

November 9, 2020

City Commission

CONFERENCE AGENDA
Planning Items for Discussion



DWELLING RENTALS

Current and Potential Process



Dwelling Rentals

I. Recap of the Vacation Rental Industry in the in the state of Florida

II. City of Fort Pierce Dwelling Rental Conditional Use Process:

- City of Fort Pierce Ordinance K-114 - passed in 2001
 - ✓ Established Dwelling Rentals as Conditional Uses in certain Residential Zoning districts and added Conditions of Approval

III. Planning Board Recommendation:

- Establish a Dwelling Rental Working Committee
 - ✓ Selection of Working Committee members by the City Commission comprised of key City Departments, industry leaders and experts.
 - ✓ Create a Mission Statement
 - ✓ Decide on time frame of the working group.
 - ✓ Examine short term rental programs around the State as a guide:
 - Fort Lauderdale
 - Indian River County
 - ✓ Develop recommendation for City Commission approval
 - Maintain existing Conditional Use approval process with same or amended standard conditions.
 - Create a separate City of Fort Pierce Dwelling Rental Program and remove from Condition Use process.
 - Other alternative(s)

Temporary Fee Reduction and Waiver

Pre-application and site plan fees



Temporary Fee Reduction

Pre-Application Meeting Revenue May 2019 - May 2020		
Meetings	Cost	Planning
58	\$250.00	\$14,500.00
		Building
	\$50.00	\$2,900.00
Total		\$17,400.00

Non- Residential Site Plan Revenue May 2019 - May 2020	
Site Plan > 30,000 sq. ft.	\$26,334.45
Site Plan 10,000 - 30,000 sq. ft.	\$3,775.00
Site Plan 4,001 - 10,000 sq. ft.	\$1,890.00
Total	\$31,999.45

Residential Site Plan Revenue May 2019 - May 2020	
21-50 Units	\$0.00
51-300 Units	\$0.00
300 Units	\$0.00
Total	\$0.00

Pre-Application Meeting 6 Month Revenue Projection		
Meetings	Cost	Planning
29	\$250.00	\$7,250.00
		Building
	\$50.00	\$1,450.00
Total		\$8,700.00

Non-Residential Site Plan Revenue 6 Month Revenue Projection	
Site Plan > 30,000 sq. ft.	\$16,550.25
Site Plan 10,000 - 30,000 sq. ft.	\$3,775.00
Site Plan 4,001 - 10,000 sq. ft.	\$1,890.00
Total	\$22,215.25

Residential Site Plan Revenue 6 Month Revenue Projection	
21-50 Units	\$0.00
51-300 Units	\$0.00
300 Units	\$0.00
Total	\$0.00

Pre-Application Meeting 6 Month Actual Revenue Lost		
Meetings	Cost	Planning
69	\$250.00	\$17,250.00
		Building
	\$50.00	\$3,450.00
Total		\$20,700.00

Non-Residential Site Plan 6 Month Actual Revenue Lost	
Site Plan > 30,000 sq. ft.	\$53,630.00
Site Plan 10,000 - 30,000 sq. ft.	\$3,550.00
Site Plan 4,001 - 10,000 sq. ft.	\$0.00
Total	\$57,180.00

Residential Site Plan 6 Month Actual Revenue Lost	
21-50 Units	\$0.00
51-300 Units	\$0.00
300 Units	\$0.00
Total	\$0.00

LOSS	\$20,700.00
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LOSS	\$57,180.00
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LOSS	\$0.00
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TOTAL PROJECTED LOSS \$12,525.25	
TOTAL ACTUAL LOSS \$77,880.00	

Text Amendments
to
Chapter 125

**Modifications
to facilitate the
construction of duplexes
on lots within in-fill
neighborhoods**



Text Amendment #1

Sec. 125-70. - Nonconforming lots.

If, at the effective date of adoption or amendment of the ordinance from which this chapter is derived, a lot of record exists which could be lawfully used for some purpose and the lot is no longer permissible for any use under the terms of this chapter relating to lot size, and if the entire contiguous land holdings in single ownership have not decreased, other than due to eminent domain proceedings, since the lot became nonconforming, and if the use satisfies other requirements of this chapter, then such lot:

- (1) If located in an E-1, R-1, R-2, R-3, R-4, R-4A or R-5 district may be used for a single-family dwelling, or a duplex, if approved with a Conditional Use in the R-3 or R-5 districts or if permitted by right in the R-4 or R-4A districts, ~~except~~ but not a mobile home; provided, however, that this section shall not apply to any such lots which immediately adjoin other such lots and which are under common ownership and capable of being replatted so as to create one or more lots which may be used for some purpose after the effective date of adoption or amendment of the ordinance from which this chapter is derived; or
- (2) If located in a nonresidential district may be used for any use allowed in the district.

Text Amendment #2

Sec. 125-193. - Single-family moderate density zone (R-3).

(a) Purpose. The major purpose of this zoning district is to provide for residential areas ~~of single-family dwellings~~ with an average net density in conventional developments of approximately six units per acre. Innovative residential developments, however, may have higher net densities not exceeding eight units per acre. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

Text Amendment #3

Sec. 125-243. - Innovative residential developments.

(e) Residential densities. Densities will not exceed the level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development. ~~Unless~~ If it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed ~~shall~~ may be up to five eight units per acre in an R-3 zone, ~~ten~~ twelve units per acre in an R-4 zone and ~~15~~ eighteen units per acre in an R-5 zone. Density bonuses awarded for the following criteria are cumulative:

Text Amendment #4

Sec. 125-313. - Major and minor site plan application.

(b) Minor site plan.

(1) General. A minor site plan is one which is:

- a. A single-family, duplex, triplex, townhouse, multi-dwelling building, manufactured home, or multifamily residential project of between ~~two~~ three and 20 units, inclusive; or
- b. A nonresidential or mixed-use development under 4,000 square feet in area.

Text Amendment

to

Section 4-6

**Areas for Sale of Alcoholic
Beverages:**

Distance Restrictions

&

Section 125-401

**Areas for Sale
of Alcoholic Beverages**



County / City Comparisons

St. Lucie County - Martin County - Indian River County

***Port St. Lucie *Jupiter *Stuart *Sebastian *Vero Beach**

***Palm Beach Gardens *Fellsmere *West Palm Beach *Riviera Beach**

***Tequesta *Delray Beach**

RANGES

Distance from Schools = 200' to 1,600'

Distance from Religious Facilities = 200' to 1,600'

Distance from Other Like Establishments = 0' to 1000'

Distance from Residential = 50' (Martin County)

Distance from Parks/Playgrounds = 200' to 1,600'

Text Amendment #1

	CONSUME	RELIGIOUS INST.	SCHOOL	OTHER LIC. ESTABLISHMENT
RESTAURANT	On-premises	1,600 feet <u>N/A</u>	1,600 feet <u>N/A</u>	1,600 feet <u>N/A</u>
BAR/LOUNGE	On-premises	1,600 <u>1,000</u> feet	1,600 <u>1,000</u> feet	1,600 feet <u>N/A</u>
NIGHTCLUB	On-premises	1,600 <u>1,000</u> feet	1,600 <u>1,000</u> feet	1,600 feet <u>N/A</u>
LIQUOR STORE	Off-premises	500 feet	500 feet	N/A
GROCERY	Off-premises	500 feet	500 feet	N/A

(c) Distance restrictions established for consumption on- or off-premises. Distance restrictions as established in this chapter for consumption on- or off-premises shall not apply to properties identified in the Downtown Business and Entertainment Overlay District and properties fronting US Highway-1, Okeechobee Road, and Orange Avenue (with the exception of those in the Peacock Arts District).

(d) Subsequent establishment of religious institution or school. Whenever a vendor of alcoholic beverages has procured a license certificate permitting the sale of alcoholic beverages and thereafter a religious institution or school can be established within 500 feet of the vendor of alcoholic beverages, the establishment of the religious institution or school shall not be cause for the discontinuance or classification as a non-conforming use of the business as a vendor of alcoholic beverages.

Text Amendment #2

Sec. 125-401. - Areas for sale of alcoholic beverages—Designated.

Except as otherwise provided by law, it shall be unlawful for any person to sell, manufacture or distribute any intoxicating or alcoholic beverages, as defined in Section 4-1, by retail for consumption on the premises or in sealed containers for consumption off the premises within the city, except in the following zone areas, where consistent with the applicable provisions of this chapter:

(1) Areas zoned R-4, Medium Density Residential. (2) Areas zoned R-5, High Density Residential. (3) Areas zoned C-1, Office Commercial. (4) Areas zoned C-2, Neighborhood Commercial. (5) Areas zoned C-3, General Commercial. (6) Areas zoned C-4, Central Commercial. (7) Areas zoned C-5, Tourist Commercial. **(8) Areas zoned C-6, Marine Commercial.** (9) Areas zoned I-1, Light Industrial. (10) Areas zoned I-2, Marine Industrial. (11) Areas zoned OS-1, General and Recreational Open Space. [City commission approval required for alcohol consumption in parks. See Chapter 12]. (12) Areas zoned PUD, Planned Unit Development. (13) Areas zoned PUR, Planned Unit Redevelopment.

Text Amendment
to
Section 125-197

**Edgartown
Settlement (ES) Zoning District**



Text Amendment

1. Changes to dimensional standards

- Removal of required rear alley access for new construction
- Reduction of maximum number of contiguous lots in a rowhouse group
- Reduction of rear & side setback requirement
- Elimination of lot area per dwelling requirement
- Modification of building height definition

2. Changes to definitions, classifications and standards

- Streamline site design requirements
- Modification of architectural compatibility requirement
- Elimination variance standards

Text Amendment

3. Changes to childcare facility requirements

- **Elimination of play yard standards**

4. Changes to overnight accommodation use standards

5. Changes to ancillary definitions

- **Removal of unused terms**
- **Revision to detached garage definition**

CITY-INITIATED

Comprehensive Plan Map

Amendment:

Central Business District

(CBD)

&

Zoning Map:

Central Commercial Zone

(C-4)



Central Business District (CBD)

- **Mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums.**
- **Intended to provide higher density mixed-use development within downtown Fort Pierce.**
- **Uses include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities.**
- **Allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0.**

(cont.)

Central Business District (CBD)

Key characteristics of CBD shall include:

- **Compact and intensive development pattern on a pedestrian scale;**
- **Buildings oriented to the street and define the streetscape and civic spaces;**
- **Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;**
- **Vertical and horizontal integration of residential and non-residential uses;**
- **Good connection to transit and pedestrian facilities;**

(cont.)

Central Business District (CBD)

- **Good connection to transit and pedestrian facilities;**
- **Public parks and open space areas within walking distance of development;**
- **Parking that is integrated into street design and buildings or placed in separate structures; and**
- **Wide sidewalks with appropriate pedestrian amenities.**

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

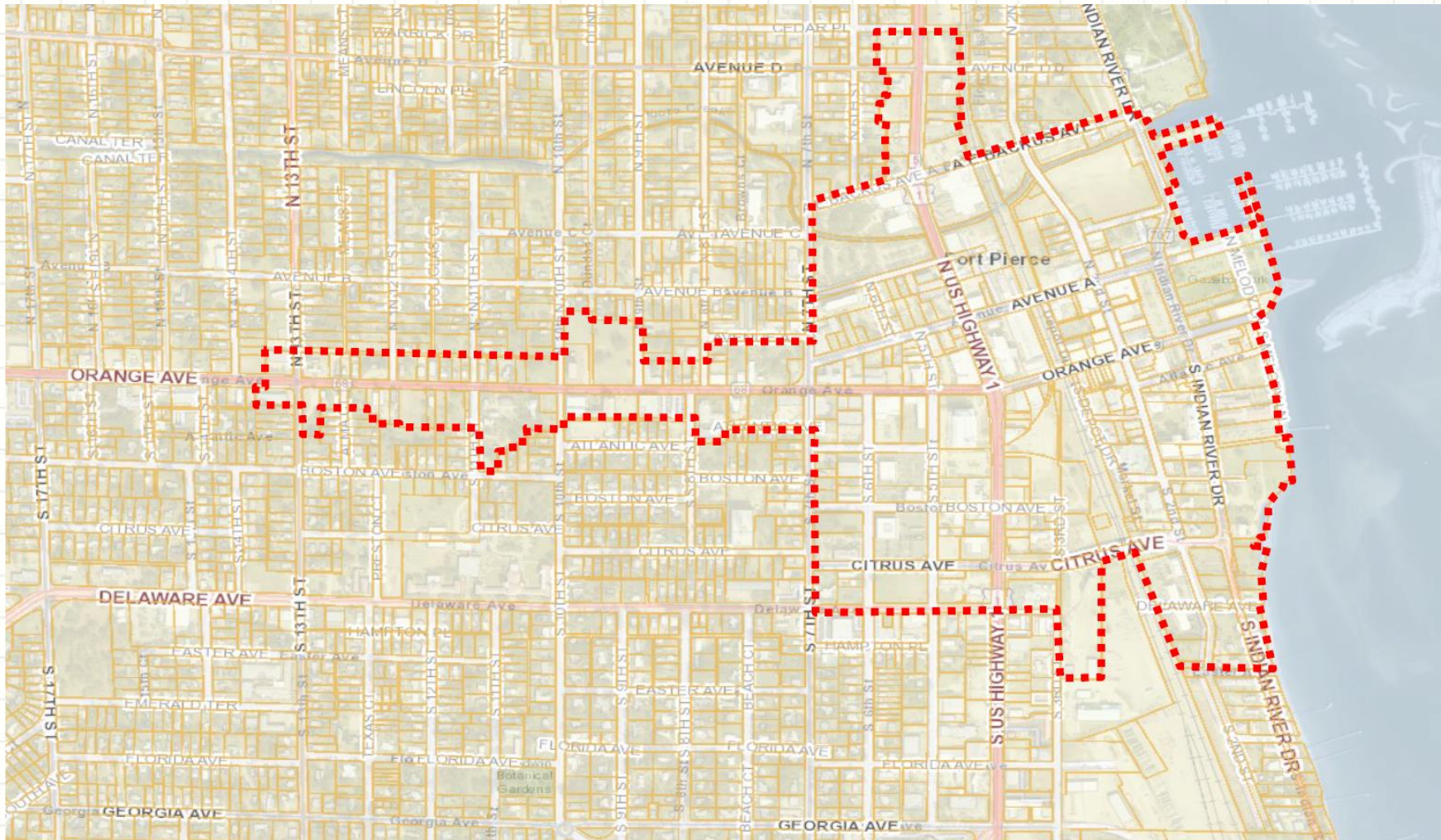
Central Commercial Zone (C-4)

- **Primary center of commercial and institutional activity and as a readily identifiable focal point of the community and surrounding area.**
- **Intensively used area catering primarily to pedestrians.**
- **Not suitable for low intensity uses requiring a large tract of land, most types of repair services, warehouses, and other uses which would detract from the character of the area.**
- **The minimum yard depth for property abutting a residential district or across an existing street from a residential district will be 15 feet.**
- **Indoor storage will not be the principal use of the ground floor of any building.**

General Commercial Zone (C-3)

- **Intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities.**
- **Many public and semi-public uses are also appropriate.**
- **It is not the intent to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.**
- **Compared to the C-4 zone, it is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services, and small warehousing and wholesaling operations.**

Proposed Expanded CBD



East of US Highway 1



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