



CITY OF FORT PIERCE

City Commission

AUGUST 19th, 2024

TEXT AMENDMENT

INNOVATIVE COMMUNITY DEVELOPMENT

SUMMARY

Approval of text amendments to City Code Sec. 125-243.

PROPOSED AMENDMENT

The proposed amendment seeks to encourage innovative affordable residential and mixed-use development on small lots.

The revised code places emphasis on encouraging the supply of housing designed to respect the character, rhythm and architecture of the community through an innovative community development process.



COMPREHENSIVE PLAN

Objectives and Policies within the City's Comprehensive Plan support Affordable Residential Development.

1.1.7 Policy: The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.8 Policy: The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:

- A. Located within ¼ mile of a rail station, multimodal transit center, or transit stop;
- B. Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;
- C. Affordable housing developments shall include a variety of housing types.



COMPREHENSIVE PLAN

Objectives and Policies within the City's Comprehensive Plan support Innovative and Affordable Residential and Mixed-Use Development.

1.2 Objective: The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.8.6 Policy

The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

- Affordable housing;
- Mixed use projects with residential;
- Adaptive reuse of historic structures;
- Brownfield site redevelopment.



COMPREHENSIVE PLAN

Objectives and Policies within the City's Comprehensive Plan support Innovative and Affordable Residential and Mixed-Use Development.

6.1.6 Policy: The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.8 Policy: The Land Development Code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.4.5 Policy: The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) INCENTIVE STRATEGIES

The Affordable Housing Advisory Committee (AHAC) presented recommendations regarding various incentive strategies to the City Commission on January 16th, 2024.

The proposed Innovative Community Development code supports elements of the accepted AHAC recommendations.

- Permit Accessory Dwelling Units in certain zoning districts.
- Flexible Lot configuration.
- Flexible Density for Affordable Housing.
- Support for appropriately located Mixed-Use development.



PROPOSED AMENDMENTS

The proposed amendments have been presented to the Affordable Housing Advisory Committee for information and review on June 6th, 2024, and August 1, 2024.



SUMMARY CODE AMENDMENTS

- Single-family dwellings and townhomes, with or without Accessory Dwelling Units.
- Duplexes, quadplexes, triplexes, and multifamily housing developments, when permitted in the zone
- Nonresidential uses permitted in the Future Land Use when these uses will provide a suitable mixed-use living environment for residents of the innovative community development.
- Meantime Uses permitted in the Future Land Use, including performances, art exhibitions, and hobbyist gatherings, as well as transient commercial activities such as markets or food sales that are held a single time or regularly.



SUMMARY CODE AMENDMENTS

Minimum lot size. Minimum lot size and lot area are determined by the maximum density authorized in the comprehensive plan.

Residential densities. Maximum densities will not exceed the density allocated within the city's comprehensive plan for the underlying Future Land Use.

Area, width, depth, yard, and lot coverage requirements for lots in an innovative community development shall be determined by the city commission based on, but not limited to, the DEVELOPMENT STANDARDS



SUMMARY CODE AMENDMENTS – DEVELOPMENT REVIEW STANDARDS

- Compatibility with the surrounding development.
- Constraints of existing physical features.
- Availability of utilities.
- Transportation capacity and linkages.
- Enhanced landscaping, streetscape, open spaces, and recreation areas.
- Creative site design, such as, but not limited to, visual focal points, variation in building setbacks and use of existing site features.
- Architectural styles, building materials and variation of building types.
- Character of the proposed development within the street scene.
- Economic resilience - Workforce, multi-generational, and affordable housing.
- Increased storm water percolation, use, cleaning, and/or sequestration.
- Energy sustainability and cost management.
- Passive heating and cooling techniques.
- Proximity to neighbors (light, ventilation, privacy).



RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Zoning Text Amendment to Sec. 125-243 - Innovative Community Developments.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
- or
2. Recommend Disapproval.

