

## MEMO

To: Mayor Hudson, Commissioner Alexander, Commissioner Johnson, Commissioner Perona, Commissioner Sessions, City Manager Nick Mimms

From: Michael Broderick, Vice Chairman City Of Ft. Pierce Planning Board

Date: 9/10/20

RE: Planning Board Recommended Changes For Standard Conditions For Vacation Rentals

The City Commission appointed Planning Board has had the opportunity to review the matters outlined below concerning vacation rentals. In addition to the current standard conditions applicable to vacation rentals, when approved at the Planning Board level as well as the City Commission level, the Planning Board has unanimously agreed that the conditions outlined below be incorporated into the existing standard conditions.

### **Existing 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 Ft. 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 and obtain St. Lucie County and City Of Ft. Pierce Business Tax Licenses within 30 days of issuance of a license from the Florida Department of Business & Professional regulation.
4. There shall be a limitation of no more than two vehicles per dwelling unit.
5. The City Of Ft. Pierce Business Tax License number shall be included on all advertising.

**New Conditions For Consideration and Approval By The City Commission:**

6. An annual permit fee payable to the City Of Ft. Pierce for vacation rental use shall be required. Amount of permit fee to be determined by the City Commission.

7. On-street parking for vacation rentals shall be prohibited.

8. Vacation rental placard shall be posted on the vacation rental property that states the City Of Ft. Pierce Business Tax License, Florida Department Of Business & Professional Regulation License Number, property managers name, phone number and Email address. Single family and plexes shall post vacation rental placards in the front yard and apartment and condominium placards shall be posted on the front door. For condominiums that strictly prohibit the placard being posted on the front door, placards should be placed in the condominium common area unless strictly prohibited.

9. Liability insurance coverage for vacation rental use, with a less than 30 day rental period, shall be secured by the property owner.

**Added Language Regarding Proof Of Residency To Condition 1 To read As Follows:**

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, shall be registered with the City Of Ft. Pierce and shall provide proof of residency.