



CITY OF FORT PIERCE

PLANNING BOARD

November 13th, 2023

Boarding Houses/ Rooming Houses
And other Amendments to Zoning Code of
Ordinances

This item proposes amendments to the Code of Ordinances which includes:

- The establishment of standards for Boardinghouses and Roominghouses in the city in a manner which protects and preserves the health, safety, appearance and general welfare of the citizens of the City.
- Revisions and Additions to the Permitted Use Table in respect of Agricultural and Railroad Passenger Stations in certain zoning districts.
- Amendments to the list of Definitions.

The issue was presented to City Commission Conference meeting on 11th, October 2021.

The direction provided to staff was to move forward with the amendment to the code as described. The substantial components of this amendment was discussed and approved by the Planning Board at its meeting of September 11th, 2023.

Since that time, additional amendments are proposed in respect of the List of Definitions and Permitted Use Table.

Several amendments to the City's Code of Ordinances are required to address the above code amendments and to remove conflicts within the Code and to reflect recent amendments to Florida State Statutes.

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R 4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I 1	I 2	I 3	O S 1	O S 2	A 1	A 2
<i>RESIDENTIAL</i>																							
<i>Household Living</i>																							
-Detached House	P	P	P	P	P	P	P	P	C	C	C	-	C	C	-	-	-	-	-	-	C	-	-
-Duplex	-	-	-	-	-	C	P	P	C	C	C	-	C	C	-	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	C	C	-	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C	-	C	C	-	-	-	-	-	-	-	-
-Mobile or Manufactured Home	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>€</u> <u>P</u>	<u>€</u> <u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	<u>C</u>	<u>C</u>	-	-	-	-	-	-	<u>C</u>	-	-
-Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Mixed-Use Building or Development	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 125-318)	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	-	<u>€</u> <u>P</u>	P	-	-	-	-	-	-	<u>P</u>	-	-

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed zoning text amendments to City Commission with a recommendation of approval.

ALTERNATIVE RECOMMENDATION

1. Approval with amendments.
- or
2. Denial.