

# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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**PROJECT:** AMENDMENT TO THE CITY'S CODE OF ORDINANCES – BOARDINGHOUSES AND OTHER CODE

**REVIEWER:** KEV FREEMAN, PLANNING DIRECTOR

**MEETING DATE:** NOVEMBER 13<sup>TH</sup>, 2023 – PLANNING BOARD

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### STAFF REPORT

**Requested Action:** Consider an amendment to the City Code of Ordinances establishing Sec. 125-328. Boardinghouses and Roominghouses. Amending Sec.125-3. Definitions Generally, Boardinghouse and Roominghouse, Modular Home, Mobile Home, Manufactured Home, Fencing, Density, Agricultural and Railroad Passenger Station; and amending Sec. 126-187. Allowed Uses, Boardinghouse and Roominghouse, Agricultural, Railroad Passenger Station, Mobile Homes/Single-Family units, Home Occupations, and amending Sec. 125-318. Home occupations

**Location:** Citywide.

**Proposed Amendment:**

- 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 of Boardinghouse and Roominghouse was presented to the 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 were discussed and approved by the Planning Board at its meeting of September 11th, 2023.

Since that time, additional amendments have been proposed in respect of the List of Definitions and the Allowed Use Table.

These include the addition of agricultural use to be permitted by right in the E-1, E-2, E-3, C-2, C-3 and C-5 zoning districts (similar development rights as Stables or Equestrian facilities). This will allow the designation of city zoning districts in respect of property which has an agricultural use (county zoning) and is annexing into the city but wishes to retain that use. The definition of agriculture has been added such:

**Agricultural;** use which involves one or more of the following - livestock and poultry farming, crop production, plant nurseries, greenhouses, forestry, or associated farm facilities.

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An additional amendment to the table of permitted uses relates to Railroad Passenger Station, which is important in respect of potential future siting of such within the city. The use table is amended to allow the use of a railroad passenger station in the commercial and industrial zoning districts.

***Railroad passenger station; means a facility, either light or heavy rail, for the boarding of passengers and related ticketing sales and offices. Railroad passenger station and associated facilities shall not be subject to yard setback or landscaping buffer requirements.***

### ***Technical Review Committee***

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. Suggested amendments have been incorporated.

### ***Staff Recommendation:***

Staff recommend that the proposed amendment is moved to the City Commission with a recommendation of approval.