

Conditional Use Approval

With no new construction



Joseph Vacation Rental




Location Map



1801 Plover Drive

FLUM and Zoning Map

 Subject Site



FLUM – Low Density Residential (RL)

Zoning – Single Family Intermediate Density (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 two (2) vehicles per unit.
- 5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

Planning Board Recommendation

The Planning Board on March 8, 2021 recommended approval (4-1) of the subject application.

City Commission Possible Actions

Possible actions of the City Commission:

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

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