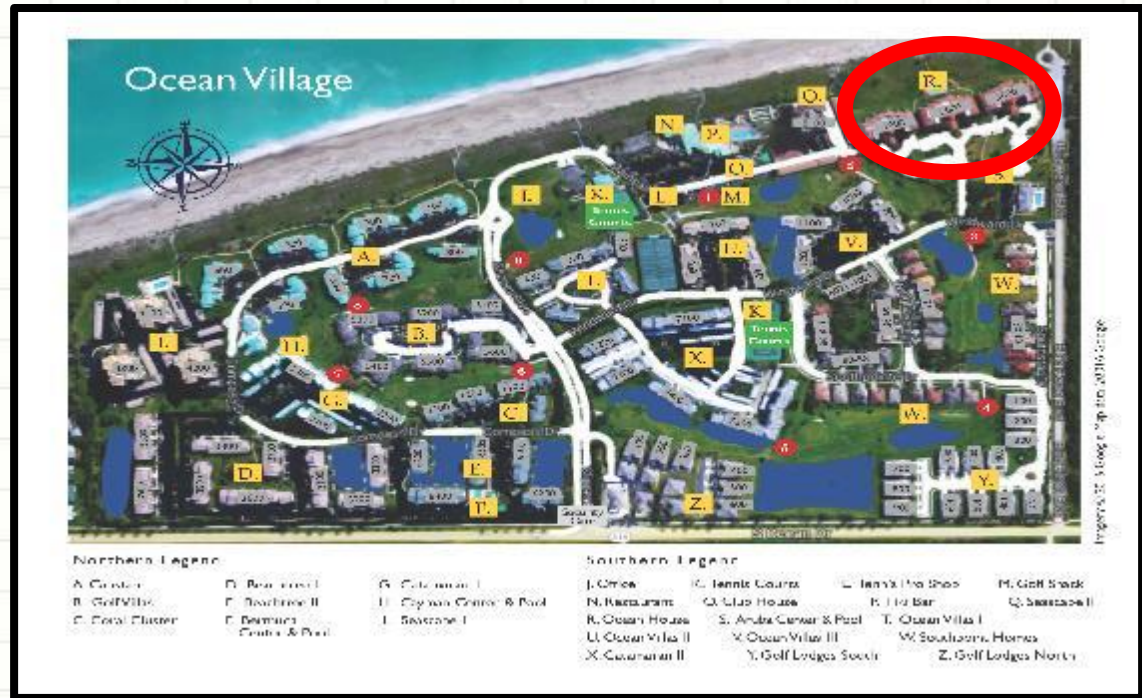


# Conditional Use



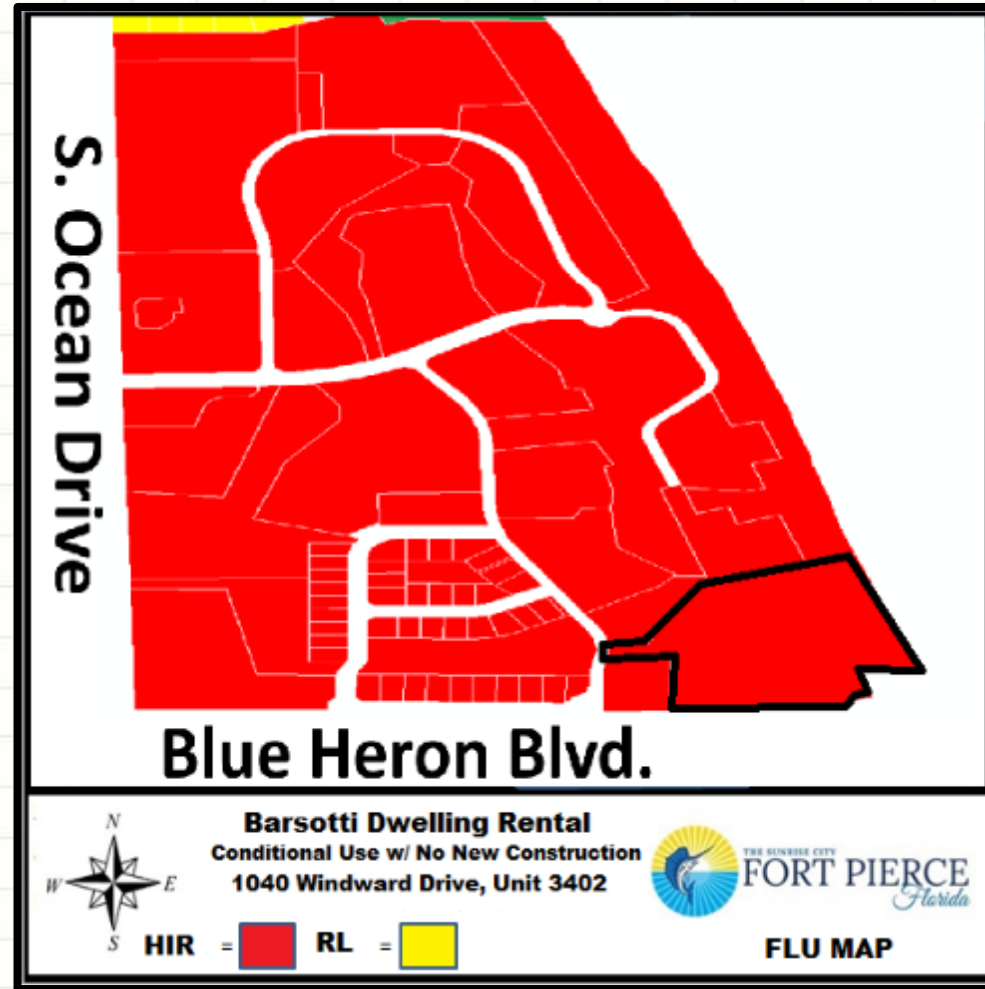
1040 Windward Drive, Unit 3402



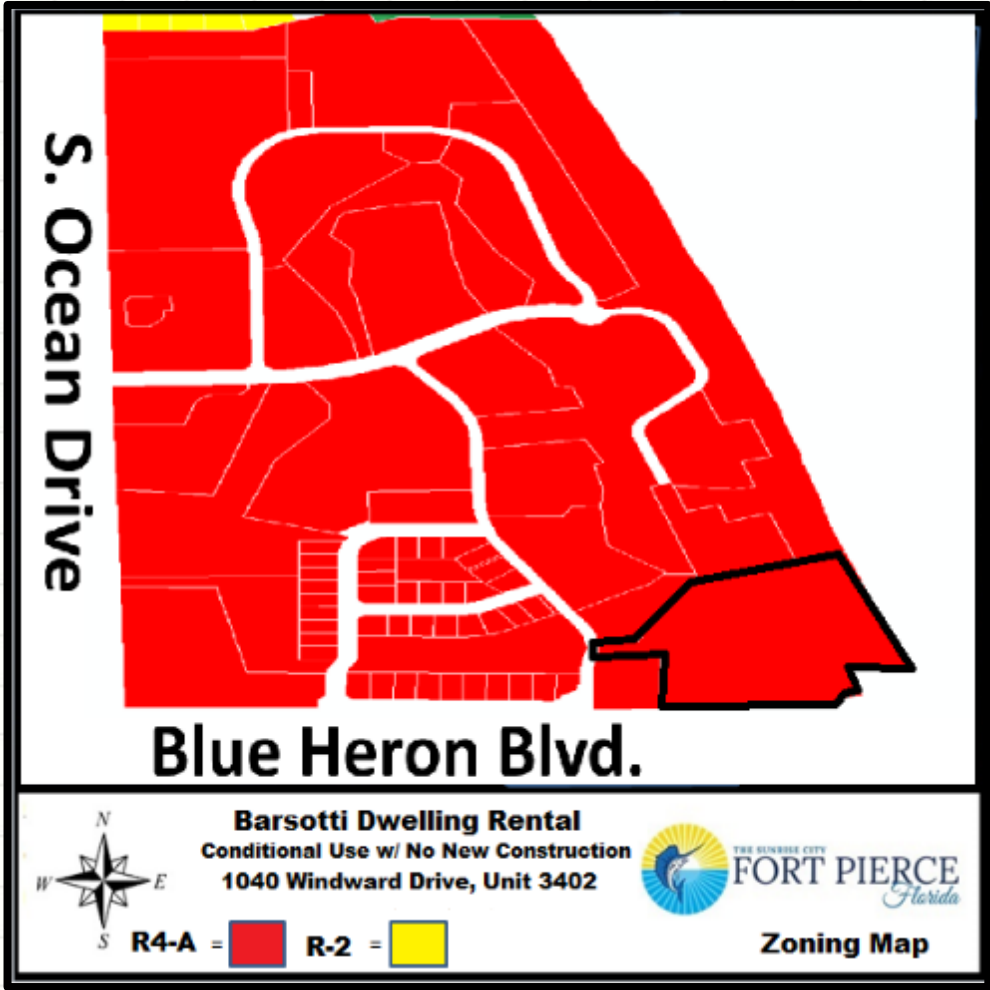
# Location Map



# FLU Map



# Zoning Map



# Conditional Use

Consideration of a Conditional Use With No New Construction – Barsotti Dwelling Rental at 1040 Windward Drive, Unit 3402.

- 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 six (6) conditions

# Synopsis for Recommendation

- City of Fort Pierce Ordinance K-114 - passed in 2001
  - Establishing Dwelling Rentals as Conditional Uses in certain Residential Zoning Districts and Conditions of Approval added to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.
  - No current Code Enforcement or Police Department violations
- FL Legislation – passed in 2011
  - A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.

# 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.
- 6) Third-Party Liability Insurance is required.

# Planning Board Recommendation

At the Planning Board September 8, 2020 meeting, recommended 6-1 **Approval** of the Conditional Use with the additional Condition to require Third-Party Liability Insurance.

# CC Actions

## Possible actions of the City Commission:

- APPROVAL of the proposed Conditional Use, subject to 6 Conditions and no changes
- APPROVAL of the proposed Conditional Use with changes
- DISAPPROVAL of the proposed Conditional Use

# Conditional Use



1040 Windward Drive, Unit 3402