

My address is 1753 Seaway Drive, Ft Pierce Fl. 34949

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From: MARCIA BAKER <ms.marciabaker@att.net>

To: planning_dl@cityoffortpierce.com <planning_dl@cityoffortpierce.com>

Sent: Thursday, June 4, 2020, 11:45:20 AM EDT

Subject: Agenda item E Conditional Use - Robbin's Vacation Rental - 1014 S. 7th Street

Dear Friends,

Due to my age I am continuing self isolation and can not attend in person.

This application does not reflect the the prior actions by the Planning Board and the City Commission in holding 2 Planning Board and 1 City Commission hearing.

To consider an application without any reference to the prior hearings and subsequent denial by the City Commission of the SAME request for conditional use, is, in my opinion a serious dereliction of duty by the planning department.

The reference to both prior planning board hearings and the minutes of the City Commission hearing where the application was denied should be included in any new hearing.

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Marcia Baker

Statement of Opposition to Short-Term Vacation Rentals in or near Hibiscus Park

My name is: William R. Bond.

I own the property located: 1207 South 12th Street in Hibiscus Park in Ft Pierce, FL.

I hereby oppose the approval of the application for the house at 1014 S. 7th St. as a short-term vacation rental based on the following reasons.

A key concern of this application is that it is for short-term vacation rental in an established residential neighborhood where no one managing the property will reside on site and therefore the renters' activities cannot be monitored/restricted. The items below personally concern me unless I have indicated otherwise.

- A. **Security** (Transient population due to high frequency of renter turnover)
- B. **Noise** (unfamiliarity with local ordinances may lead to excessive noise and/or noise beyond City of Ft. Pierce ordinances, wild parties, honking horns)
- C. **Traffic** (unfamiliarity of residential speed limits, parking, and other safety concerns such as school bus stop nearby)
- D. **Infrastructure Impact** (increased activity associated with such rentals can stress capacity of utilities, maintenance, and public safety)
- E. **Sanitation** (garbage not properly contained and may become nuisance)
- F. **Safety** (residential homes may not be compliant with safety standards)
- G. **Indifference** (lack of long-term concern for local area and residents)
- H. **ADA Compliance Needed** (Driveways, Walkways, Parking, Lighting)
- I. **Other:** _____

I write as a resident of the City in the Hibiscus Park neighborhood (my home address is 719 Georgia Ave) and as the current President of the Hibiscus Park Crime Watch and Neighborhood Association. I understand that at one this afternoon the Planning Department's Technical Review Committee will again be considering an application for variance to operate a short term rental business at 1014 S. 7th St. I am mindful that a Florida Statute prohibits cities from denying short term rental rights and conditional uses are to be permitted *if they serve the neighborhood*. I am also aware that this application has been previously reviewed and denied by both the Planning Board and the City Commission.

Almost exactly a year ago, the Planning Board heard comment from neighbors and made findings in recommending the application be denied. On June 11, 2019 in reviewing the application, I believe it was determined: of the 14 properties that surround the applicant over 50% are homesteaded; the last purchased home in the immediate area was 4 years ago but most were purchased in the early 90s; this is a single family well established stable community; many students walk to the immediate corner to the designated bus stop at Wendell and 7th St. And perhaps most significantly - the neighborhood has been designated as low-density residential land use, meaning, limited commercial uses are intended to serve the neighborhood, a short term rental would not serve the neighborhood in a community with this designation and it was mentioned if this was a daycare center or something of that sort then it would actually qualify as conditional use to serve the neighborhood as opposed to strangers with a monthly turnover. The essence of the testimony to the Planning Board then established that permitting Short Term Rentals would negatively affect the neighborhood's comfort, appearance, good order and convenience. convenience.

At its August 5 2019 meeting the City Commission voted to deny the application. Comments by the Commissioners included that no Short Term Rentals have been approved in the R2 zone, typically they are approved in R4 zoning. The applicants windows did not meet commercial code for adequate egress. The driveway did not meet ADA codes (not a driveway with a hard surface). Collectively the Commissioners indicated the following evidence to deny application: likely overcapacity, parking of vehicles, insufficient management for challenges presented to the community by short term rentals, a nonconforming use of a single-family home in R2 zone district pursuant to city code, student safety concern with nearly 100 students living within a half-mile radius, failure to meet minimum housing standard requirements, inconsistency with prior records in building permits, applicant's advertising inconsistent with the application process.

I am at a loss as to how conditions have changed to the extent that these negative impacts are not still valid reasons to recommend denial of the conditional use the applicant is seeking. I ask that the Technical Review Committee please consider these comments, and I thank you for your attention to this matter.

Clay Yates