



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Technical Review Comments Dwelling Rental – 1916 Rio Vista Dr

- 1) FP Planning
- 2) FP Engineering
- 3) FPUA
- 4) FP Code Enforcement
- 5) SLC Engineering



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James & Margery Foster
450 River Rd
Eliot, ME 03903

**Re: Planning Department Review Comments
Conditional Use – Dwelling Rental
1916 Rio Vista Drive**

Dear Mr. & Mrs. Foster,

The following are advisory comments from the Planning Department's review of the application for Conditional Use to operate a Vacation Rental within the Single-Family Intermediate Density zone (R-2):

The City of Fort Pierce Planning Department acknowledges the unregulated rental of single-family, two-family, multi-family or townhouse dwelling units by seasonal residents uniquely impacts established residential areas, and that it is therefore necessary and in the interest of the public health, safety and welfare to monitor and regulate the rental of such dwelling units.

Vacation Rentals have the capacity result in incompatible adverse impacts on neighborhoods including, but not limited to, increased noise, garbage, litter and traffic, changes to the private residential character of the neighborhood, the uncertainty and instability of the identity of occupants of neighboring properties, and a decline in the shared sense of community. Furthermore, short-term vacation rental use and longer term residential use are generally incompatible, due to the rapid turnover associated with short-term vacation rental use and the possible disruptive effect to the peaceful use and enjoyment of single-family residential areas. Short term rental periods to transient occupants are commercial in nature that is arguably best accommodated by hotels, motels and timeshares.

1) Comprehensive Plan Consistency:

Pursuant to the City of Fort Pierce Comprehensive Plan, Future Land Use element, the Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses **intended to serve the neighborhood** shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

1.1.10 Policy:

The City shall maintain the South Beach Overlay District in the Land Development Regulations for northern South Hutchinson Island to **protect the existing neighborhoods and maintain a low-density**, "Tropical Village by the Sea" character. The City will promote opportunities for tourism-related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

The property owner is encouraged to consider the proposal of a rental agent who is customarily present or available within the City of Fort Peirce in order to:

- Be available at the listed phone number 24 hours a day, seven days a week to handle any problems arising from the use; and
- Be able and willing to come to the dwelling unit within three hours following notification from the Code Enforcement Department of issues related to the Vacation Rental; and
- Monitor the dwelling unit at least weekly to assure continued compliance, if approved.

2) The applicant is encouraged to review and ensure capacity to comply with Chapters 212 (Florida Tax and Revenue Act) and 509 (Public Lodging Establishments), Florida Statutes, and Rules 69A-43 (Uniform Fire Safety Standards for Transient Public Lodging Establishments) and 69A-60 (the Florida Fire Prevention Code), Florida Administrative Code, where applicable;

3) The applicant shall provide a traffic statement, comparing the anticipated traffic impacts of the proposed use, in comparison to a traditional single-family home. According to the ITE Trip Generation Manual, 7th Edition, resort hotels generate 13.43 trips per day, per occupied room. Furthermore, According to the ITE Trip Generation Manual, 7th Edition, Single-family detached houses generate between 8-10.5 trips per day.


4) The presented use provides short-term rental, identified by the Planning Board to function at commercial capacity, however the use does not offer services or products to the neighborhood, therefore it is not deemed to be consistent with the land use designation.

5) Please provide detail regarding any limits to be placed on quantity of occupants, vehicles, boats, etc. within the proposed operation.

The presented use provides transient lodging, at a commercial capacity, however the use does not offer services or products to the neighborhood, therefore it is not deemed to be consistent with the land use designation.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Senior Planner
FROM: John R. Andrews, P.E., City Engineer
DATE: October 6, 2015
PROJECT: 1916 Rio Vista Conditional Use
TRC No. 15-04000009
cc:
Attachment(s): None

JRA



This is to advise you that we have completed the review of the following documents:

- Conditional Use Package
- P/D Drawings & Approved Site Plan
- Test Reports & Related Documents
- Certificate of Completion
- Record Drawings
- Permits from applicable Local, State & Federal Agencies
- Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- Approval
- Building Permit
- C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/tst



Conditional Use – Vacation Rental – 1916 Rio Vista Drive – (Kori Benton)

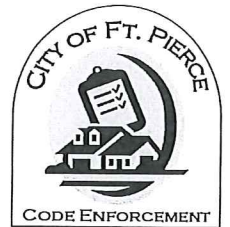
- W/WW Engineering: Property is currently water and sewer customers and conditional use as a rental is approved.
- Electric and Gas Engineering Department no comment




CITY OF FORT PIERCE

COMMUNITY RESPONSE DIVISIONS
MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

Protecting the health, safety and welfare of our community



TO: Kori Benton, Senior Planner
FROM: Peggy Arraiz, Code Compliance Manager 
RE: Technical Review Project: # 15-0400009
1916 Rio Vista Drive – Dwelling Rental
DATE: October 8, 2015

Code Enforcement has reviewed the above project and has the following comments:

- The applicant has indicated that they have several local residents to maintain the property and to respond in case of any violation. The applicant must provide their names and contact information, which will be kept on file. I recommend that this be a condition of approval and that if the contact information is not kept current, it becomes cause to revoke the Conditional Use.
- Vacation rentals are regulated by the State of Florida, Division of Business & Professional Regulation – Division of Hotels & Restaurants. An approved state license is required.
- A City of Fort Pierce Business Tax Receipt is required.
- The most common complaint our office receives regarding short term rentals is the improper use of garbage cans. I recommend that steps be taken to ensure compliance with this code as well as the codes that relate to parking, noise, and outside storage. If allowing pets, ordinances related to leash laws and nuisances such as pet waste and noise should also be addressed.

Foster Parcel
Vacation Rental
1916 Rio Vista Drive
Conditional Use
October 2, 2015

St. Lucie County Engineering/Public Works Comments

1. Rio Vista Drive is under the jurisdiction of the City of Ft. Pierce.
2. The city may require the applicant to construct sidewalk along the parcels frontage on Rio Vista Drive. (Approximately 85')

Ron Harris
County Surveyor
772 462-1721