

South Hutchinson Island



County Parks & Preserves



Preserves & Recreation Facilities – North to South

- Bear Point Sanctuary
- Blue Heron Beach
- John Brooks Park Beachside & Riverside
- Frederick Douglass Memorial Park
- Vitolo Family Preserve North & South
- Middle Cove Beach
- Blind Creek Beachside & Riverside North/South
- Walton Rocks Beach and Dog Park
- Ocean Bay Beachside & Riverside
- Hermans Bay Beach
- Normandy Beach
- Dollman Park Beachside & Riverside
- Waveland Beach Park

SHI: Zoning Districts - Snapshot

Zoning District	Typical Use Scope (Density)	Height
RS-4, Residential, Single-family - 4	Single-family (4 units/acre)	35 ft.
HIRD, Hutchinson Island Residential Development	Residential Variety & Eligible Non-residential Uses (up to 15 units/acre, tied to Land Use)	Set by Hutchinson Island Height Overlay Zones (HIHOZ) (35 ft. / 125 ft.) & Building Spacing Formula (BSF)
PUD, Planned Unit Development	Primarily Residential (up to 15 units/acre)	HIHOZ: (35 ft. / 125 ft.) & (BSF)
CN, Commercial Neighborhood	Neighborhood Commercial Retail & Services	35 ft.
CG, Commercial General	Commercial Retail & Services	60 ft. / HIHOZ: (35 ft. / 125 ft.)
I, Institutional	Institutional (Parks, museums, etc.) government, non-profit, cultural.	40 ft. / HIHOZ: (35 ft. / 125 ft.) & (BSF)
U, Utilities	Water treatment, Power plant(s), etc.	40 ft. / HIHOZ: (35 ft. / 125 ft.)
CPUB, Conservation Public	Conservation/Public, preserves, very low density – where applicable.	30 ft.

HIRD History

- The HIRD district was **created in the 1984** county-wide rezoning process and was applied to all undeveloped properties on both North and South Hutchinson Island. The HIRD district was developed based on the work of the Hutchinson Island Resource Planning Committee, established by the Governor's office in 1983, to evaluate the impacts of development on the coastal barrier islands in Martin, St. Lucie and Indian River counties.
- The HIRD district was the strategy that St. Lucie County chose to implement the Resource Planning Committee's final report. A fundamental principal of the HIRD zoning district was that **new development on Hutchinson Island should be limited to the ability of the local road network** to support the proposed development.
- If a developer proposed to build in excess of what the road network would Support, he/she could do so only if he **contributed toward his fair share of providing the necessary roadway improvements to support the proposed project.** Maximum development density was to be regulated by the property's future land use designation, and by the restriction of any proposed rezoning for residential purposes to HIRD.
- Although the HIRD permits both single-family and multi-family development, when the HIRD district was created, the dominant type of development occurring on Hutchinson Island was multifamily. **Amendment to the HIRD in 1994 expanded single-family development options.**

HIRD

Hutchinson Island Residential District

District Purpose: *“to provide a residential environment on North and South Hutchinson Island that is **respectful of the natural resources and value of the barrier islands** and can be supported by available public and private services. HIRD is intended to ensure that the intensity, location, and timing of new residential growth and development **is of a character that can be served by adequate public and private facilities, and that protects, preserves and enhances the public health, safety, and welfare of the citizens of St. Lucie County.** Hutchinson Island constitutes a unique and valuable public resource that plays a vital role in defining the County's economic and geographic character. HIRD is intended to facilitate growth and development of the barrier islands while conserving the natural and human values the islands represent. Given the environmentally sensitive nature of barrier islands, HIRD is designed to **ensure that growth and development is clustered away from environmentally sensitive lands** and is limited to the more tolerant upland portions of Hutchinson Island. HIRD is also intended to implement and be consistent with the St. Lucie County Comprehensive Plan.”*

HIRD – Primary Uses

Permitted Uses. The following uses shall be permitted as of right in environmental zones in Hutchinson Island Residential District:



a. *Dune Preservation Zone:*

- (1) Residential densities that can be clustered to Uplands located on the parcel proposed for development.
- (2) Elevated walkways.
- (3) Recreational uses not involving structures other than elevated walkways.



b. *Uplands:*

- (1) Detached single-family dwelling units.
- (2) Two- and three-family dwelling units.
- (3) Multiple family dwelling units.
- (4) Parks.

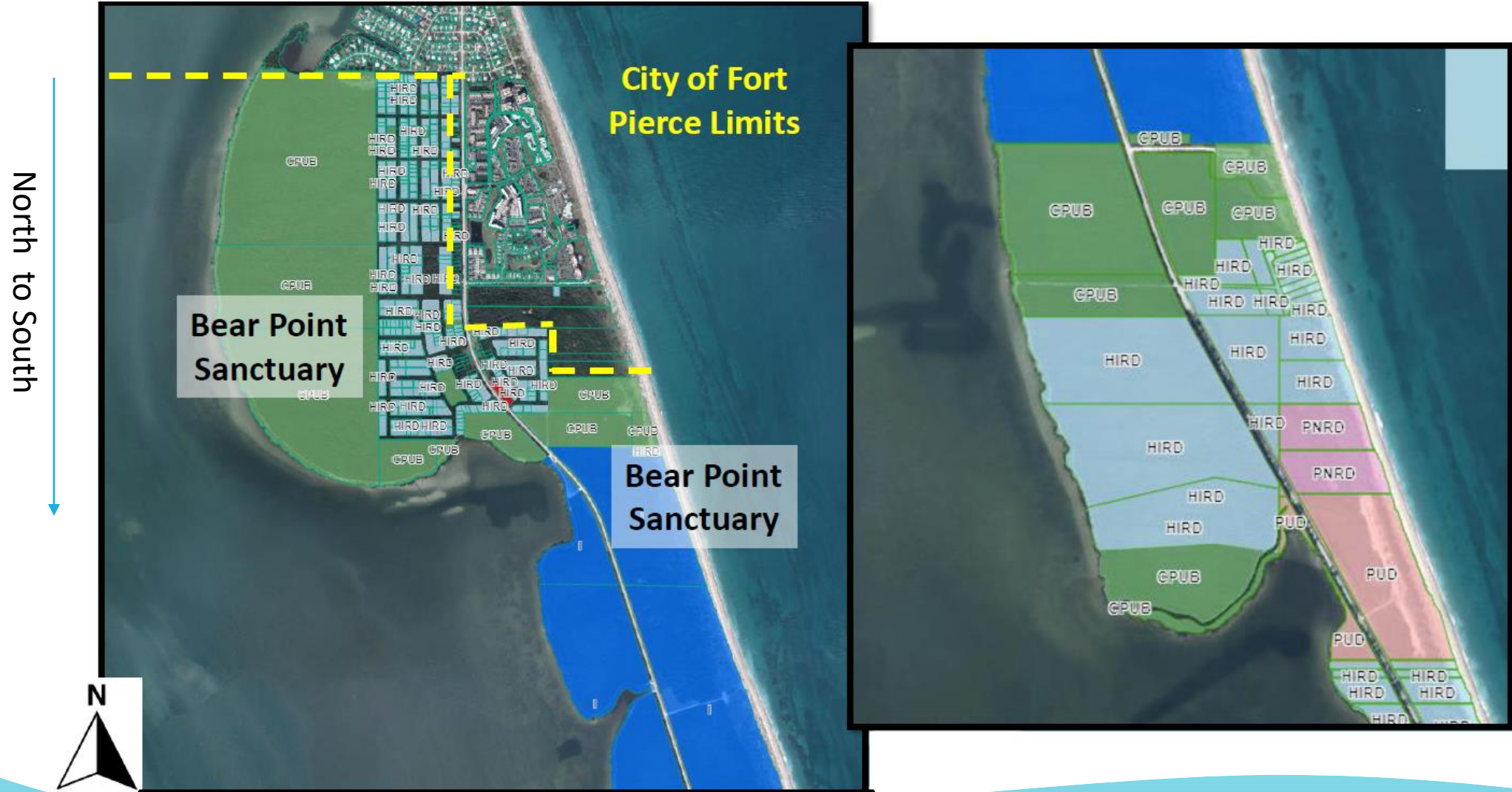


c. *Wetlands:*

- (1) Residential densities that can be clustered to Uplands located on the parcel proposed for development.
- (2) Elevated walkways.
- (3) Bridges and bridge approaches.
- (4) For that portion filled in accord with permits received from federal and state agencies exercising jurisdiction over such area, any permitted Uplands use.

South Hutchinson Island

Zoning Districts



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Zoning Districts

North to South



South Hutchinson Island

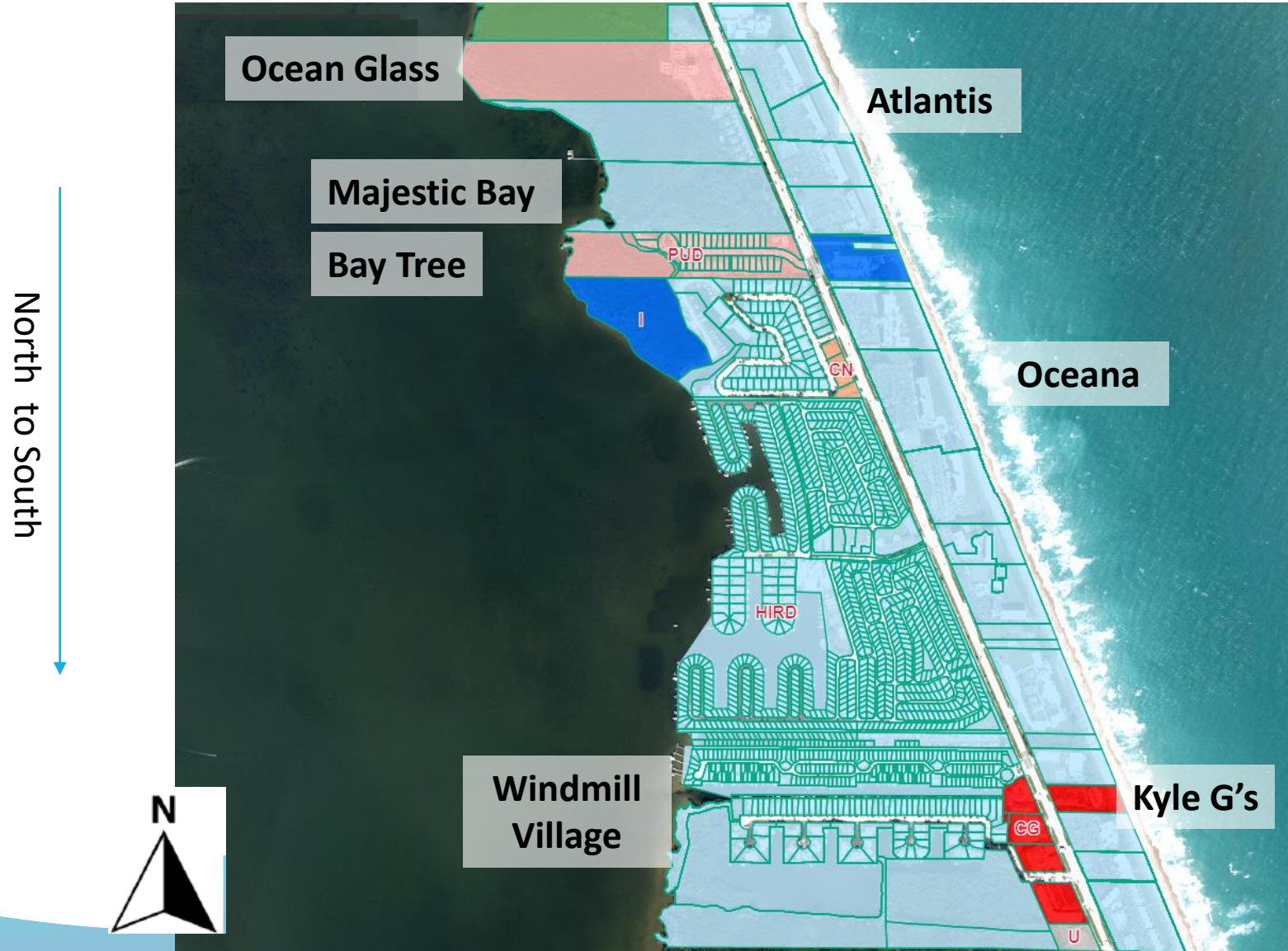
Zoning Districts

North to South



South Hutchinson Island

Zoning Districts



Building Height on Hutchinson Island

1970s

- Early County Zoning Regulations
- Traditional height measurement... X feet above the ground.
- Limited setback controls for coastal development

1980s

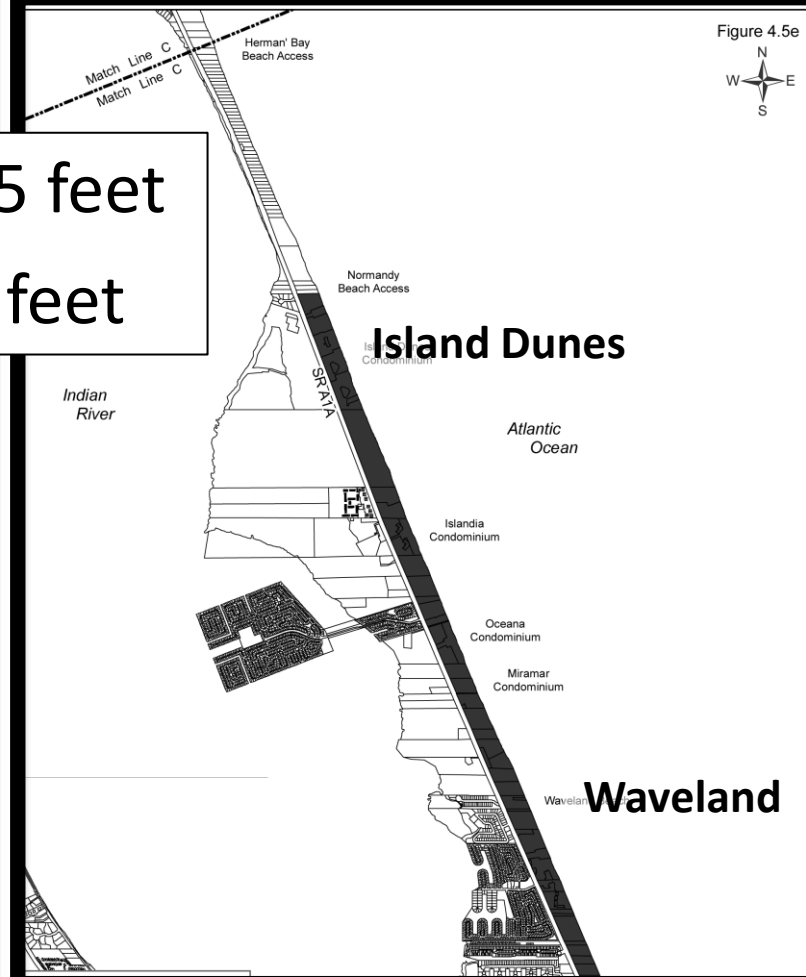
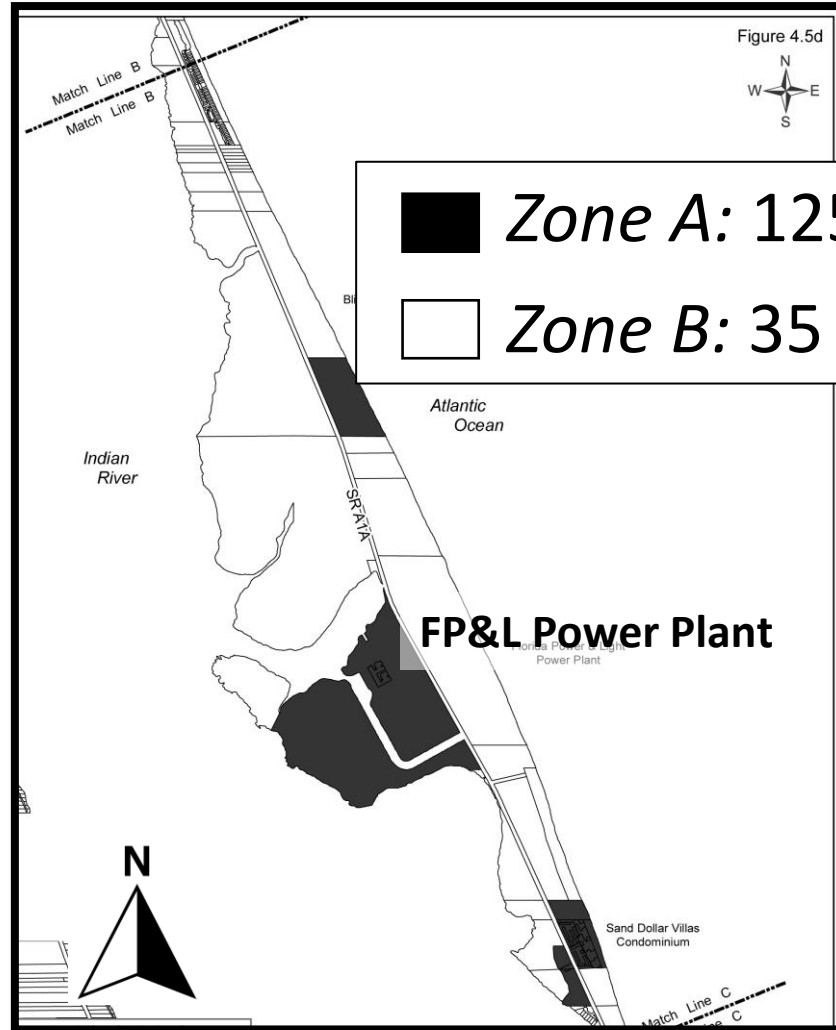
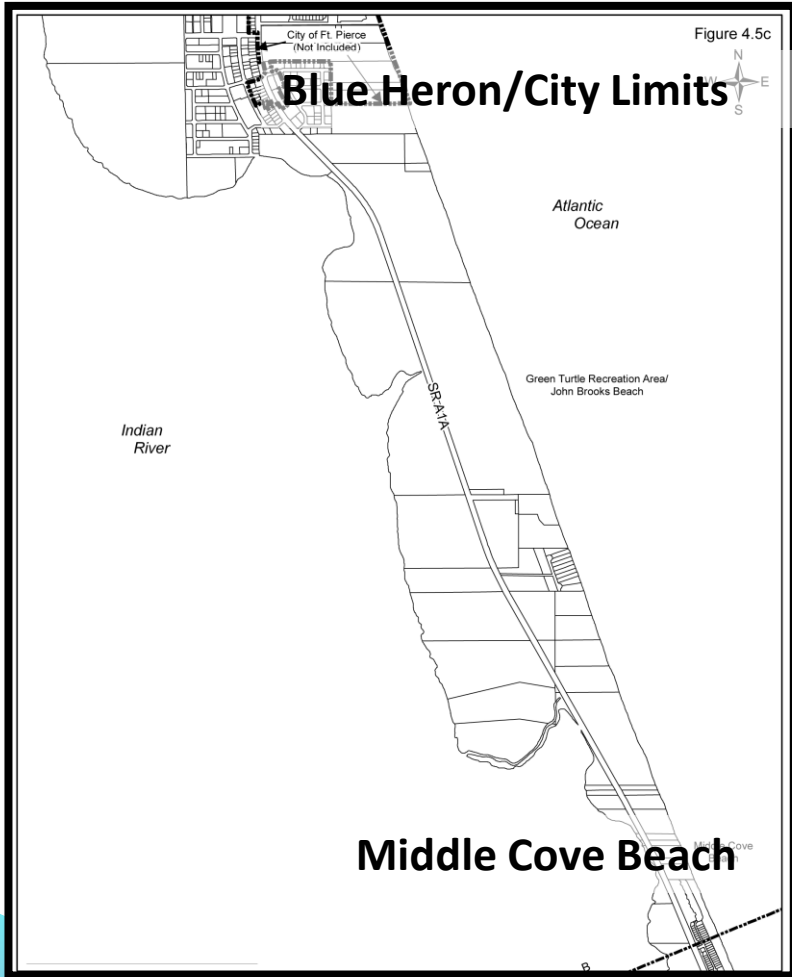
- Buildings spacing formula created
- Nearly all structures on Hutchinson Island are foot-printed to that Code.
- Result; tall buildings, but substantial wetland preservation/protection.
- Hutchinson Island Residential District (HIRD) created; hybrid zoning district allowing single-family & multi-family
- 35ft. - SF & townhome units
- *Building spacing* - 3 + units & two + floors

1990s

- Hutchinson Island Building Height Overlay Zones (LDC Section 4.1.00)
- Established two (2) building height zones
 - **Zone A** - Max. 125 ft. (*hard cap*)
 - **Zone B** - 35 ft.
 - ❖ eligible for variance up to seven feet (*Max. 42 ft.*)

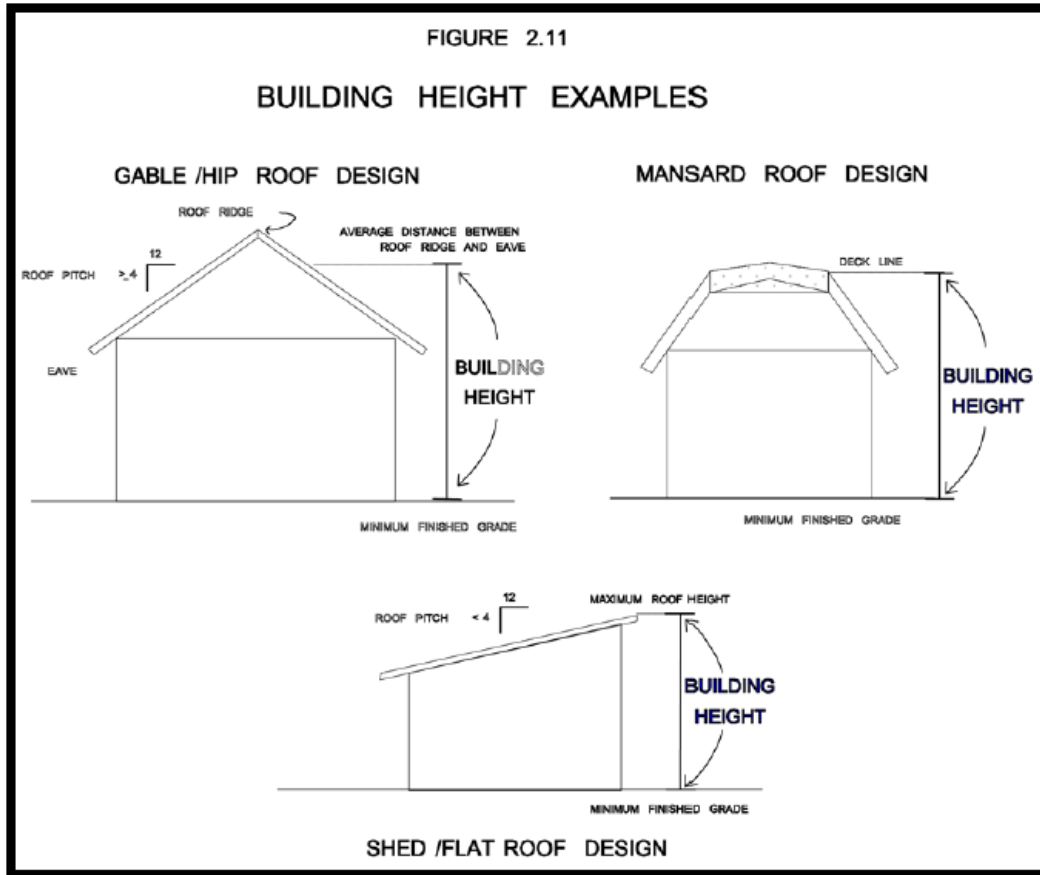
Hutchinson Island

Height Overlay Zones



Height Guidelines

❖ St. Lucie County



Height: The vertical distance between the minimum finished grade and the highest finished main roof surface in the case of flat roofs or shed roofs, the deck line of a mansard roof and the average distance between the eaves and the ridge of sloped roof with a pitch greater than a 4:12 ratio. For the purpose of this Code, minimum finished grade shall be that elevation, for both residential and nonresidential uses, required to meet minimum flood protection regulations. For the purposes of this Code, roof mounted solar energy panels are exempt from the building height limitations.

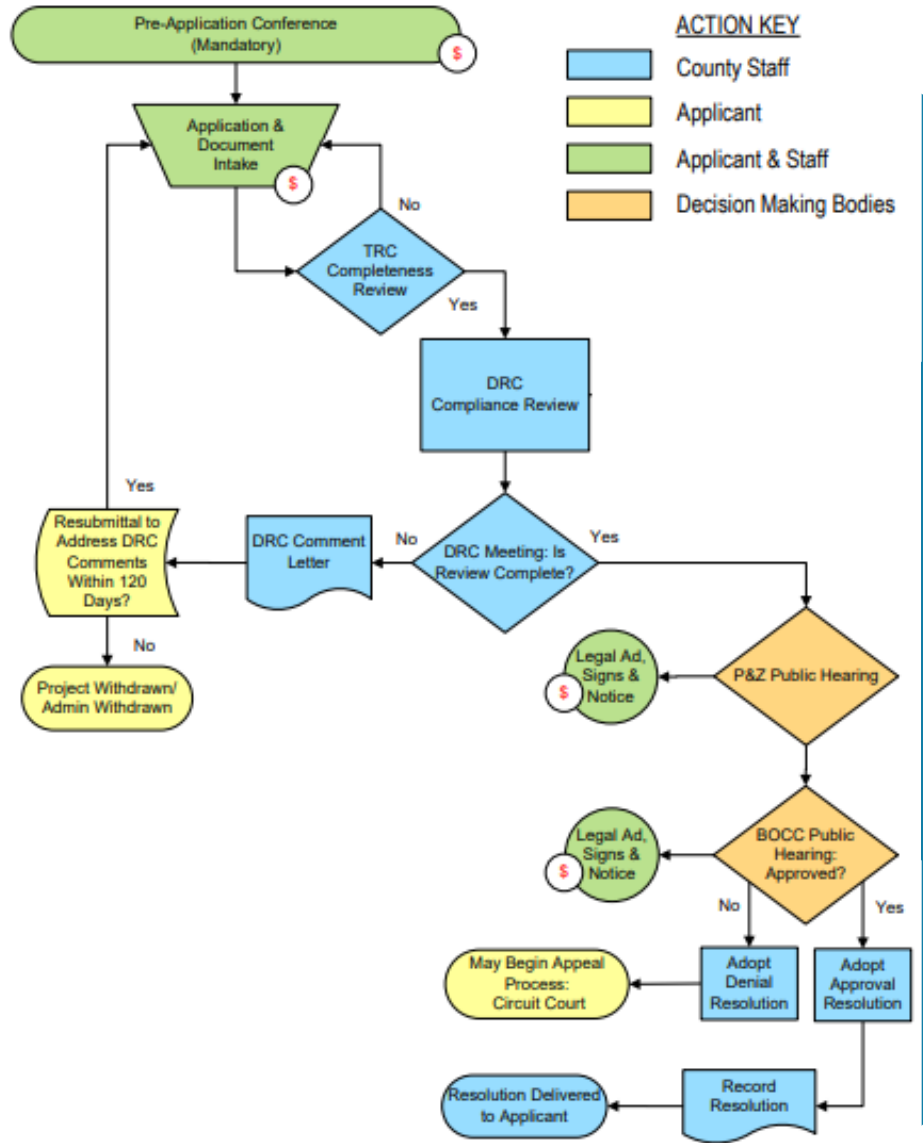
7.04.03. Building Spacing Formula.

A. Purpose. The purpose of this section is to insure the minimum distance between any multiple-family (except two- and three-family structures), hotel, or motel building, two (2) floors or greater in height, and any other building or any property line shall be regulated according to the length and height of such multiple-family, hotel, or motel building.

B. Applicability. These requirements shall apply to all multiple-family dwellings, hotels, and motels, and to all accessory uses with two (2) or more floors that are customarily associated with and subordinate to the principal use.

C. Maximum Horizontal Dimension. The maximum horizontal dimension of any building shall be three hundred (300) feet, including all deck areas and enclosed and covered walkways, as measured between the farthest points of such buildings.

Planning Projects & Public Hearings



Rezoning/Conditional Use Petition - Example Outlook

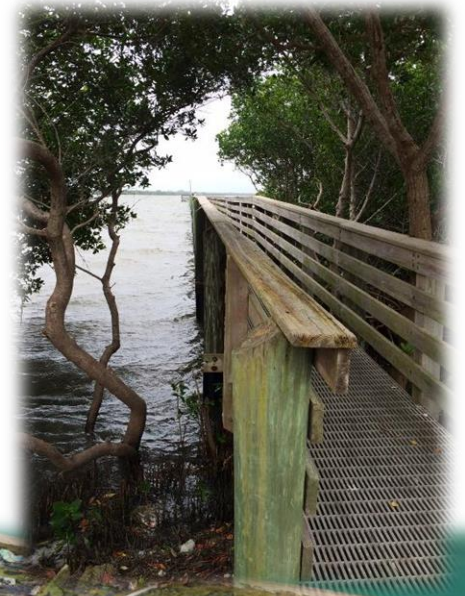
Pre-Planning / Neighborhood Meeting Encouraged

Staff Review (Development Review Committee)
Technical/Policy

Planning & Zoning Commission – Public Hearing
Recommendation

Board of County Commissioners – Public Hearing
Final Action

South Hutchinson Island





Back-up

Normandy Beach



Neighboring Jurisdictions

❖ City of Fort Pierce

- Forty-five (45) feet, 20% for non-habitable architectural features

❖ Martin County

- Four stories or Forty (40) feet, 4-8 ft. allowance for roof structures (i.e. chimneys, parapets, tanks and supports, elevator machinery or shafts... provided that such structures do not exceed ten percent of the roof...

❖ Indian River County

- Thirty-five (35) / Forty-five (45) feet, 5ft. for parapets/similar

Short Term Rentals – St. Lucie

- **State Pre-emption since 2011, with growing State control**
 - *Local Noise Ordinances* – application by Zoning District
 - *Florida Building Code / Fire Occupancy Limits*
 - *Legal Regulations: Sales/Tourism Tax, Parking, Noise & Lighting, etc.*

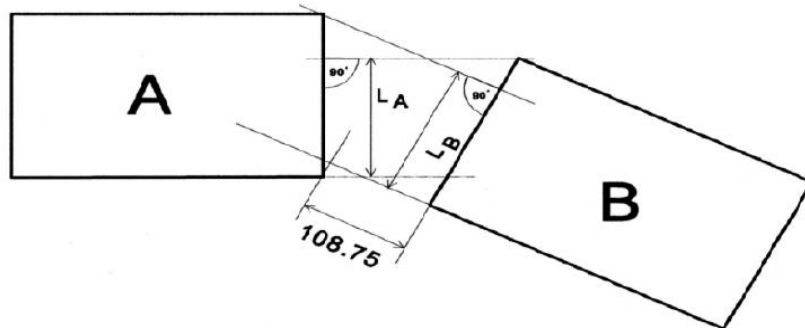
Building Spacing Formula

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FIGURE 7-7
BUILDING SPACING

SPACING BETWEEN BUILDINGS

THIS EXAMPLE ILLUSTRATES THE METHOD OF COMPUTING THE MINIMUM SEPERATION DISTANCE BETWEEN ANY TWO BUILDINGS LOCATED ON THE SAME COMMON DEVELOPMENT SITE.



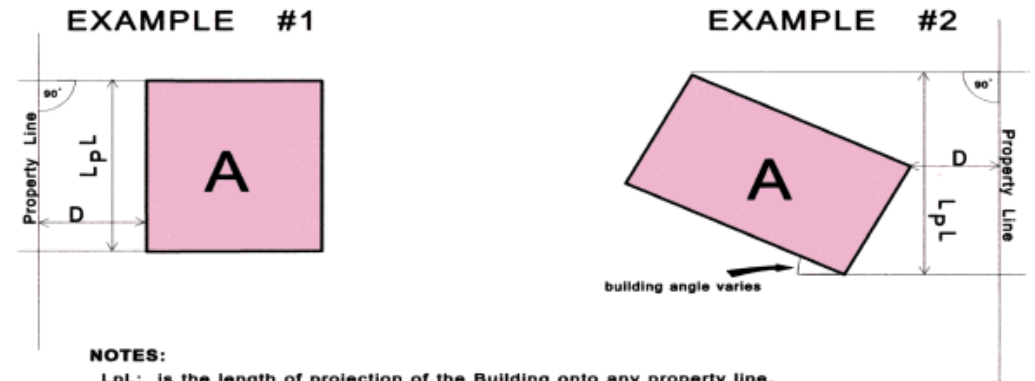
NOTES:

- La : is the length of projection of Building "A" onto Building "B" when viewed at right angles from a vertical position above. For this example, 50 feet is assumed.
- Lb : is the length of projection of Building "B" onto Building "A" when viewed at right angles from a vertical position above. For this example, 55 feet is assumed.
- Ha : is the height of Building "A". For this example, 100 feet is assumed.
- Hb : is the height of Building "B". For this example, 60 feet is assumed.

FIGURE 7-8
BUILDING SPACING

SPACING BETWEEN BUILDING AND PROPERTY LINE

THIS EXAMPLE ILLUSTRATES THE METHOD OF COMPUTING THE MINIMUM SEPERATION DISTANCE BETWEEN ANY BUILDING AND ANY OUTSIDE LOT OR SETBACK CONTROL LINE.



NOTES:

- LpL: is the length of projection of the Building onto any property line.
- Ha : is the height of Building "A".
- Building height is assumed to be 100 feet.