

## **CITY PLANNING BOARD**

### **BOARD AGENDA**

Planning Board Regular Meeting - Tuesday, April 11, 2017 - 6:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
6. **APPROVAL OF MINUTES**
  - a. Minutes from the March 14, 2017 meeting
7. **NEW BUSINESS**
  - a. Conditional Use - Pelican Dwelling Rentals - 1171 Seaway Drive
8. **BOARD COMMENTS**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Planning Board**

**6.a.**

Meeting Date: 04/11/2017

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Information

REQUESTED ACTION

Minutes from the March 14, 2017 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Planning Board Minutes 3.14.17

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 04/03/2017 10:51 AM

Final Approval Date: 04/03/2017

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **MARCH 14, 2017**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Tim O'Connell; Frank Creyaufmiller; Brian Paul; Mike Dahan; Robert Poitier; Eloise Cumings; Charles Hayek; Marcia Baker; Steve Weaver; Al Bernetti; Bob Burdge, Chairman**

Absent: **John George**

Staff Present: **Jim Messer, City Attorney  
Rebecca Grohall, Planning Director  
Kori Benton, Senior Planner  
Alicia Rosenthal, Administrative Assistant  
Vennis Gilmore, Planning Analyst**

4. **CONSIDERATION OF ABSENCES**

Mr. George was excused from the meeting.

5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Mr. Weaver was made a voting member for the meeting.

6. **APPROVAL OF MINUTES**

- a. Minutes from the February 14, 2017 meeting

**Motion was made by Robert Poitier, and seconded by Charles Hayek to approve the minutes from the February 14, 2017 meeting.**

AYE: **Charles Hayek, Marcia Baker, Steve Weaver, Tim O'Connell, Frank Creyaufmiller, Brian Paul, Mike Dahan, Robert Poitier, Eloise Cumings, Chairman Bob Burdge**

Passed

## 7. NEW BUSINESS

### a. Site Plan & Design Review - Chick-Fil-A - 5560 Okechobee Road

Mr. Benton gave an overview of the application and answered questions from the Board regarding pedestrian access, turning movements from Okeechobee Road and a bicycle lane.

Bill Pfeffer, Bowman Consulting, Civil Engineering Design Consultant Representative for Chick-Fil-A, introduced himself and spoke about the message board signage.

**Motion was made by Steve Weaver, and seconded by Tim O'Connell to approve the application as presented.**

AYE: **Frank Creyaufmiller, Brian Paul, Mike Dahan, Robert Poitier, Eloise Cumings, Charles Hayek, Marcia Baker, Steve Weaver, Tim O'Connell, Chairman Bob Burdge**

Passed

### b. Conditional Use - Bradley Dwelling Rental - 408 S. Ocean Drive, Unit B

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding the Technical Review Committee comments, ADA requirements, homeowners association approval and advertising.

Mr. Benton clarified to Mr. Messer and the Board, that if a unit is being offered for transient lodging accommodations for periods of less than a month or less than 31 days the unit is deemed a place of public accommodations which would need to meet the Florida Building Code occupancy type. He stated that this requires ADA accessibility, vertical accessibility and potentially fire suppression, depending on the building typology and the aspects of the use. Mr. Benton stated if the unit is offering non-transient lodging it does not change the classification to a commercial use; therefore ADA requirements are not needed.

Jim Flynn spoke against the application.

**Motion was made by Marcia Baker, and seconded by Robert Poitier to approve the application with staff conditions.**

AYE: **Brian Paul, Mike Dahan, Robert Poitier, Marcia Baker, Steve Weaver, Chairman Bob Burdge**

NAY: **Eloise Cumings, Charles Hayek, Tim O'Connell, Frank Creyaufmiller**

Passed

### c. Conditional Use - Sacks Dwelling Rental - 655 Hernando Street

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding code enforcement fines, template for dwelling rules, approvals from HOA and neighbors and ADA guidelines.

Ms. Grohall stated the Code Enforcement department has a standard guide booklet with

rules they want to see handed out.

Chairman Burdge asked that the Board receives a copy of the guide.

Charlene Adair spoke against the application.

**Motion was made by Marcia Baker, and seconded by Charles Hayek to deny the application.**

**AYE: Mike Dahan, Eloise Cumings, Charles Hayek, Marcia Baker, Steve Weaver, Tim O'Connell, Frank Creyaufmiller, Brian Paul**

**NAY: Robert Poitier, Chairman Bob Burdge**

Passed

d. **Waiver of Distance - Sweetie's Diner - 2625 S. US Highway 1**

Mr. Gilmore gave an overview of the application and answered questions from the Board.

Rick Reed, Applicant, answered a question from the Board on the hours.

**Motion was made by Robert Poitier, and seconded by Charles Hayek to approve the application.**

**AYE: Robert Poitier, Eloise Cumings, Charles Hayek, Marcia Baker, Steve Weaver, Tim O'Connell, Frank Creyaufmiller, Brian Paul, Mike Dahan, Chairman Bob Burdge**

Passed

e. **Disposal of Surplus Property - Lot 13 Lincoln Court**

Ms. Grohall provided information on the surplus property and answered questions from the Board regarding the structure on the property, impact fee credits, the fence around the property line, living on the property and the bid amount.

**Motion was made by Frank Creyaufmiller, and seconded by Robert Poitier to allow the city to dispose of the property.**

**AYE: Eloise Cumings, Charles Hayek, Marcia Baker, Steve Weaver, Frank Creyaufmiller, Brian Paul, Mike Dahan, Robert Poitier, Chairman Bob Burdge**

**NAY: Tim O'Connell**

Passed

8. **ELECTION OF CHAIR, VICE-CHAIR AND SECRETARY**

The current Chair, Vice-Chair and Secretary were nominated.

**Motion was made by Frank Creyaufmiller, and seconded by Charles Hayek to elect Mr. Burdge as Chairman.**

**AYE: Charles Hayek, Marcia Baker, Steve Weaver, Tim O'Connell, Frank Creyaufmiller, Brian Paul, Mike Dahan, Robert Poitier, Eloise Cumings, Chairman Bob Burdge**

Passed

**Motion was made by Robert Poitier, and seconded by Marcia Baker to elect Mr. Hayek as Vice-Chair.**

**AYE: Marcia Baker, Steve Weaver, Tim O'Connell, Frank Creyaufmiller, Brian Paul, Mike Dahan, Robert Poitier, Eloise Cumings, Charles Hayek, Chairman Bob Burdge**

Passed

**Motion was made by Robert Poitier, and seconded by Charles Hayek to elect Ms. Baker as Secretary.**

**AYE: Steve Weaver, Tim O'Connell, Frank Creyaufmiller, Brian Paul, Mike Dahan, Robert Poitier, Eloise Cumings, Charles Hayek, Marcia Baker, Chairman Bob Burdge**

Passed

## **9. BOARD COMMENTS**

Mr. Paul explained he was unable to attend the Planning Board meeting in December 2016 due to a family emergency and he was unable to attend the Planning Board meeting in January 2017 because he had several staff members at his business call out.

**Motion was made by Marcia Baker and seconded by Robert Poitier to excuse Mr. Paul for his absences.**

The Board discussed the short term rental process including the time spent on each application, guidelines and expediting the process.

Ms. Baker explained anything that is codified to change the reaction to the short term rentals is going to jeopardize the city's ability to keep the grandfathering of the existing restrictions and this could make short term rentals become a free for all.

Mr. Messer agreed with Ms. Baker's explanation and he stated a bill is going to the house in Tallahassee that will eliminate the ability of municipalities to do any kind of regulations.

Mr. Hayek suggested that staff contact the HOA and other condo owners regarding the short term rentals. Ms. Grohall stated if they are adjoining units staff can look at something that indicates they have neighboring approvals and build it into the process.

Chairman Burdge attended the Conference Agenda meeting held on March 13th, 2017 and he explained the City Commission was looking at Board options. Chairman Burdge stated the recommendations for the Planning Board are:

1. Reducing Planning Board to seven members
2. Term Limitations
3. Elimination of Compensation
4. Adding Board of Adjustment Responsibilities to the Planning Board
5. Elimination of Dual Office Holders
6. Residency Requirements
7. Board Members Chosen by a Commissioner and Two Members Chosen at Large
8. Recognition Night for Board Members

Mr. Messer explained that once the ordinance is drafted to the City Commission, letters will be sent out to all Board members informing everyone of what is going to be considered and everyone will have ample opportunity to present their opinion at a public hearing.

Chairman Burdge stated he spoke briefly to Mr. Messer about current liability and being sued as a Planning Board member. The Chairman said Mr. Messer indicated that he did not believe individual Planning Board members would be sued but if they were sued, the city would take some type of representation as long as it was under the aspects of what was done at the Planning Board.

Ms. Baker would like a legal disclaimer added the bottom of the agenda limiting liability for any decision made.

**10. ADJOURNMENT**

## Planning Board

7.a.

Meeting Date: 04/11/2017

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### Information

#### REQUESTED ACTION

Conditional Use - Pelican Dwelling Rentals - 1171 Seaway Drive

#### LOCATION

1171 Seaway Drive

#### RESPONSIBLE STAFF

Kori Benton, Senior Planner

#### RECOMMENDATION

Approval with the following conditions:

1. The applicant completes the proposed driveway (parking) improvements prior to zoning approval for the Business Tax application.
  2. Registration of a local property manager, and secondary property manager, accessible at all times to resolve complaints or violations of City Code;
  3. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;
  4. Installation of a sidewalk connection, or payment in-lieu of construction, along the Alhambra Street property line pursuant to City Code Sections 22-62 (b) & (d); and
  5. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
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### Attachments

Staff Report

Aerial & Zoning Map

Application, Support Documents & Property Record Card

Conditional Use Improvement Plan & Floor Plan

TRC Comments - Pelican Properties

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### Form Review

Form Started By: Kori Benton  
Final Approval Date: 04/03/2017

Started On: 04/03/2017 10:34 AM



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Kori Benton, Senior Planner

**RE:** Application for Conditional Use  
 Pelican Dwelling Rentals – Three (3) Units  
 1171 Seaway Drive

**DATE:** April 3, 2017

**STAFF REPORT**

**Owner/Applicant:** Pelican Properties LLC – John Mooney  
 5211 Hickory Dr.  
 Fort Pierce, FL 34982

**Requested Action:** Approval of a Conditional Use to operate a three (3) unit Dwelling Rentals, offering lodging for less than six months, with one (1) month minimum rental periods.

**Location:** 1171 Seaway Drive

**Parcel ID:** 2401-501-0288-000-7

**Current Zoning:** Hutchinson Island Medium Density Residential Zone (R-4A)

**Future Land Use:** Hutchinson Island Residential (HIR).

**Surrounding Zoning:**

North	East	South	West
R-4A	R-4A	R-4A	R-2

**Site Size:** .17 acres

**Utilities:** Located within the FPUA Retail Service Area

**Staff Analysis:**

## ***Request***

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a three (3) unit Dwelling Rental 1171 Seaway Drive, offering non-transient lodging with minimum stays of one (1) month. The subject single-story triplex, built in 1951, features a finished floor area of 2,052 square feet. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).

The property is located at the southwest corner of Seaway Drive and Alhambra Street. Commercial lodging establishments are situated to the north, apartments to the east, a triplex to the west, and a duplex to the south. This site features two concrete driveways with a proposed parking improvement plan to ensure designated for each unit, and a guest space.

Alhambra does not feature any sidewalk connections, and utilizes appear to be present along the front property line; therefore the applicant is seeking to provide payment-in-lieu of providing this connection. A bicycle securing device will be placed on-site, as required, to facilitate alternative transportation options for guests.

The application presents operational guidelines such as minimum stays of one (1) month and vehicle parking limitations. The applicant is identified as the property manager, residing within St. Lucie County and will assign a secondary management contact.

## ***Dwelling Rentals***

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a “Dwelling rental (dwelling unit)”, and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides classification if a dwelling is rented for periods of less than thirty (30) days, declaring the use a “Vacation rental”, and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

This application is seeking to offer *non-transient* lodging, for periods of more than 30 days or 1 calendar month with safeguarding parameters to provide a transition between longer term rental units to the south and commercial uses to the north, emphasizing minimum rental periods of a month in an effort to avoid the potential impacts of higher turnover, vacation rentals, such as noise, traffic and other vacation related activities.

In addition to the provision of greater stability, and less frequent turn over in occupants, the enactment of minimum stays of one (1) month, or more, helps to diversify the use to provide a complementary lodging option which does not overlap with offerings of local hotels or commercial venues of public accommodation. Longer term stays, with a base line of one month, seek to not only reduce the potential conflict of a high turnover commercial use, but also reduce competition to established hotels and motels.

### **Zoning & Land Use**

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R-4A) which is designed to facilitate residential and compatible development on Hutchinson which account for the unique characteristics of Hutchinson Island and concerns of environmental fragility, beach erosion, and hurricane evacuation. Furthermore, the site has a land use designation of Hutchinson Island Residential (HIR).

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are *compatible* with the surrounding development shall also be allowed.

The presented use of the property represents a limited commercial use, with defined parameters of intensity or impact. The use is limited in comparison to a typical commercial use, or hotel/motel, especially with parameters in place to advance compatibility with the neighborhood. Limitation of guests within each unit is necessary to comply with City Code section 8.5-43 and the presented parking plan.

### **Technical Review Committee**

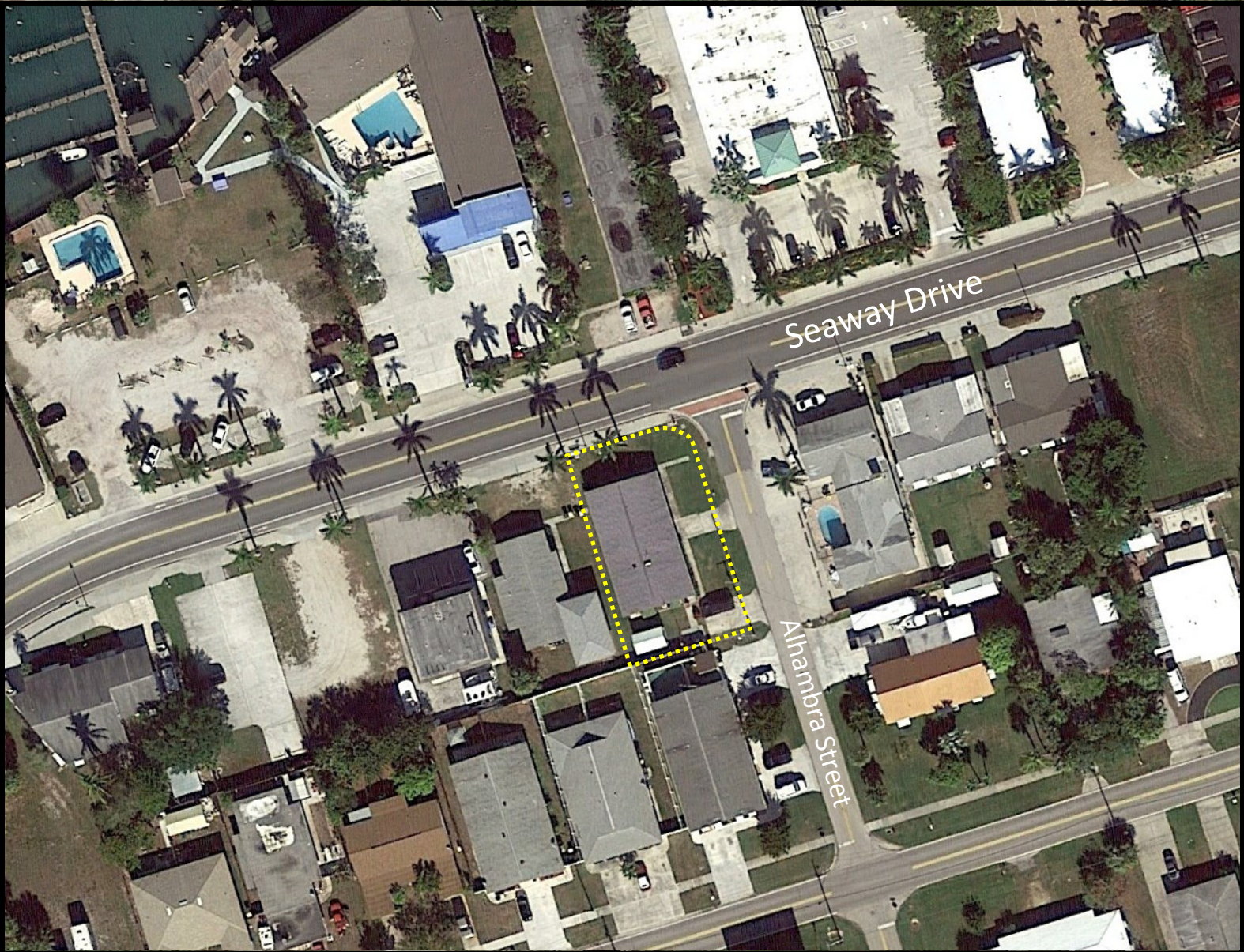
All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code, and conditionally approved the request. Findings from the review by corresponding departments are provided for viewing by the Planning Board.

### **Staff Recommendation:**

The proposed use presents the provision of non-transient lodging accommodation to the general public, on a limited scale, that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

1. The applicant completes the proposed driveway (parking) improvements prior to zoning approval for the Business Tax application.
2. Registration of a local property manager, and secondary property manager, accessible at all times to resolve complaints or violations of City Code;
3. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;

4. Installation of a sidewalk connection, or payment in-lieu of construction, along the Alhambra Street property line pursuant to City Code Sections 22-62 (b) & (d); and
5. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.



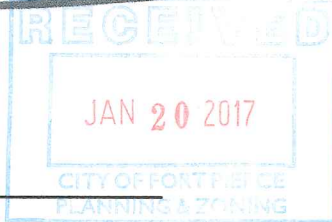
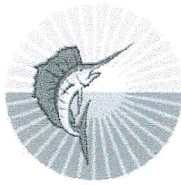
Seaway Drive

Alhambra Street

**1171 Seaway Drive**  
Aerial







## Conditional Use - No New Construction

Property address or Location 1171 SEAWAY DR FORT PIERCE, FL 34949  
 Parcel ID #(s) 2401-501-0288-000-7  
 Project description SHORT TERM RENTALS FOR LESS THAN 6 MONTHS

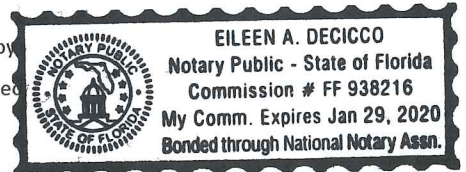
PELICAN PROPERTIES, LLC  
 Property Owner(s)  
5211 HICKORY DR  
 Street Address  
FORT PIERCE FL 34982  
 City State Zip  
 Phone Number  
 Email Address

JOHN J. MOONEY  
 Applicant/Representative, Title, Company  
5211 HICKORY DR  
 Street Address  
FORT PIERCE FL 34982  
 City State Zip  
772 979 3572  
 Phone Number  
JMOON124@bellsouth.NET  
 Email Address

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

[Signature]  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lucie  
 The foregoing instrument was acknowledged before me this 19 day of JANUARY, 2017, by \_\_\_\_\_  
 \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_  
 \_\_\_\_\_ as identification.



[Signature]  
 Signature of Notary

(seal)

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
<u>R-4A</u>	<u>HIR</u>			Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Intake Date Stamp

# □ CONDITIONAL USE: NO NEW CONSTRUCTION

**Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:**

- If no site improvements are required:
  - As-built survey
  - Floor plan of existing building(s)
- If parking and drainage improvements are required:
  - As-built survey;
  - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - Lighting plan
- Complete, notarized application

**Application Type:**

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

**Site Information:**

Building Size 2052 Parking Spaces: 4

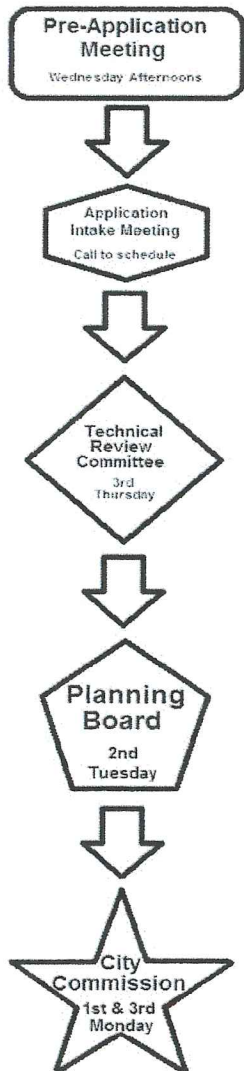
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
HOTEL	DUPLEX	TRIPLEX	HOTEL

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

**Application Outlook**



3 units

MINIMUM: 30 DAYS

TARGET : 1 TO 6 MONTHS

OCCASIONAL LONG TERM TENANTS (6+ MONTHS)

5211 Hickory Dr.  
Fort Pierce, FL 34982  
18 January, 2017

To Whom It May Concern:

Thank you for considering my application for a Conditional Use Permit. I am requesting this permit be granted so that I may use my rental property for the purpose of letting to shorter-term rentals of less than six months. I am a well-seasoned landlord, in the business of renting apartments and single-family residences in St Lucie County and elsewhere for more than twenty-five years. I am a fifteen-year resident of Fort Pierce. Although I do not currently live at this property, I do self-manage it and other rentals from my home in Indian River Estates, about 10 minutes from Seaway Drive. The building itself is well-situated at 1171 Seaway Drive, close to area amenities, shopping, and nightlife, and convenient to area businesses, the St Lucie Power Plant, St Lucie County Airport, and area hospitals. As you are aware, Fort Pierce is desirable as a vacation destination due to its proximity just about half-way between Orlando and West Palm Beach. It is an ideal location for "extended-stay" corporate housing, temporary contractor housing, and vacation rentals.

I am seeking to allow rentals of less than six months, but not less than thirty days. My target renter would stay in the unit for a period of one to six months. I would also like to keep the option of renting to long-term tenants, as there is still a high demand for this type of housing on the Island. This scenario would allow me to open up the rentals to seasonal renters, retirees, contract workers, travel nurses, re-locations, and others, and still offer high-quality housing to local residents. It is my desire to work with several of the on-line booking sites in order to find ideal, pre-approved renters. I have no desire to rent to "occasional" vacationers, spring breakers, or similar renters that may be detrimental to the neighborhood. Rather, I aim to target renters such as those listed above. I have rented to such individuals on a long-term basis and I have found that these tenants tend to be very respectful of my neighbors and my property. They frequent and support local businesses, and many end up permanent residents of St Lucie County. Such individuals are an asset to the community. I constantly get calls from potential renters seeking a rental of only a month or two, due to work or other situations. Currently, I cannot accommodate these individuals.

As an experienced landlord, screening of potential tenants is paramount to me in order to run a successful rental business. All prospective tenants are currently thoroughly screened (to include credit and background checks as necessary), and pre-approved prior to occupancy. I would continue that practice in the operation of short-term rentals. Part of my business plan would be to require proof of local employment from potential renters in town on temporary work assignment. I would also cap the number of occupants in each unit as appropriate, (as I currently do as well). As for vacation renters, I would like to tap into the yearly influx of temporary residents that come to the area to escape the cold up north. The goal here would be to develop a core customer base that would return to the same rental unit year after year, therefore eliminating extensive turnover and constantly renting to "new" tenants. My ultimate desire is to positively impact the community by providing quality housing to the growing market of individuals in need of temporary and affordable housing in the area. I am available to answer any questions and I look forward to your positive decision regarding this matter.

Best Regards



John J Mooney, Pelican Properties, LLC

PELICAN PROPERTIES, LLC  
Addendum to Business Plan  
Extended Stay Housing  
No less than 31 Days  
1171 Seaway Drive, Fort Pierce, FL 34949

In order to comply with requirements put forth by the Planning Department, the following addendum is added to the Business Plan associated with the addition of Shorter-Term Housing at the above address, for stays of no less than thirty-one days.

- 1) Bicycle Rack: In order to promote environmentally friendly and green transportation on the Island, a bicycle rack or other acceptable form of secure bicycle storage will be installed on the property in the proposed area or other acceptable location. (See diagram)
- 2) Sidewalk Extension: If necessary, the Owner will opt for a reasonable in-lieu-of payment rather than install the proposed sidewalk connection on the east side of the property. Owner will install a 36" wide walkway connecting the existing private walkway on the east side of the building to the public sidewalk on the north side of the building (Seaway Drive, see diagram)
- 3) Off Street Parking: Tenants shall be restricted to ONE vehicle off-street parking only in designated spaces as shown (see diagram). The southernmost parking space shall be designated "Visitor Parking Only". Owner shall widen the northern parking area driveway in order to accommodate two vehicles. No parking shall be allowed on the grassy areas of the property. It is the Owner's understanding that a determination has been made that no further parking requirements or modifications are necessary.
- 4) Length of Rental Period: The length of the rental period is to be STRICTLY thirty-one days or greater, with a target rental period of between one month and one year. No short-term rentals of less than thirty-one days will be allowed. Tenants shall be made aware of City noise ordinances, trash removal days and requirements, and other rules and regulations as Owner deems necessary in order to promote a safe and peaceful living environment throughout the building and the surrounding neighborhood.

Thank you for your review of the amended business plan. As always, I am available to answer any questions you may have.

John J Mooney  
Pelican Properties, LLC  
772-979-3572

1171 SEAWAY DR 34949

Michelle Franklin CFA -- Saint Lucie County Property Appraiser -- All rights reserved

**Property Identification**

Site Address: 1171 SEAWAY DR Map ID: 24/01C Parcel ID: 2401-501-0288-000-7 Zoning: R4A Account #: 14821 Use Type: 0800 Sec/Town/Range: 01/35S/40E Jurisdiction: Fort Pierce

**Ownership**

Pelican Properties LLC  
5211 Hickory Dr  
Fort Pierce, FL 34982

**Legal Description**

FT PIERCE BEACH S/D BLK 18 LOT 1(OR 1436-996; 2227-480)

**Current Values**

Just/Market: \$122,800 Assessed: \$96,030  
Exemptions: \$0 Taxable: \$96,030

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$122,800	\$96,030	\$0	\$96,030
2015	\$87,300	\$87,300	\$0	\$87,300
2014	\$85,800	\$85,800	\$0	\$85,800

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-21-2005	2227 / 0480	XX01	QC	Mooney, John J	\$100
08-24-2001	1436 / 0996	XX00	WD	Mager, Terrence	\$184,600
12-08-2000	1348 / 1035	XX00	WD	Homiak, Albert	\$75,000

**Primary Building Information**

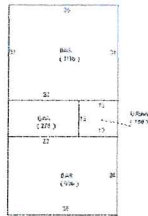
Finished Area of this building: 2,052 SF  
Gross Area of this building: 2,484 SF

**Exterior Data**

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: MFH  
Year Built: 1951 Frame: Grade: MFAQ Effective Year: 1961  
Primary Wall: Conc Block Story Height: 1 Story No. Units: 3 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 0% Electric: MAXIMUM Primary Int Wall:  
Full Baths: 3 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0  
Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors: Tile-Ceramic



**Total Areas**

Finished/Under Air (SF):	2,052
Gross Area (SF):	2,484
Land Size (acres):	0.17
Land Size (SF):	7,200
Total Building Count:	1

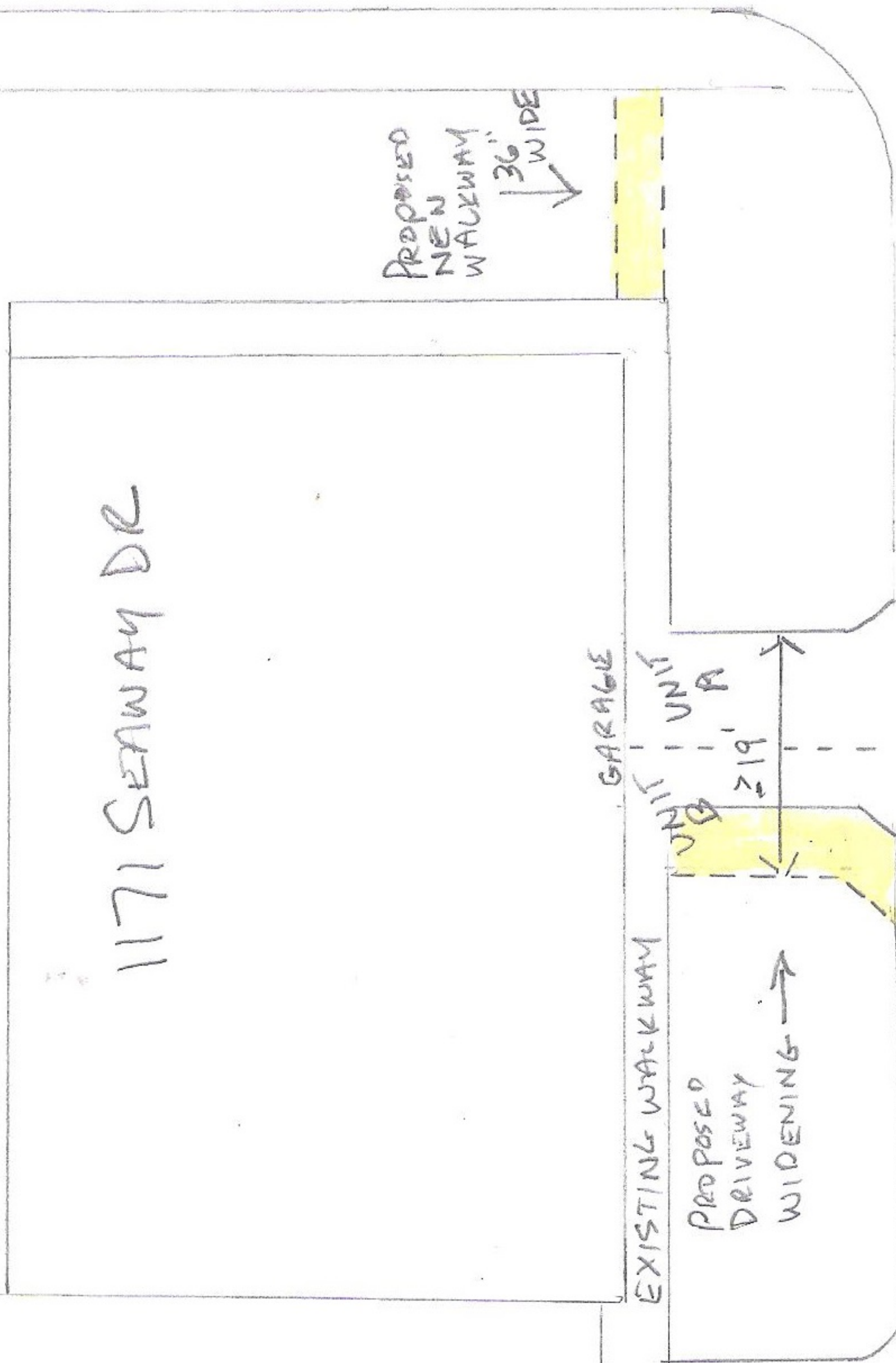
**Special Features and Yard Items**

Type	Qty	Units	Year Blt
Driv-Concret	1	400	1951
UTILITY AVG	1	168	2005

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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SEAWAY DR

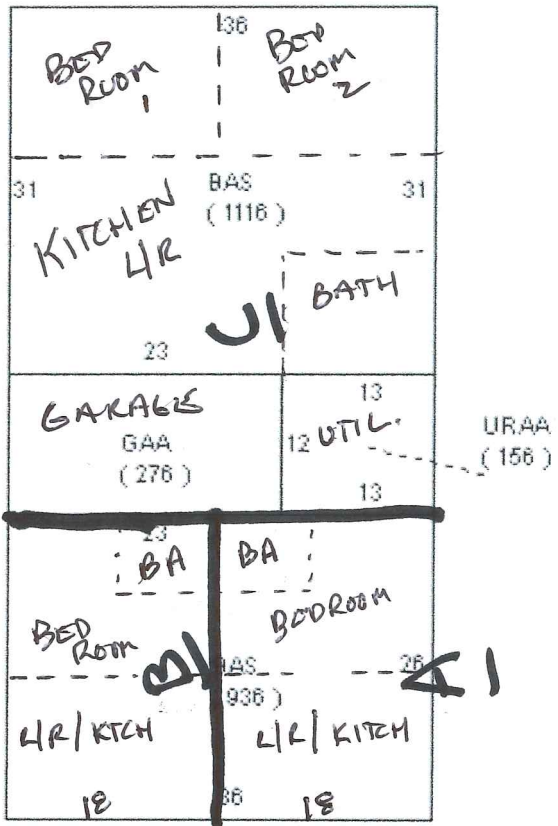
Conditional Use Site Improvement Plan



ALHAMBRA ST



# Floor Plan - Existing





# 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.