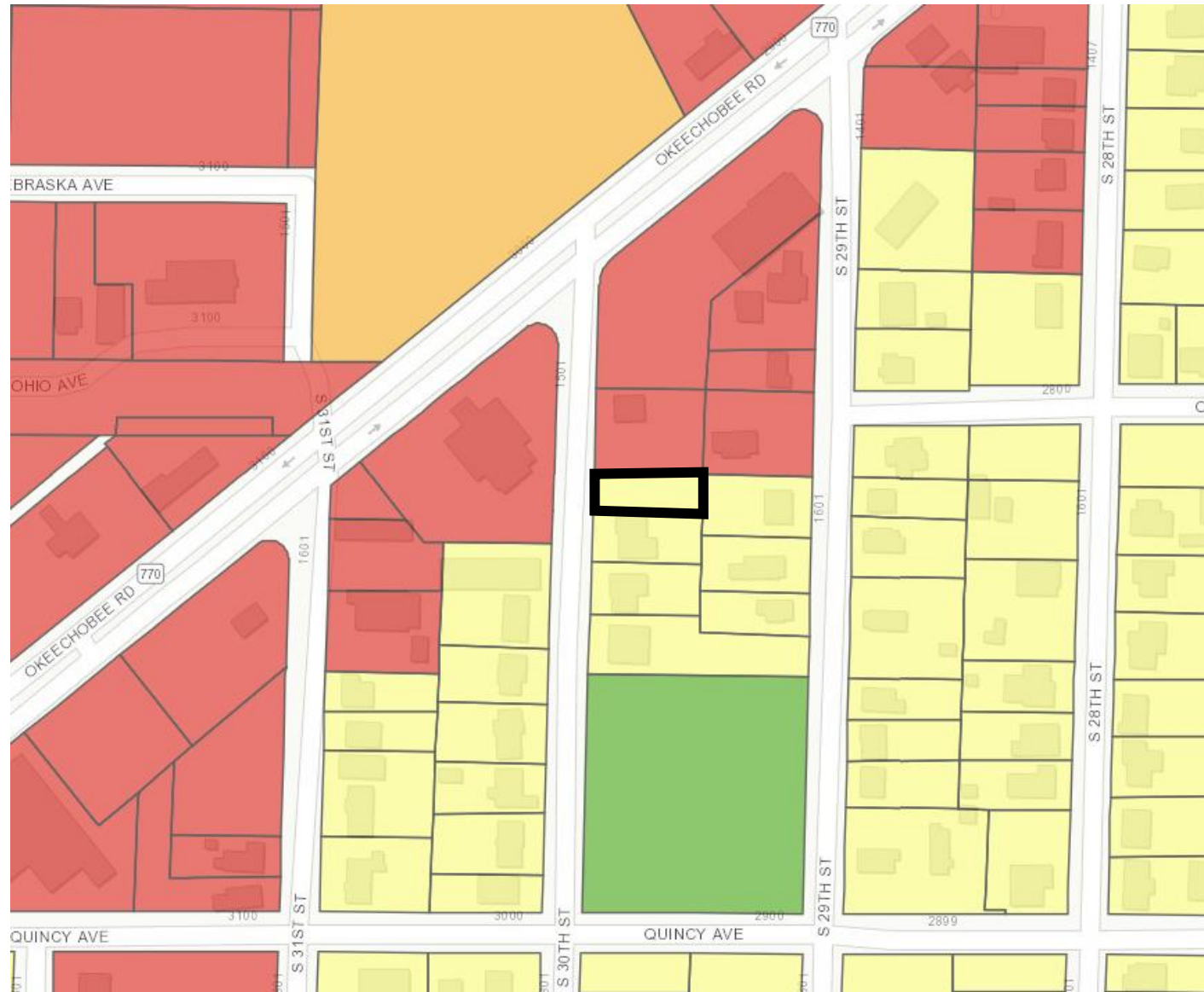




FLU Map

Existing: RL

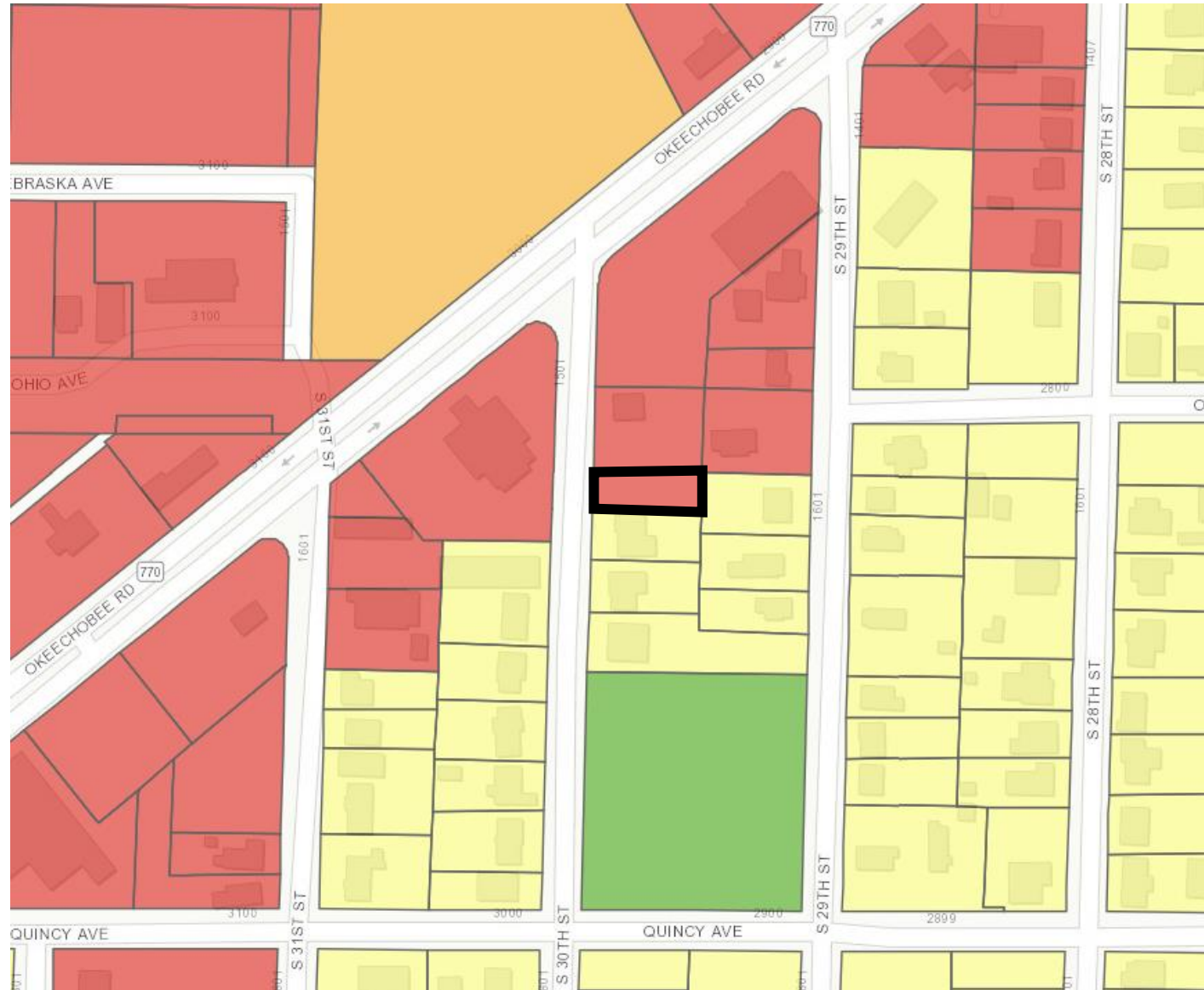
2417-506-0035-000-3



FLU Map

Proposed: GC

2417-506-0035-000-3



FLU COMPARISON

FLU COMPARISON - Haisley Funeral Home

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	0.16	6,969.6			
		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	LOW DENSITY RESIDENTIAL (RL)	1.65	0	0.0	0.0 SQ.FT
PROPOSED	GENERAL COMMERCIAL (GC)	15	2	1.0	6,969.6 SQ.FT
		INCREASE / (DECREASE)		2	6,969.6 SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions

Planning Board Recommendation

- Recommends APPROVAL of the request.

Future Land Use change for a portion of one (1) parcel from RL, Low Density Residential to GC, General Commercial

- **Staff recommends Approval of the request**
 - Consistent with Section 125-136 of City Code & the Comprehensive Plan
 - Does not adversely affect the public health, safety, convenience and general welfare

Possible actions of the City Commission:

- APPROVAL of the proposed Amendment
 - Staff recommends APPROVAL to the City Commission.

ALTERNATIVE RECOMMENDATION

- DISAPPROVAL of the proposed Amendment



CITY OF FORT PIERCE

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June 20th, 2023

Haisley Funeral Home. 1602 S. 30th Street
Zoning Atlas Map Amendment
1602 S. 30th Street

The purpose of this Zoning Atlas amendment is to regularize the use of a small portion (0.16 Acres, one parcel) utilized under a unity of title by the Haisley Funeral Home as part of the same business.

The larger part of the property utilized by the business has a Future Land Use of General Commercial and Zoning of C-3.

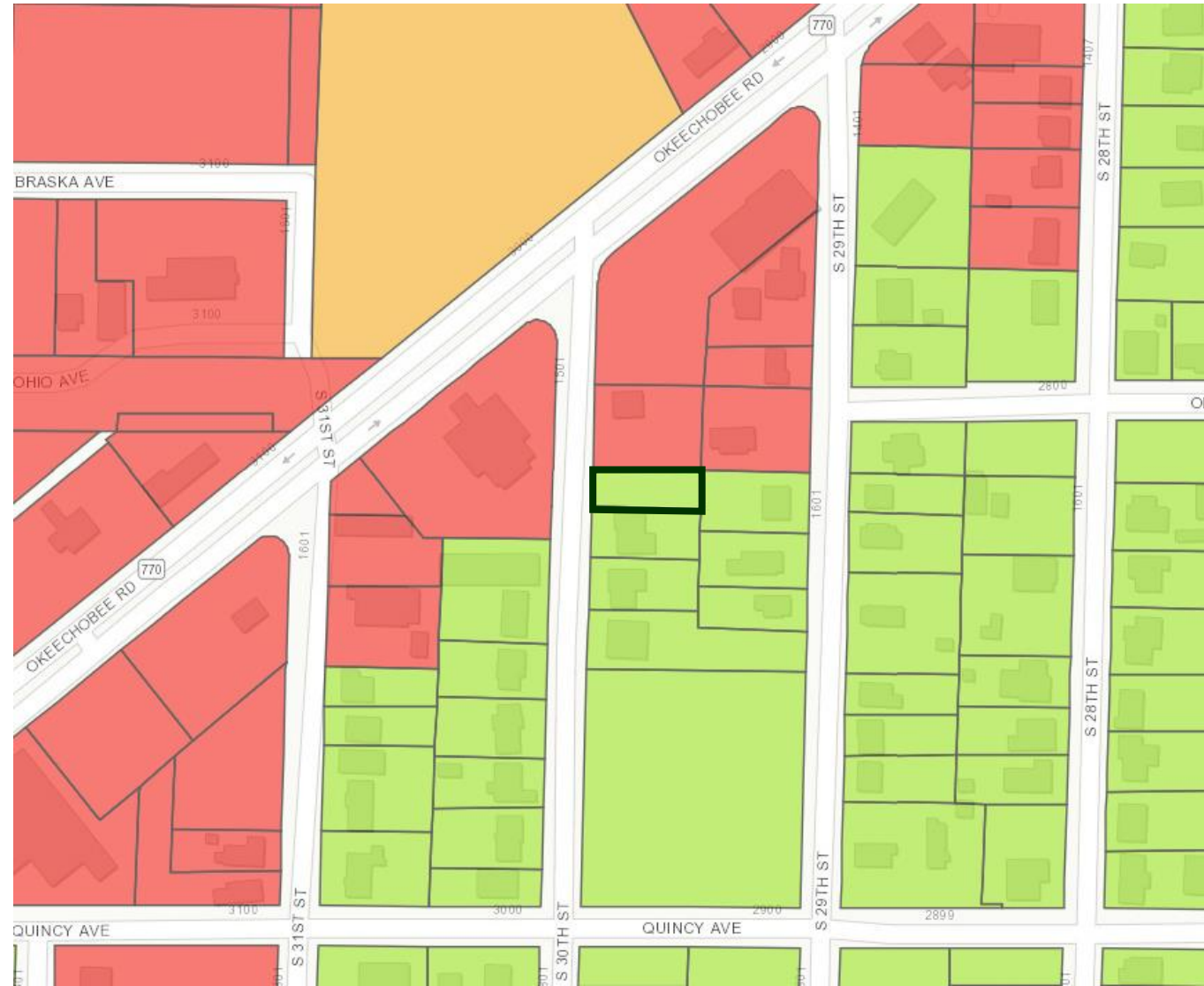
Aerial Map

2417-506-0035-000-3



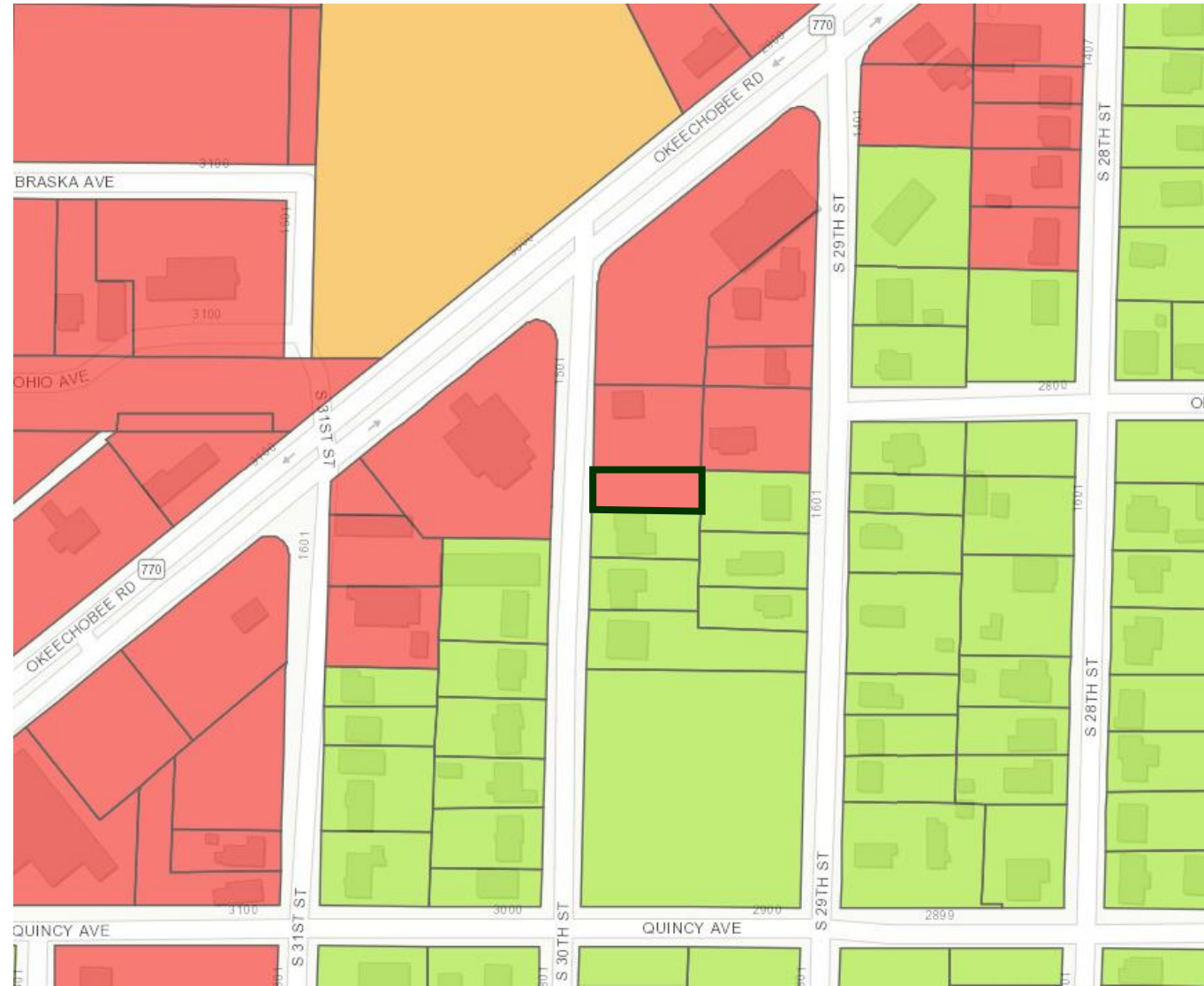
Zoning Map

Existing: R-3



Zoning Map

Proposed: C-3



Planning Board Recommendation

- Recommends APPROVAL of the request.

Zoning Atlas Map Amendment of one (1) parcel from R-3, Single Family Moderate-Density Zone to C-3, General Commercial Zone.

Staff recommends Approval of the request

- Consistent with Section 125-212 & 125-136 of City Code & the Comprehensive Plan.
- Does not adversely affect the public health, safety, convenience and general welfare.

Possible actions of the City Commission:

- **APPROVAL** of the proposed Zoning Atlas Amendment with no changes

ALTERNATIVE ACTION

- **APPROVAL** of the proposed Zoning Atlas Amendment with changes.

OR

- **DISAPPROVAL** of the proposed Zoning Atlas Amendment