

Edgartown

Phase One: Edgartown Settlement (ES) Zoning District

I. History and Character:

EDGARTOWN SETTLEMENT PRESERVATION AREA is the original settlement area of Fort Pierce. It was settled as a fishing village in the latter half of the 19th century, taking advantage of the rich biodiversity of the Indian River Lagoon. The homes and businesses built in this small settlement reflect these simple beginnings with spare architectural style and solid construction reflective of their boatwright carpenters.

The building typology of these historic structures is predominantly detached residential. The front setback is somewhat varied, but tends to be built close to the right of way, with the majority of the yard area to the rear. Most structures have small side yard setbacks and are closely spaced with open front porches, creating a close knit one- to two-story streetscape. Even those structures originally constructed for commercial use have a detached residential typology, i.e., Florida Photographic Concern (407 and 409 North Second Street).

Infill development should respect the historic, small scale, residential detached building typology in the Edgartown Settlement Preservation Area. Uses found within these structures, new and old, are encouraged to be a mix of residential, commercial and public uses such as small scale eating establishments, retail, services, boutique lodging, offices, and cultural amenities. Limitations on these uses, expressed in the dimensional standards and specific use standards, allow for a vibrant, mixed use integration into the existing residential neighborhood while respecting its residential character. A reduction of on-site parking standards, combined with a requirement to place any required parking to the rear of the site will further mitigate the mixed use integration into the existing residential character.

II. Proposed New Zoning District

EDGARTOWN SETTLEMENT (ES) ZONING DISTRICT:

The existing zoning in the Edgartown settlement area is primarily allows medium and high density residential and encourages high rise multifamily but few commercial uses. Neither high rise development nor a restriction to limited commercial uses meet with the desires of the neighborhood. Therefore, a new zoning district is proposed, as existing code offers no zoning district which resembles the desired mix of uses and intensity. This new zoning district is Edgartown Settlement zoning district.

Edgartown Settlement (ES) zoning district: The Edgartown Settlement zoning district is intended to provide for a mix of uses integrating small scale, compatible commercial uses, public uses and accessory dwelling units into an existing urban residential neighborhood with access to multi-modal transit options and adjacency to a mixed use downtown area. Density is calculated based on the ES boundaries, as defined on Map 1-7, per Future Land Use density caps of the subject properties. A total of 137 dwelling units are permitted within the map area, regardless of lot configuration and size. Maximum density is not calculated based on each lot.

MAP 1-1
Edgartown Special Area Plan
Boundaries



0 45 90 180 270 360
Feet