

# CONDITIONAL USE- MALIZIA DWELLING RENTAL



1180 Carlton Ct.,  
Unit 204A (Apt. D)



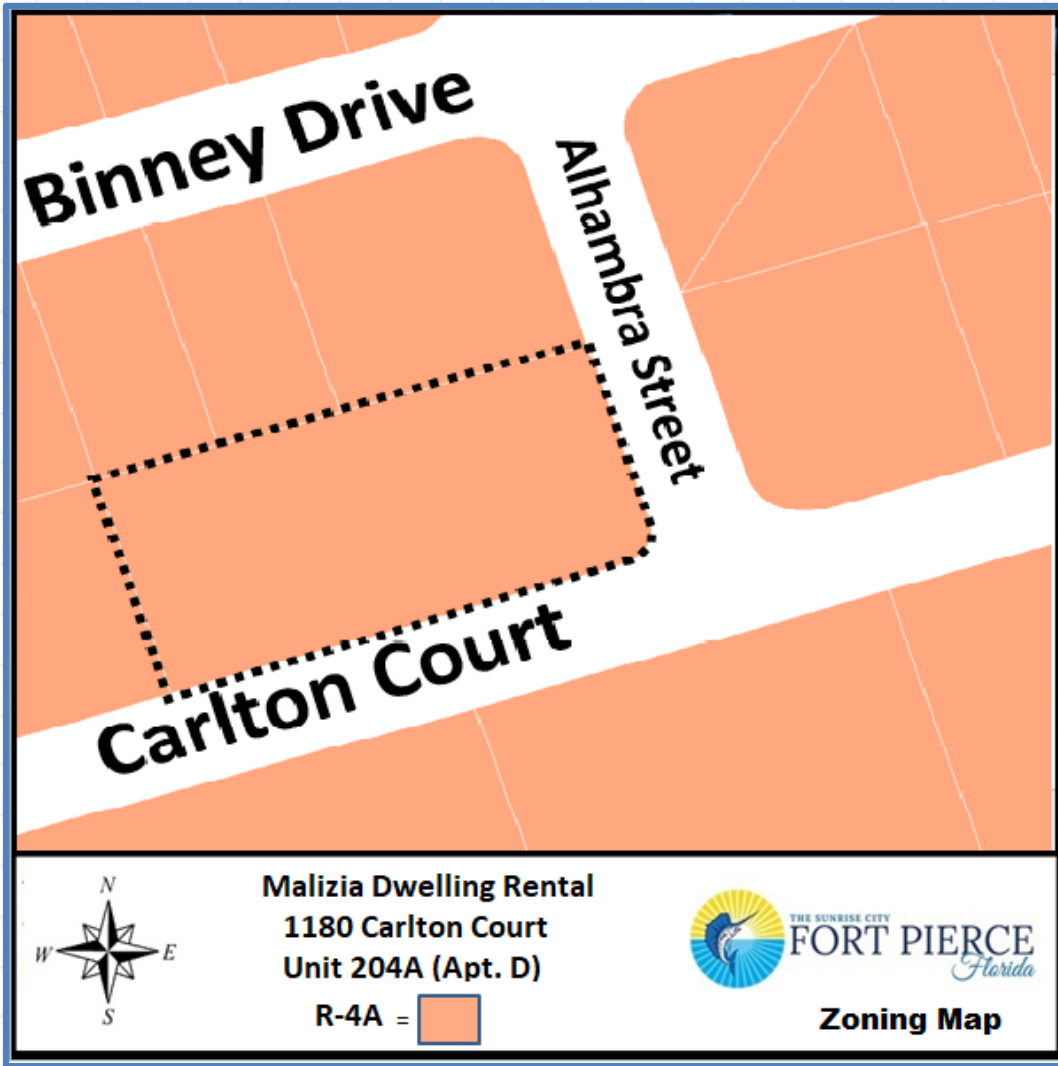
# Aerial Map



**Malizia Dwelling Rental**  
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**Aerial Map**



# Site Zoning



# Zoning & Land Use

**Single-Family Intermediate Density Zone (R-2)** : designed to establish height and density regulations for lands located within the city which are situated east of the Indian River.

The **Low Density Residential (RL) FLU** designation is intended for parcels that are best suited for residential development on Hutchinson Island.

# TRC Comments...

All affected City Departments have reviewed the proposed Conditional Use and have provided comments with conditions based on compliance with requirements of the City Code and Comprehensive Plan.

# Staff Recommendation...

- 1) The maximum occupancy ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
- 5) Limit no more than 2 vehicles.
- 6) Include the City of Fort Pierce Business Tax License number on all advertising.
- 7) Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur: (4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Please install a sidewalk along Alhambra Street connecting to the Carlton Court existing sidewalk.

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