

Conditional Use Approval

With no new construction



Scalone Dwelling Rental minimum one (1)-day

Location Map



1132 Granada Street

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.

Planning Board Recommendation

November 10, 2020:

- Recommended APPROVAL of the proposed Conditional Use, subject to five (5) Conditions with additional language to Condition 4 to prohibit on-street parking.

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 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.

City Commission Possible Actions

- APPROVAL of the proposed Conditional Use, subject to five (5) Conditions as amended by the Planning staff based upon Planning Board recommendation
- APPROVAL of the proposed Conditional Use with changes to the Conditions
- DISAPPROVAL of the proposed Conditional Use

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