



# CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

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## **Conditional Use – Pelican Properties Dwelling Rental – 1171 Seaway Drive**

Kori Benton: The subject request is to advance a Conditional Use, offering rental periods of less than 6 months, within the established triplex on the corner of Seaway Drive and Alhambra Street. The proposal is for 3 individual units within the structure, which is just over 2,000 square feet in size. The plan included a survey of the property identifying potential areas for parking. Two of the parking spaces are established along Alhambra Street and there is indication that additional parking would be available toward Seaway Drive.

This triplex was established many years ago under various land development code renditions and because the applicant is advancing a conditional use, review of the site with respect to existing codes is provided.

### **FP Planning:**

The following are advisory comments from the Planning Department's review of the application for Conditional Use to operate a Dwelling Rental, containing three (3) units within the R-4A district:

- 1) Please incorporate a bicycle rack on site per City Code Sections 22-60.
- 2) Please incorporate a sidewalk connection, or provide in-lieu of a sidewalk, 22-62 (b) & (d)  
(1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street. (2) Safe and efficient sidewalk linkages shall be provided between building entrances and ... adjacent rights-of-way.

**-A sidewalk connection would be required along Alhambra Street, connecting to the existing Seaway Drive Sidewalk. Additionally, a sidewalk connection would be necessary from the building entrance to the adjacent right-of-way.**

- 3) **Sec. 22-60. - Off-street parking and loading.** (d) Number of required off-street parking spaces. (1) b. 1.5 spaces for each dwelling unit.
- 4) **Sec. 22-60. - Off-street parking and loading.** (c) Design standards. (4) Access. Each parking or loading space shall be directly accessible from a street or alley or other public right-of-way or from an adequate access aisle or drive leading to or from a street or alley. Except for single-family dwellings and duplexes, **all off-street parking and loading facilities shall be so arranged that no automobile shall have to back into any street.**

**- It's noted that the configuration shown would guide vehicles to reverse into the adjacent roadways. Furthermore, the northern parking area displayed does not currently exist, or have curb cut access to Seaway Drive from review of the site.**

(Parking is existing)

**FPUA Water/Wastewater:** If the fire department is going to require a sprinkled building then the applicant will need to adjust the water service, potentially adding new water service for the fire protection meter.

**FP Engineering:** Approved

**FP Building:**

The proposed may trigger the following Code requirements:

1. Change of Use - R-1 (FBC 310.3)
2. Sprinklers (903.2.8) If sprinklers are required they may be able to use a residential sprinkler system, which would tap into the residential system as oppose to a main from the street. It may be required if the rental is transient use, 30 days or less.
3. ADA Parking, Pool, Bathroom (FL Accessibility Code) Accessible Route
4. Lifts

**FP Code:**

1. The attached narrative identified the owner as the source for local management but clarification is still needed for the following:
  - a. Maximum vehicles
  - b. Compliance with city ordinances such as noise and garbage removal
2. The owner is advised that short term rentals 30 days or more require the following:
  - a. A City Business Tax Receipt
  - b. An account with the Florida Department of Revenue – collection of 6.5% sales tax
  - c. An account with St. Lucie County – 5% Tourism Development Tax

John Mooney, Pelican Properties, Representative: Asked for clarification on the sidewalk requirements and information on what can be done about the parking situation. We are looking for minimum of 30 day to 6 month rentals.

**The following departments had no comments:** FP Police, SLC Engineering, FPUA Electric, FP Public Works and SLC Fire District.