

# Conditional Use



**Arenas Vacation Rental**

# Location Map



1218 South 11<sup>th</sup> Street



# Zoning Map



**Current Zoning:** Single-Family Low Density (R-1)

# Arenas 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 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 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 five (5) 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.

# Planning Board Recommendation

**At the Planning Board July 14, 2020 meeting,  
recommended 7-0 approval of the application.**

# City Commission Action

- APPROVAL of the proposed the Conditional Use, subject to five (5) Conditions
- APPROVAL of the proposed the Conditional Use with changes to the Conditions of Approval
- DISAPPROVAL of the proposed Conditional Use

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**Arenas Vacation Rental**