

# Conditional Use



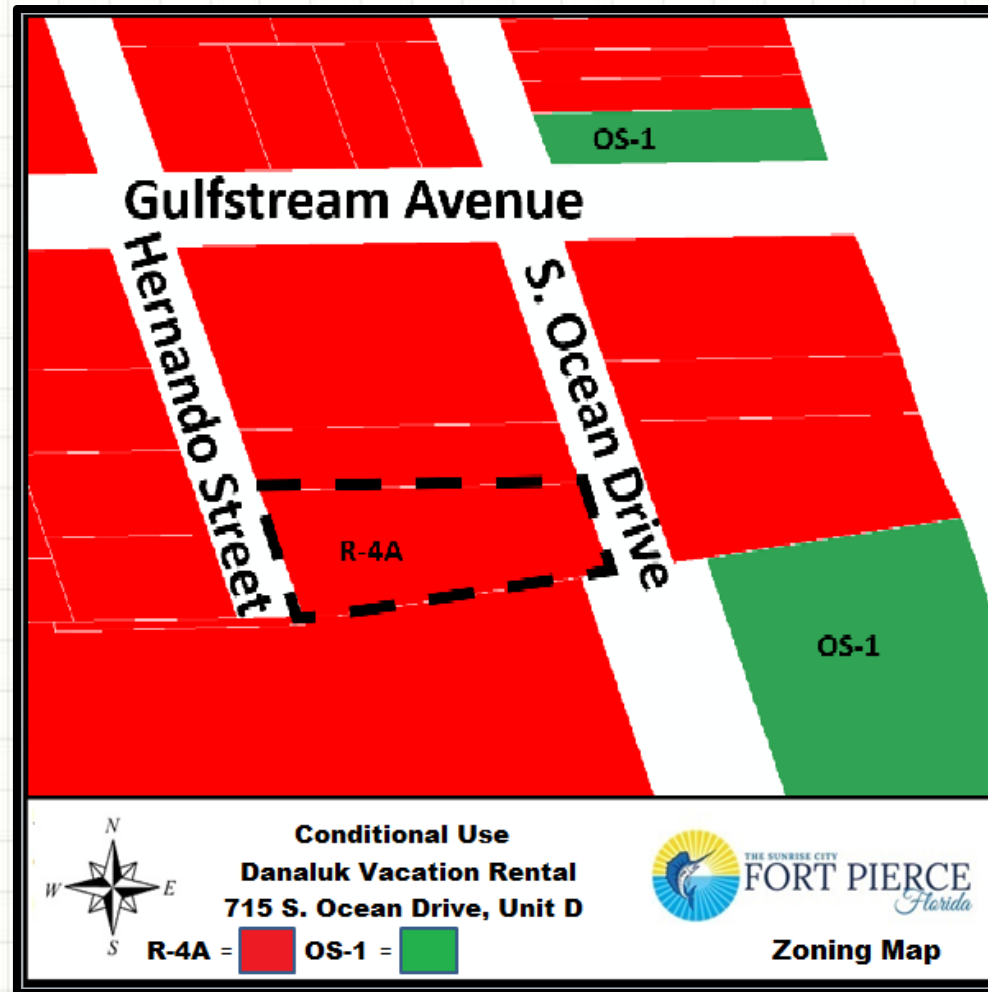
**715 S. Ocean Drive, Unit D**



# Aerial Map



# Zoning Map



# Danaluk Vacation Rental

Consideration of a Conditional Use With No New Construction – Danaluk Vacation Rental at 715 S. Ocean Drive, Unit D.

- Approval of a Conditional Use to operate a Vacation Rental, offering lodging for less than six months. The minimum rental period is identified as two days.
- Staff recommends **APPROVAL** subject to eight (8) conditions

# Synopsis for Recommendation

- Ordinance K-114 passed in 2001
- FL Legislature - 2011
  - Prohibits cities from denying STR rights
  - Conditional uses are allowed
- Quasi-Judicial Hearing
  - No Validated Evidence (Consistent with Code)
  - No COFP Code Enforcement or FPPD current violations
- Conditions of Approval are being added to protect the neighborhood

# CC Recommendations

## Possible actions of the City Commission:

- APPROVAL of the proposed Conditional Use, subject to the 8 Conditions and no changes
- APPROVAL of the proposed Conditional Use with changes
- DISAPPROVAL of the proposed Conditional Use
  - ❑ This item requires a concurring four-fifths vote by the City Commission, due to a recommendation of disapproval by the Planning Board

# Staff Recommendation

Staff recommends **APPROVAL** subject to eight (8) conditions:

- 1) The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
- 2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
- 3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
- 4) There shall be a limitation of no more than no two vehicles at the site.

# Staff Recommendation

Staff recommends **APPROVAL** subject to eight (8) conditions:

- 5) The City of Fort Pierce Business Tax License number shall be included on all advertising.
- 6) The maximum occupancy of the home shall ensure compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit.
- 7) Installation of one handicap space per City Code Section 22-60 Off-Street Parking and Loading (if not already present).
- 8) Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages the property owner or permit applicant shall provide within thirty-one (31) days of Conditional Use approval a permit for the installation of a sidewalk along their property line that abuts Hernando Street.

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