

Conditional Use



France Vacation Rental

Location Map



1361 Binney Drive

Future Land Use Map



Future Land Use: Hutchinson Island Residential (HIR)

Zoning Map



Current Zoning: Hutchinson Island Medium Density Residential (R-4A)

France 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 per unit.
- 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) Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant, when plans are submitted for condition use applications or pay a payment into the city sidewalk fund pursuant to City Code Section 22-62(g).

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 six (6) 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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