

Conditional Use

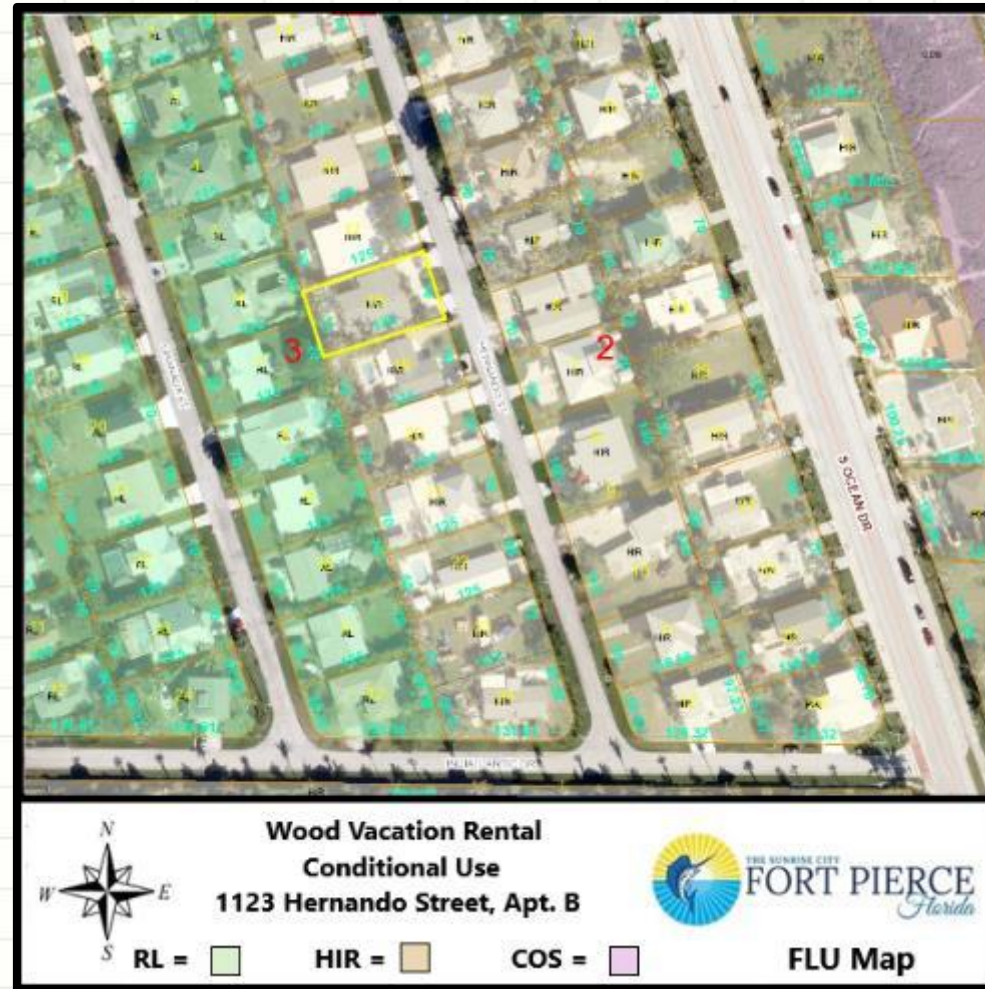


1123 Hernando Street, Apt. B

Aerial Map



FLU Map



Zoning Map



Wood Vacation Rental

Consideration of a Conditional Use With No New Construction – Wood Vacation Rental at 1123 Hernando Street, Apt. B.

- Approval of a Conditional Use to operate a Vacation Rental, offering lodging for less than six months. The minimum rental period is identified as one days.
- Staff recommends **APPROVAL** subject to five (5) 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 COFP Code Enforcement or FPPD current violations
- Conditions of Approval are being added to protect the neighborhood

Adjacent Property Owner Responses



75 Notifications

0 = In favor

0 = In opposition

CC Actions

Possible actions of the City Commission:

- APPROVE the proposed Conditional Use, subject to 5 Conditions and no changes
- APPROVE the proposed Conditional Use with changes
- DENY the proposed Conditional Use

Staff Recommendation

Staff recommends **APPROVAL** subject to five (5) 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 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.

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