



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

Minutes

OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE HELD ON THURSDAY, NOVEMBER 17, 2016, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

V. New Business:

A. Conditional Use with New Construction - Golden Rental – 608 S. Ocean Drive

Mr. Benton: The property owner is looking to reutilize the 1977 structure on the ocean. It currently contains 5 dwelling units within the structure. Staff has requested some documentation of the transition into a 5 unit building but it appears to be a long standing apartment complex that has been utilized for several decades. The applicant is seeking to rent each unit on a short term basis periodically presenting 30 day stays with the capacity to have week stays.

Planning:

1. Please provide a site lighting assessment to ensure the site lighting meets the minimum average of one (1) footcandle, as required by City Code Section 22-60 (j). Lighting must further be compliant with local, state, and federal regulations as the site is adjacent to turtle nesting areas. If the site lighting is deficient, please provide a site lighting plan to detail the proposed lighting improvements.
2. The presented striping of the parking area must be completed prior to release of zoning compliance. The western, northern, and southern most spaces do not provide the code required 10 ft. landscape buffer between vehicular use areas and the Right-of-way, or other property. Please update the site improvement plan to adjust the parking improvement plan to meet the requirement of City Code section 22-187.

(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

- a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;
- b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher

continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.

(6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment. When the area to be screened abuts residentially zoned property, a site-obscuring fence or planted material which is not less than six (6) feet in height shall be included. If planted material is used, it shall be planted and maintained so as to form a three-foot or higher continuous, unbroken, solid visual screen within a maximum of one year after planting. The planted material shall be a species which in St. Lucie County normally grows to a height of six (6) feet

3. Please identify a section of the concrete to be designated as a sidewalk connection, further incorporating a bicycle rack on site per City Code Sections 22-62 & 22-60.
4. 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;

FP Code:

1. Please provide onsite management contact name and number.
2. Tenants restricted to the two parking spots per unit.
3. State of Florida license is required as well as a county tourism tax and a city business tax.

Mr. Benton stated the applicant resides on site and when she is out of town, she will have a local designee.

FP Engineering:

Regarding the sidewalk connection to S. Ocean, a DOT permit will be required for any work within their right-of-way.

The following departments had no comments at the meeting: FP Police, SLC Surveyor, SLC Engineering, FPUA Electric and FP Building