



# CITY OF FORT PIERCE CITY COMMISSION

March 3<sup>rd</sup>, 2025

## Zoning Text Amendment Port of Fort Pierce Zoning Overlay

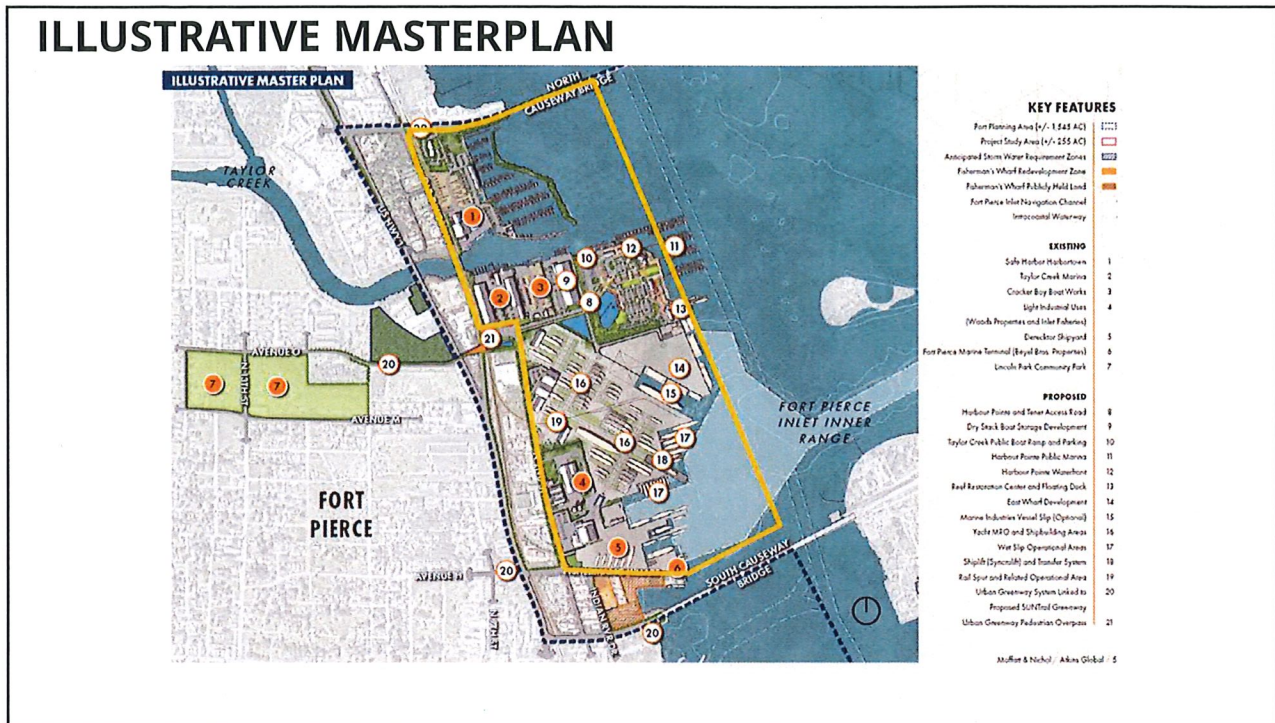
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The Port of Fort Pierce is one of Florida's 15 deepwater Seaports and has huge economic value to the City and to the Region.

In 2020, St. Lucie County, together with partners and substantial public outreach through the Port of Fort Pierce Master Plan Advisory Committee, updated the Port of Fort Pierce Master Plan, culminating in the Final Draft which was presented to City Commission in December 2020.

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## GUIDING TENENTS AND ALIGNMENT

**THE PORT OF FORT PIERCE MASTERPLAN**

'The Master Plan presented herein is a starting point for continued discussion of what's possible—and actionable.'

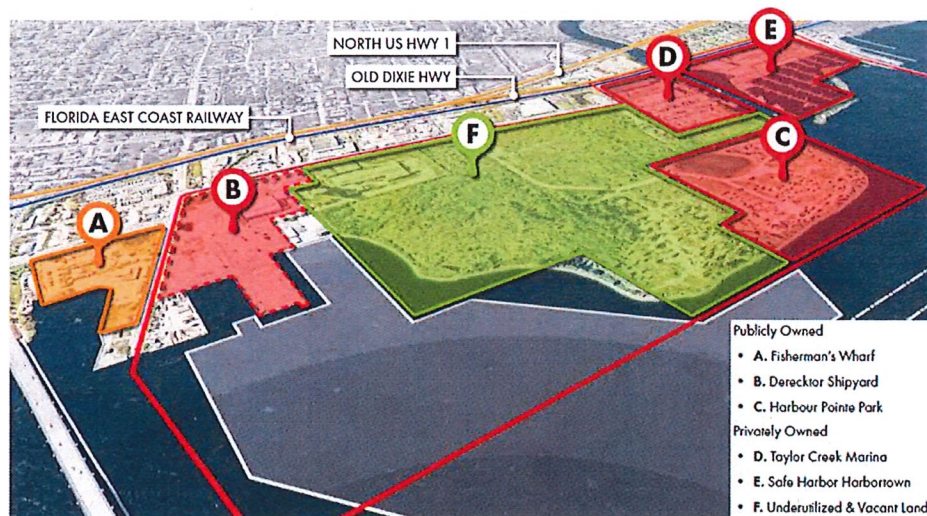
- 4.2.1 AN ENGINE FOR OUR BLUE ECONOMY
- GROW DIVERSITY OF MARINE RELATED INDUSTRIES
- MEGAYACHT
- IMPORT/EXPORT
- 4.2.2 GROW THE AMOUNT OF FUNCTIONAL WATERFRONT EDGES
- ADD 6,000 – 7,000 ft WORKING MARINE EDGE
- 4.2.3 PROVIDE A FLEXIBLE TEMPLATE FOR PORT LAND DEVELOPMENT
- IMPORT/EXPORT AND TRADE ENABLING AREAS.
- STORMWATER DETENTION
- LIGHT INDUSTRIAL
- MAGAYAGHT
- WAREHOUSING
- ELECTRONICS/HYDRAULICS/ENGINE REPAIR BUSINESS
- MIXED-USE DEVELOPMENT
- 4.2.4 INVEST AND GROW ENVIRONMENTAL EDUCATION AND RESTORATION
- ARTIFICIAL REEF PROGRAM
- ENVIRONMENTAL EDUCATION CENTER
- MARINE RESEARCH
- 4.2.5 THE PORT AS A GOOD NEIGHBOR
- GREENWAY
- BEAUTIFICATION OF PORT SILOS
- LANDSCAPING
- WORKING WATERFRONT
- TOURISM

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Several initiatives are underway near the Port. Projects include major transportation improvements such as North Causeway Reconstruction and implementation of the SUNTrail Greenway.

Others involve public facing waterfront renewal efforts, such as the Fisherman's Wharf redevelopment and the Kings Landing development.

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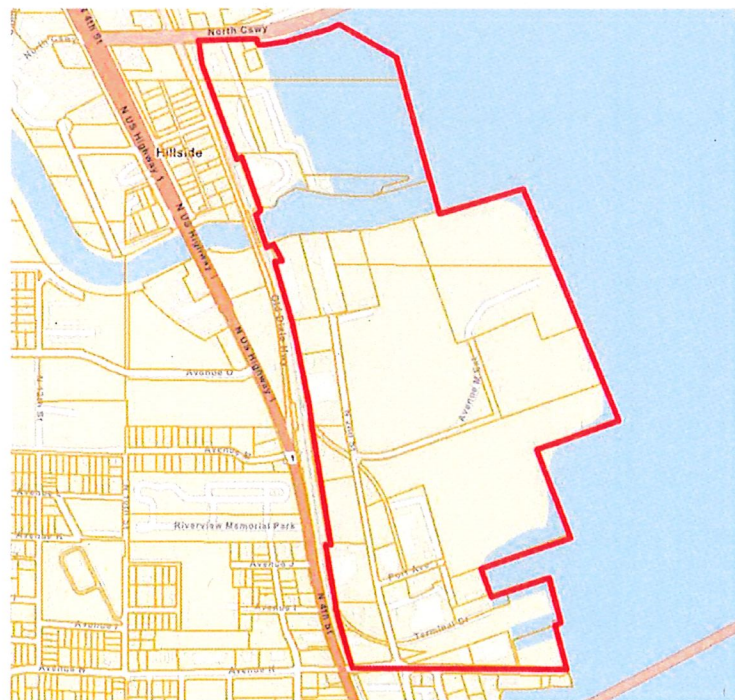
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This text amendment to the Zoning Code proposes that future development within the Port of Fort Pierce Overlay District will be processed either through the minor site plan process or by the conditional use procedure.

The current Future Land Use of the properties will not be amended at this time. The Overlay will provide the framework for the review of allowed uses and for the application/approval process.

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PROPOSED PORT  
OF FORT PIERCE  
OVERLAY  
BOUNDARY



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CITY OF FORT PIERCE GIS

LOTS - (4) BOUNDARY DISCREPANCIES

REQUIRE SUBDIVISION APPLICATION

ST. LUCIE COUNTY PROPERTY APPRAISER

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### St. Lucie County Comprehensive Plan – Port Sub-element

**Goal 2A.3: Port Activities** - The quality of life for St. Lucie County residents will be strengthened and maintained by enhancing the economic viability, attractiveness, environmental quality, and social benefits associated with activities at the Port of Fort Pierce.

**Objective 2A.3.1:** The Port of Fort Pierce should strengthen the economic development activities in the Port Operations Area by working with federal, state and local government, the private sector, and other interested parties to formulate an economic development plan that will foster new jobs that exceed the County's average annual wage and enhance the community's prosperity.

St. Lucie County Comprehensive Plan      2A-6      Adopted updated 12.2022 Port Sub-element GOPs

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## **City of Fort Pierce Comprehensive Plan**

### **Property Rights Element**

#### **Policy 12.1.1.1**

The City shall consider the right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.

#### **Policy 12.1.1.2**

The City shall consider the right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

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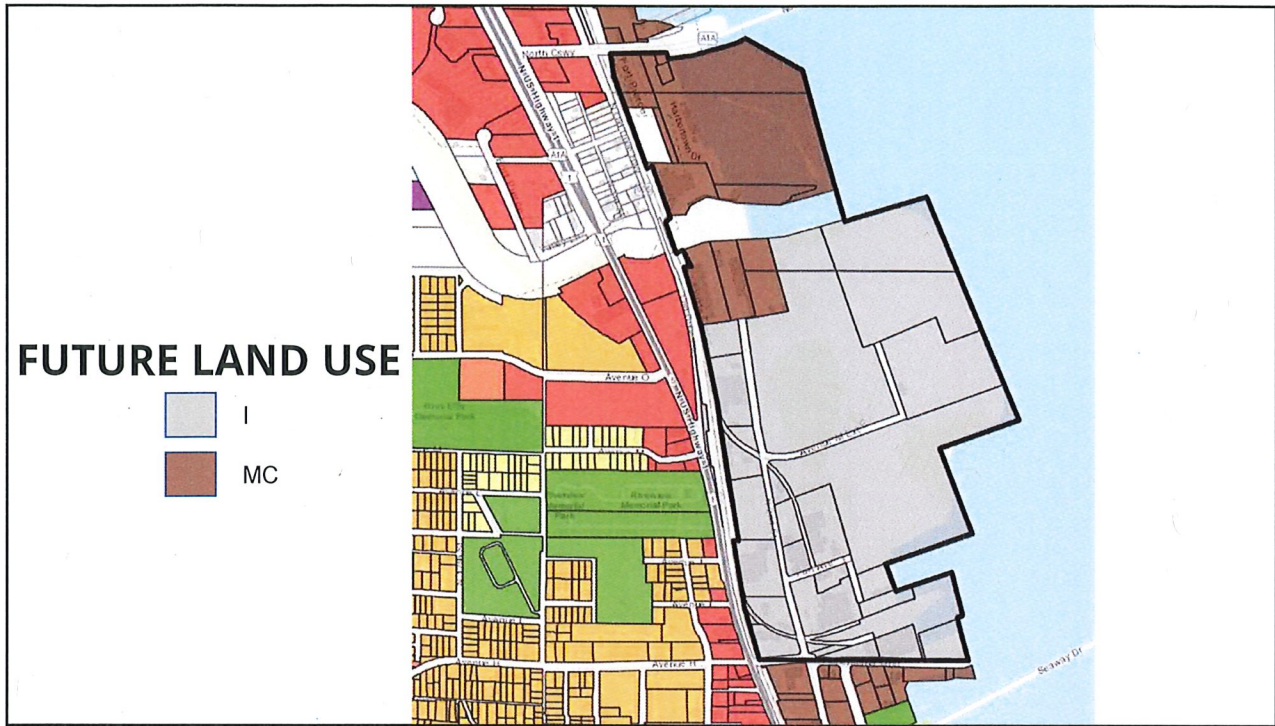
## **City of Fort Pierce Comprehensive Plan**

### **Coastal Management Element**

#### **Policy 5.3.3**

The City shall coordinate with St. Lucie County in implementing the 2017 update to the Port of Ft. Pierce Master Plan. The plan provides general goals, objectives, and policies to encourage gentrification of the Port through a **mix of recreational, commercial, residential and industrial uses**. The City will follow the goals, objectives, and policies within the revised Port of Ft. Pierce Master Plan to ensure orderly development and redevelopment of the Port.

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## FUTURE LAND USE



I

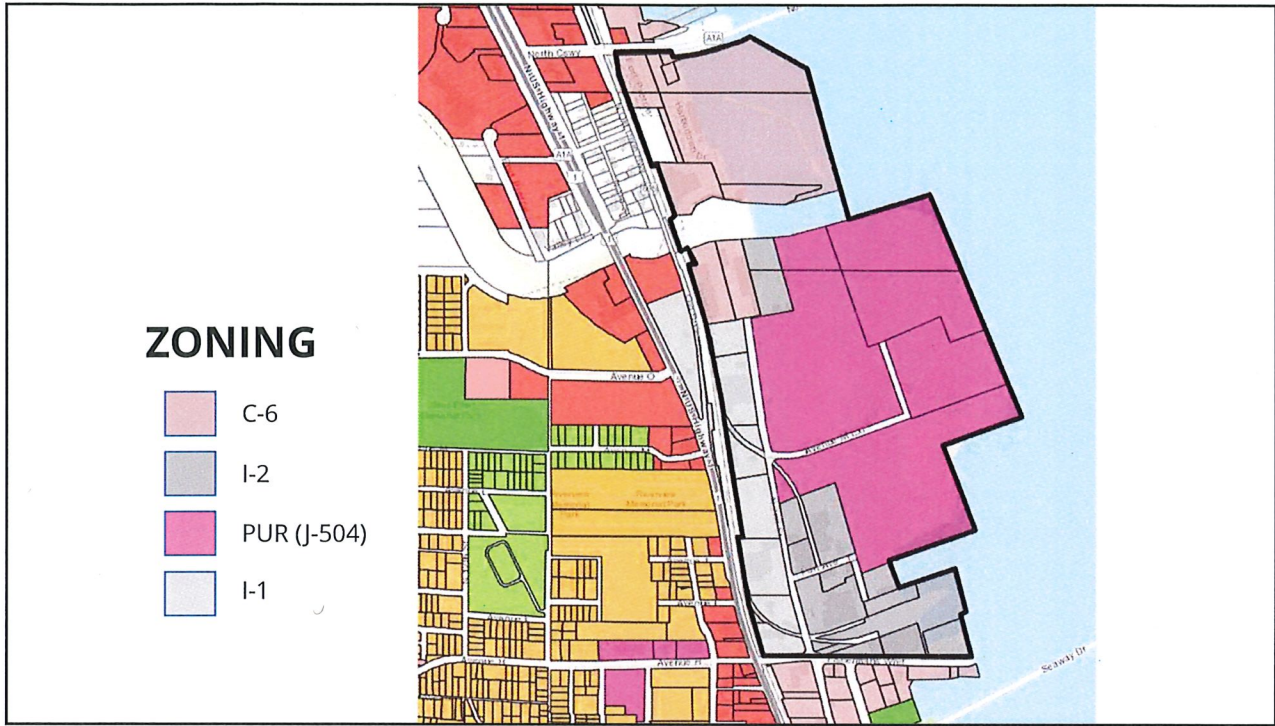
**Industrial (I):** The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed-use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.



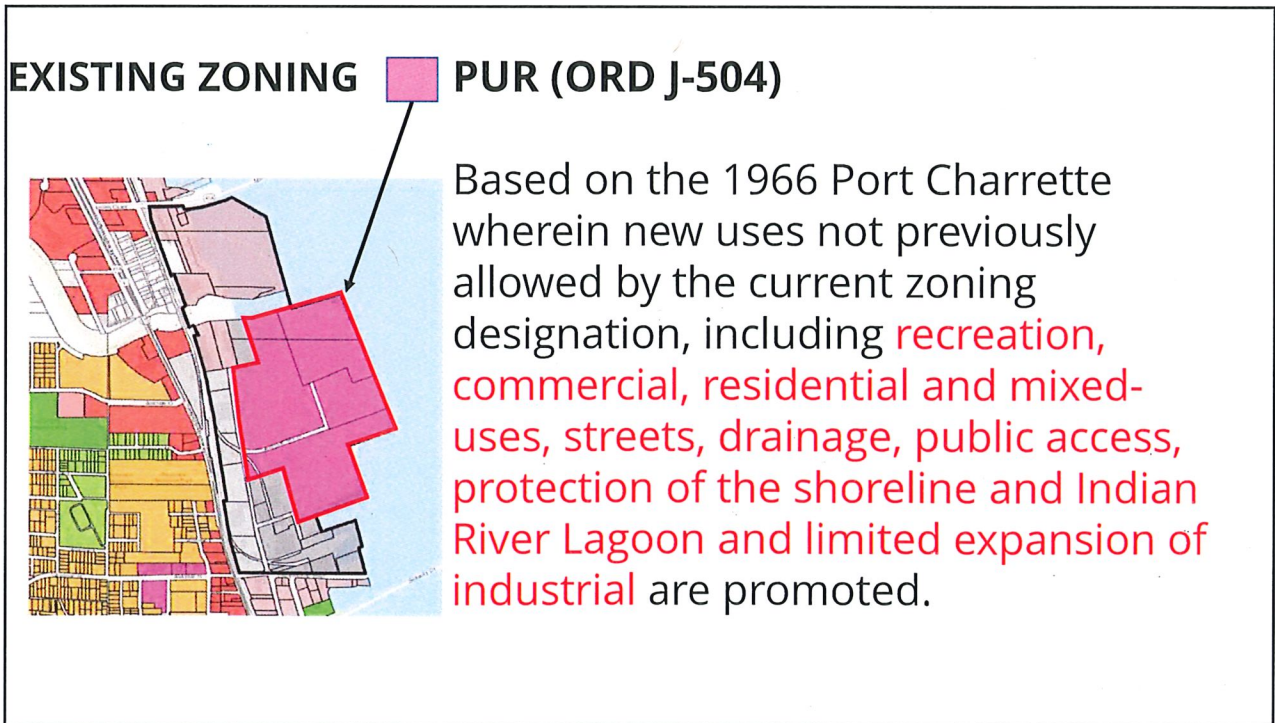
MC

**Marine Commercial (MC):** The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20 percent of the total floor area of the Marine Commercial future land use designation.

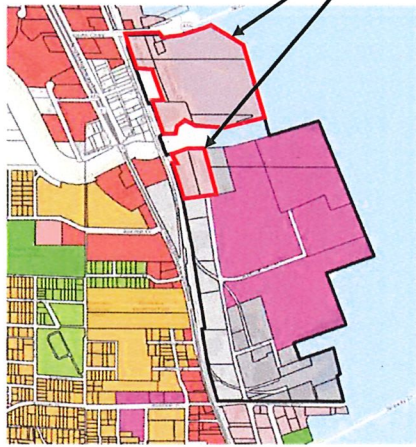
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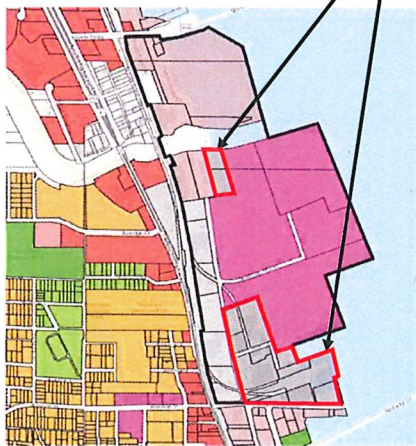


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**EXISTING ZONING****C-6 Marine Commercial Zone**

The intent of this district is primarily to provide suitable locations for compatible marine commercial and tourist-related facilities...The requirements in this zone recognize that certain marine oriented commercial activities can be compatible with activities that are more tourist-related ... is reserved for uses that are dependent on or benefit from proximity to the water.

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**EXISTING ZONING****I-2 Marine Industrial Zone**

Intended primarily to provide a location for port activities, marine industry and supporting uses. In addition, certain nonindustrial water-oriented uses and uses associated with them may be permitted. The district is designed to exclude uses which can be located equally well elsewhere and are inconsistent with the character of the district. Large areas with adequate waterfront, street and railroad access are appropriate for this type of zoning.

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USE TABLE	PORT OVERLAY DISTRICT (POD)			
	PERMITTED AND CONDITIONAL USES			
	NORTH PORT		SOUTH PORT	
USE	P	C	P	C
Berthing facility	X		X	
Boat Servicing	X		X	
Concrete facility		X	X	
Education facility - Marine	X		X	
Environmental and cultural resource - Marine	X		X	
Export operations	X		X	
Freight facility	X		X	
Fueling	X		X	
Fuel Storage and Distribution - Existing	X		X	
Fuel Storage and Distribution < 30,000 gallons	X		X	
Fuel Storage and Distribution > 30,000 gallons		X		X
Greenway	X		X	
Heliport		X		X
High and dry boat storage	X		X	
Import operations	X		X	
Light Industrial	X		X	
Lodging, condominium		X	X	
Lodging, corporate residential		X	X	
Lodging, resort accommodations		X	X	
Marina	X		X	
Marine Industrial	X		X	
Office/Commercial	X		X	
Passenger Vessel	X		X	
Passive Park, Recreation, Stormwater Recharge		X	X	
Rail	X		X	
Restaurant	X		X	
Retail - Bulk Material	X		X	
Retail - Marine Related	X		X	
Seaport		X		X
Shipping, Marine	X		X	
Ship Supply Establishment	X		X	
Shipyards	X		X	
Space Industry		X	X	
Terminal Facilities	X		X	
Vessel Repair	X		X	
Other Water-dependent Use	X		X	
Other Water-related Use	X		X	

Conditional Uses in the C column require Conditional Use approval.

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### RECOMMENDATION

Staff recommendation is for the City Commission to APPROVE the proposed Port of Fort Pierce Overlay Zoning District Text Amendment.

### ALTERNATIVE RECOMMENDATION

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

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