

Conditional Use

With No New Construction



**Poirier Dwelling Rental
Minimum of two (2) days**



Location Map



1341 Binney Drive Unit A & B

Future Land Use (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 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 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

At the Planning Board December 8, 2020 meeting, recommended 6-0 **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 5 Conditions and no changes
- APPROVAL of the proposed Conditional Use with changes requested by Planning staff
- DISAPPROVAL of the proposed Conditional Use

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