

Conditional Use



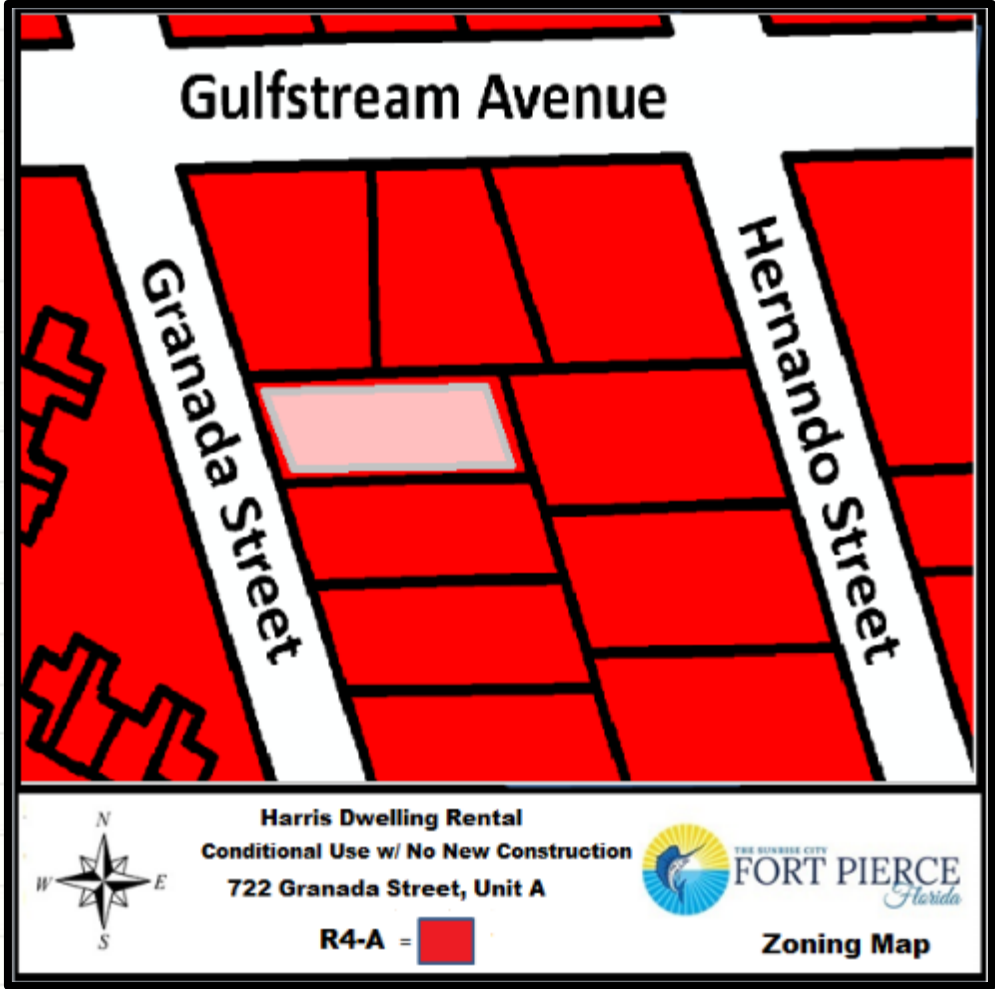
722 Granada Street, Unit A



Aerial Map



Zoning Map



Harris Dwelling Rental

Consideration of a Conditional Use With No New Construction – Harris Dwelling Rental at 722 Granada Street, Unit A.

- Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The minimum rental period is identified as thirty-one days.
- Staff recommends **APPROVAL** subject to seven (7) 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

Adjacent Property Owner Responses



182 Notifications

0 = In favor (0%)

0 = In opposition (0%)

CC Actions

Possible actions of the City Commission:

- APPROVE the proposed Conditional Use, subject to 7 Conditions and no changes
- APPROVE the proposed Conditional Use with changes
- DENY the proposed Conditional Use

Staff Recommendation

Staff recommends **APPROVAL** subject to seven (7) conditions:

1)The property manager for the dwelling 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 (2) vehicles at the site.

5)The City of Fort Pierce Business Tax License number shall be included on all advertising.

Staff Recommendation

Staff recommends **APPROVAL** subject to seven (7) conditions:

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)Pave the required parking spaces per City Code Section 22-60(c)(6)
Surface Material:

a. Required parking spaces, access drives, and loading areas must be paved and maintained with concrete, asphalt or similar material of enough thickness and consistency to support anticipated traffic volumes and weights.

b. Alternative paving materials or parking surfaces (including pervious surfaces) may be approved by the city engineer if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt.

CC Actions

Possible actions of the City Commission:

- APPROVE the proposed Conditional Use, subject to 7 Conditions and no changes
- APPROVE the proposed Conditional Use with changes
- DENY the proposed Conditional Use

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