

Conditional Use Approval

With no new construction

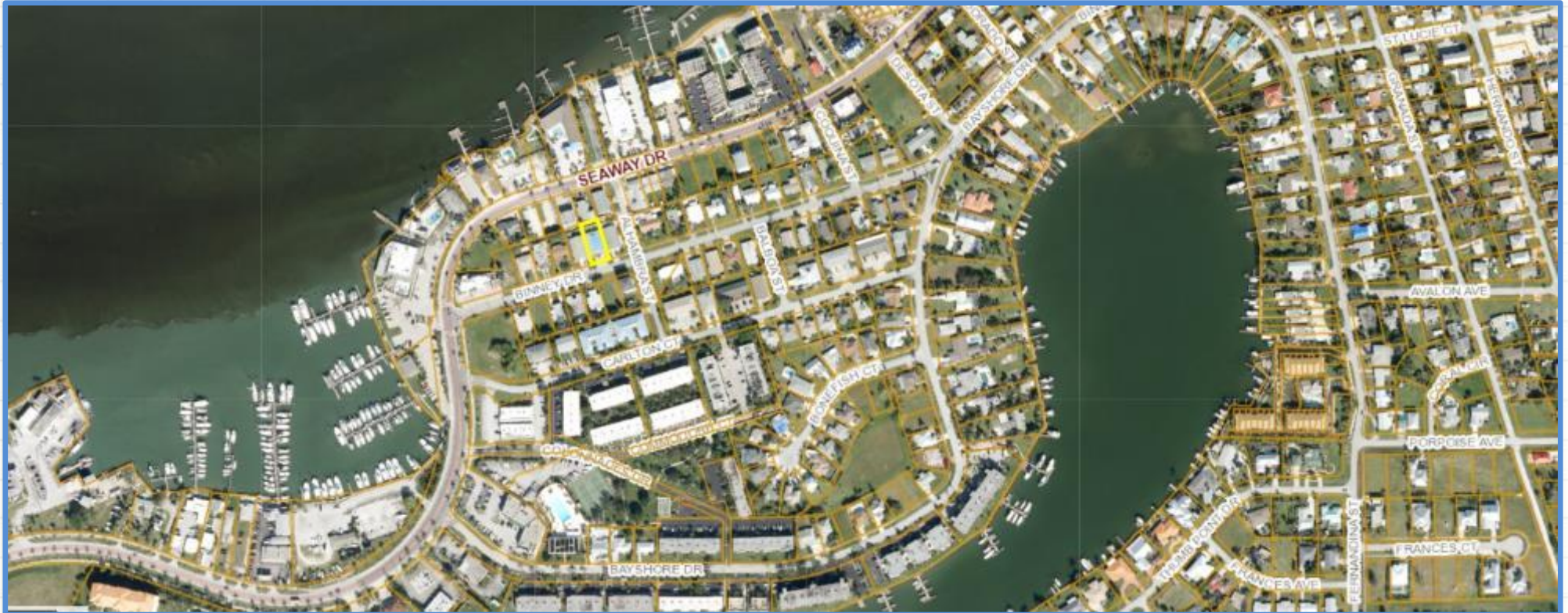


Readler Vacation Rental



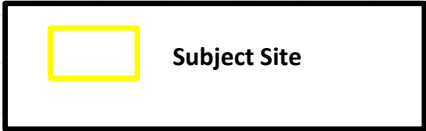
Location Map

 Subject Site



1182 Binney Drive

FLUM and Zoning Map



FLUM – Hutchinson Island Residential (HIR)

Zoning – Hutchinson Island Medium Density Residential (R4A)

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 vacation 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 open a St. Lucie County Tourism Development Tax Account and obtain a State Sales Tax Identification number.
4. There shall be a limitation of no more than two (2) vehicles per unit.

PB Possible Actions

**At the February 9, 2021 Planning Board meeting,
the Board unanimously recommended APPROVAL
of the application.**

City Commission Possible Actions

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Conditional Use, subject to the Conditions, as amended by staff
- Recommend APPROVAL of the proposed Conditional Use with changes to the Conditions
- Recommend DISAPPROVAL of the proposed Conditional Use

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