

Conditional Use Approval

With no new construction



Ballantyne Dwelling Rental



Location Map



715 S Ocean Drive Unit B

FLUM and Zoning Map



FLUM – Hutchinson Island Residential (HIR)

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

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.

Planning Board Recommendation

At the Planning Board September 8, 2020 meeting, recommended 7-0 **Approval** of the Conditional Use with the additional Condition to require Third-Party Liability Insurance.

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.
- 6) Third party liability is required.

Possible Actions

Possible actions of the City Commission:

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

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