

Conditional Use Approval

With no new construction



Guarnizo Dwelling Rental
minimum two (2)-day



Location Map



1507 Faber Court

FLUM and Zoning Map



FLUM – Low Density Residential (RL)

Zoning – Single-family Intermediate Residential Zone (R-2)

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.

Staff Recommendation

- 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. On-street parking is prohibited.
- 5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

Planning Board Recommendation

November 10, 2020

Recommended DISAPPROVAL of the proposed Conditional Use for the following reasons:

- The property is in a neighborhood that is not accurately described in the report and is not compatible with the proposed use.
- The proposed use would be very inappropriate in that area as it is in a dead-end cu-de-sac and it would cause great detriment to the safety and wellbeing of the neighborhood.
- It would affect the health, safety, good order and appearance, convenience, and general welfare.
- Although there were no specific violations on the property, the owner illegally applied for a Homestead Exemption on two (2) properties in the state of Florida, which would be a violation of the law and should be considered a factor in the denial.

CC Actions

Possible actions of the City Commission:

- APPROVAL of the proposed Conditional Use, subject to 5 Conditions and no changes
- APPROVAL of the proposed Conditional Use with changes
- DISAPPROVAL of the proposed Conditional Use

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