

**From:** Larry Winter <larry\_winter30076@yahoo.com>  
**Sent:** Wednesday, July 08, 2020 2:23 PM  
**To:** Alicia Rosenthal; Jennifer Hofmeister  
**Subject:** Re: Planning Board Workshop-July 14

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Alicia, I was interested in getting some feedback on some short term rental topics.

I reached out to Jennifer about the upcoming Planning Board Workshop on June 14. Jennifer suggested I send you the comments/topics in advance of the June 14 meeting.

Here are a few topics I was hoping could be discussed at the June 14 meeting.

Let me know if you need additional information.

Thanks,

Larry Winter  
770-714-2246 cell

**Topic #1). 2014 Florida Senate Bill 356 (Thrasher)**

According to the Florida League of Cities (in their 2019 Legislation Action Agenda), there was two pieces of legislation at the State level that directly deal with short term rentals for Florida cities.

The first state legislation was passed in 2011. The second was passed in 2014.

During all the City of Fort Pierce conditional use hearings (for short term rentals) I have seen/heard there are references to the bill in 2011 session when discussing an application for conditional use, but I have never heard any reference to the 2014 Senate Bill 356 (Thrasher).

I feel that if information on 2014 Senate Bill 356 (Thrasher) was shared with the planning board and the public..... that they would better understand that **"a local law, ordinance, or regulation can not prohibit vacation rentals, or regulate the duration or frequency of rental of vacation rentals"**. Of course per the legislation....this does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.

Is this information on the 2014 Senate Bill 356 (Thrsaher) accurate?

**Topic #2). Number of Short Term Rentals in Fort Pierce and Ratio to Permanent Homes**

Could the city/planning department provide some data/numbers and discussion about the curent number of conditional use/short term rentals in Fort Pierce?

What is the ratio of short term rentals to permenent homes in Fort Pierce?

How does this compare to other cities/counties in Florida?

Here is a copy of the 2019 Florida League of Cities Legislation Action Agenda. Per the graph on page 18 it appears Fort Pierce is well below the State average for short term rentals (as a per centage of permanent homes). The information is from the Florida Department of Business and Professional Regulation.

[https://www.floridaleagueofcities.com/docs/default-source/advocacy/2019-action-agenda.pdf?sfvrsn=3beddad5\\_4](https://www.floridaleagueofcities.com/docs/default-source/advocacy/2019-action-agenda.pdf?sfvrsn=3beddad5_4)

Is this information from the Florida Dept of Business and Professional Regulation accurate and the most current?

**Topic #3). Typical Fort Pierce Short Term Renter**

I have heard when discussing short term rentals at several planning board meetings that the "type of renter" that comes for a short term visit has been a major concern to the planning board.

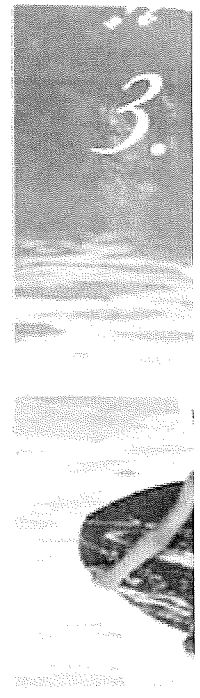
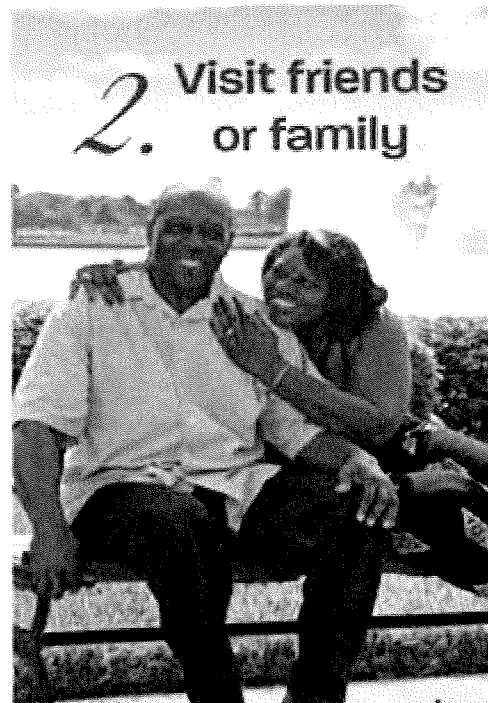
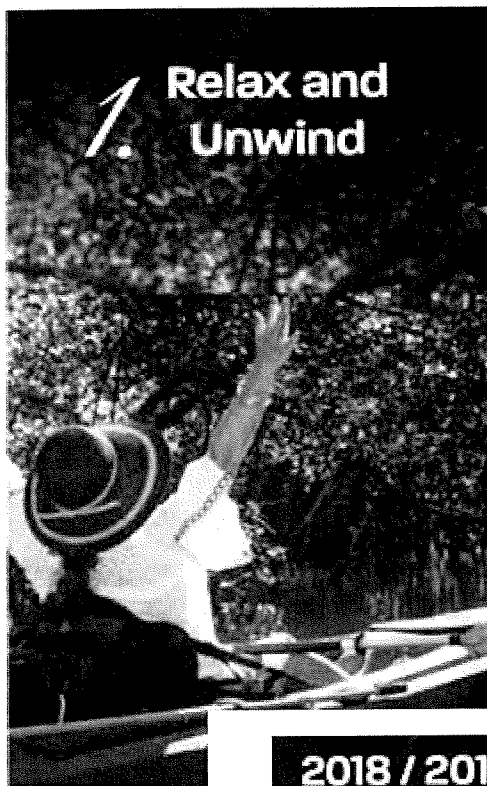
Some planning board members paint the picture of large groups of college spring breakers, staying up late, having parties, etc as the typical short term renter in Fort Pierce.

According to the 2018-2019 St Lucie County Tourism Annual Strategic Marketing plan.... the typical visitor to St Lucie County is : (1)53 years old, (2) has a median household income of \$72,700, (3)traveled in a party composed of 2.9 people, (4)and 65% of visitors traveled as a couple or a family.

The typical visitor is female, but just slightly with females at 52% and males at 48%.

If fact according to the St Lucie County Tourism survey, the top 3 reasons they visit are: (1) relax and unwind, (2) visit friends and family, (3) the beach.

## Top 3 Reasons for Visiting



## 2018 / 2019 Annual Marketing Plan

### Demographics

The 2017 Visitor Tracking and Economic Impact Study revealed that the typical visitor to St. Lucie is 53 years old, caucasian, and has a median household income of \$72,700. The typical visitor is female, but just slightly with females at 52% and males at 48%.

### Psychographic / Behavioral

- › The typical visitor traveled in a party composed of 2.9 people
- › 47% of visitors traveled with at least one person under the age of 20 in their travel party
- › 65% of visitors traveled as a couple or a family

These typical visitors as described by the St Lucie County Tourism Board do not seem to be the "party animals" that some planning board members have described when talking about short term rentals and conditional use permits.

Has the city/planning board ever had conversations with the St Lucie Tourism Board about the typical visitor to St Lucie County?

Does the city/planning board have data that is different than the St Lucie Tourism Board data?

**Topic #4). Conditional Use/Short Term Rentals in Ocean Village**

Per the Fort Pierce Planning Department, it appears Ocean Village has been "grandfathered" in by the city to allow short term rentals.

Could the city/planning board confirm the exact steps to get a conditional use permit to do short term rentals in Ocean Village?

Could the city/planning board provide the history to address short term rentals in Ocean Village (ex: when the the grandfather clause started, where is information on it)?

**Topic #5). Comparison of Fort Pierce Short Term Rentals to Other Treasure Coast Cities**

Could the city/planning board provide a comparison of other Treasure Coast cities and their short term rental policies/ordinances?

Example: what are the permitting costs, the steps, the ordinances, and the timing involved to do short term rentals in other close by Treasure Coast cities (ex: Vero Beach, Stuart, Port St Lucie, Jensen Beach, etc).

**Topic #6). Fort Pierce Short Term Rentals Advisory Committee**

Would the city/planning board be interested in starting a conditional use/short term rental advisory committee (to allow input and discussion from short term rental owners)?