

APPLICATION ADDENDUM FOR CONDITIONAL USE PERMIT AT 2025 S. OCEAN DRIVE

City Commission,

Please consider this Application Addendum for my pending conditional use application.

I suggest the following additional conditions if the permit is granted:

- Written Management Contract: Upon request, the home owner will provide the city with a written management contract. This contract will provide the name and telephone number of the property manager who will be available at all times to address any issues/concerns with the property. The property manager will live locally.
- Parking Restrictions: Homeowner agrees that tenants will have no more than 2 cars parked in the driveway overnight. Street parking will not be permitted.
- 30 day minimum lease period: Home owner agrees to lease the property for a minimum of 30 days.
- Single Family Rentals – Homeowner agrees to rent to single families, as multi-family parties will not be permitted to rent the property. A limit may be placed on the number of tenants (4 bedroom, 3 bath home) staying in the home.
- Trash/Noise Restrictions: Homeowner agrees that all trash will be properly disposed of and garbage cans will be properly placed on the street for pick-up on the appropriate trash days. Further, guests will abide by all rules relating to noise restrictions.
- Taxes Collected and paid: Homeowner will continue to pay all local and state taxes on rent collected.

BENEFITS TO THE CITY OF FORT PIERCE IF THIS PERMIT IS GRANTED:

- Increased property values: The home has already been greatly improved since the purchase date. Above-appraised value was paid for the home, and immaculate care will be taken for the home. If properties cannot be rented, some may be forced to sell, decreasing values dramatically.
- Significant revenue for local economy: In addition to the local taxes paid, the renters will spend significant money at local establishments, restaurants, activities, and stores.
- Reduction in traffic/trash: As most seasonal rentals are vacant more than 50% of the year, annual traffic and garbage consumption will decrease dramatically.
- Filling a Lodging Void in the City: The city has made great strides in bringing visitors to the area. However, adequate lodging options are lacking. My home provides a unique lodging option for a family seeking an extended stay, who may/may not travel with a pet.
- Uniformity with Surrounding Communities: Fort Pierce's 6 month requirement for rentals is inconsistent with surrounding areas. For example, in residential areas in Stuart, there are no restrictions for short term rentals. In Vero Beach, there is a 30 day requirement for rentals. If seasonal renters are excluded from Fort Pierce, they will begin to vacation at surrounding areas, and not Fort Pierce.

Failure to adhere to these rules would result in the review of the possible loss of the conditional use permit.

I again thank you for your time and consideration.

Sincerely,

Ted L. Hollander