

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: AMENDMENT TO THE CITY'S CODE OF ORDINANCES – ALLOWED USES

REVIEWER: KEV FREEMAN, PLANNING DIRECTOR

MEETING DATE: APRIL 8TH 2024 – PLANNING BOARD

STAFF REPORT

Requested Action: Consider an amendment to Sec. 125-187 – Allowed Uses.

Location: Citywide.

Comprehensive Plan

1.1.17 Policy:

The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in F.S. § 163.3177(6)(a)(9)(a).

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.

6.1 Objective:

The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

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

6.3 Objective:

The City shall provide adequate sites and distribution of housing for very-low income, low-income and moderate-income households.

Proposed Amendment:

The proposed amendment seeks to cure conflicts, add allowed uses in certain districts, and encourage innovative residential development.

The revised code places emphasis on encouraging the supply of housing through the innovative residential development process. It is intended that partner code amendments to section 125-243. Innovative Residential Developments will be moved forward to further aid the initiative.

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 S1	O S2	A 1	
-Detached House	P	P	P	P	P	P	P	P	€	€	€	-	€	€	-	-	-	-	-	-	-	€	-
-Duplex	-	-	-	-	↓	€	P	P	€	€	€	-	€	€	-	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	€	P	P	P	€	€	-	€	€	-	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	€	P	P	P	€	€	€	-	€	€	-	-	-	-	-	-	-	-

Other proposed changes relate to Home Occupations (permitted by State Statutes), Boardinghouses and Roominghouses (subject to partner code amendments to Definitions and Zoning Regulation), uses available to zoning districts close to or within downtown, and the allowance of Urban Farming (subject to partner code amendments to Definitions, and Family Amusement Centers (State Statues)

Summary of 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.