

# Conditional Use



1014 South 7<sup>th</sup> Street



# Location Map



# Future Land Use Map



**Future Land Use:** Residential Low (RL)

**Current Zoning:** Single-Family Intermediate Density (R-2)

# Zoning Map



**Future Land Use:** Residential Low (RL)

**Current Zoning:** Single-Family Intermediate Density (R-2)

# Robbins Vacation Rental

## Consideration of a Conditional Use With No New Construction

- Approval of a Conditional Use to operate a Vacation Rental, offering lodging for less than six (6) months. The minimum rental period is identified as two (2) days.
- Staff recommends **APPROVAL** subject to six (6) conditions

# Synopsis for Recommendation

- Ordinance K-114 passed in 2001 establishing Dwelling Rentals as Conditional Uses in the Zoning Code
- FL Legislature - 2011
  - Prohibits cities from denying STR rights
  - Conditional uses are allowed
- Quasi-Judicial Hearing
  - No Validated Evidence (Consistent with Code)
  - No current Code Enforcement or Police Department violations
- Conditions of Approval are being added to protect the health, safety and welfare of the neighborhood

# Staff Recommendation

Staff recommends **APPROVAL** subject to six (6) 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 issuance of a license from the Florida Department of Business & Professional Regulation.
- 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 six (6) conditions, continued:

- 6) 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.

# Planning Board Recommendation

## Recommendation of Approval

<b>AYE:</b>	<b>3</b>
<b>NAY:</b>	<b>1</b>
<b>Other:</b>	<b>ABSTAIN</b>

# Possible Actions

## Possible actions of the City Commission:

- APPROVAL of the proposed Conditional Use, subject to six (6) Conditions
- APPROVAL of the proposed Conditional Use with changes to the Conditions of Approval
- DENIAL of the proposed Conditional Use

# Conditional Use



1014 South 7<sup>th</sup> Street