

# Conditional Use Approval

with no new construction



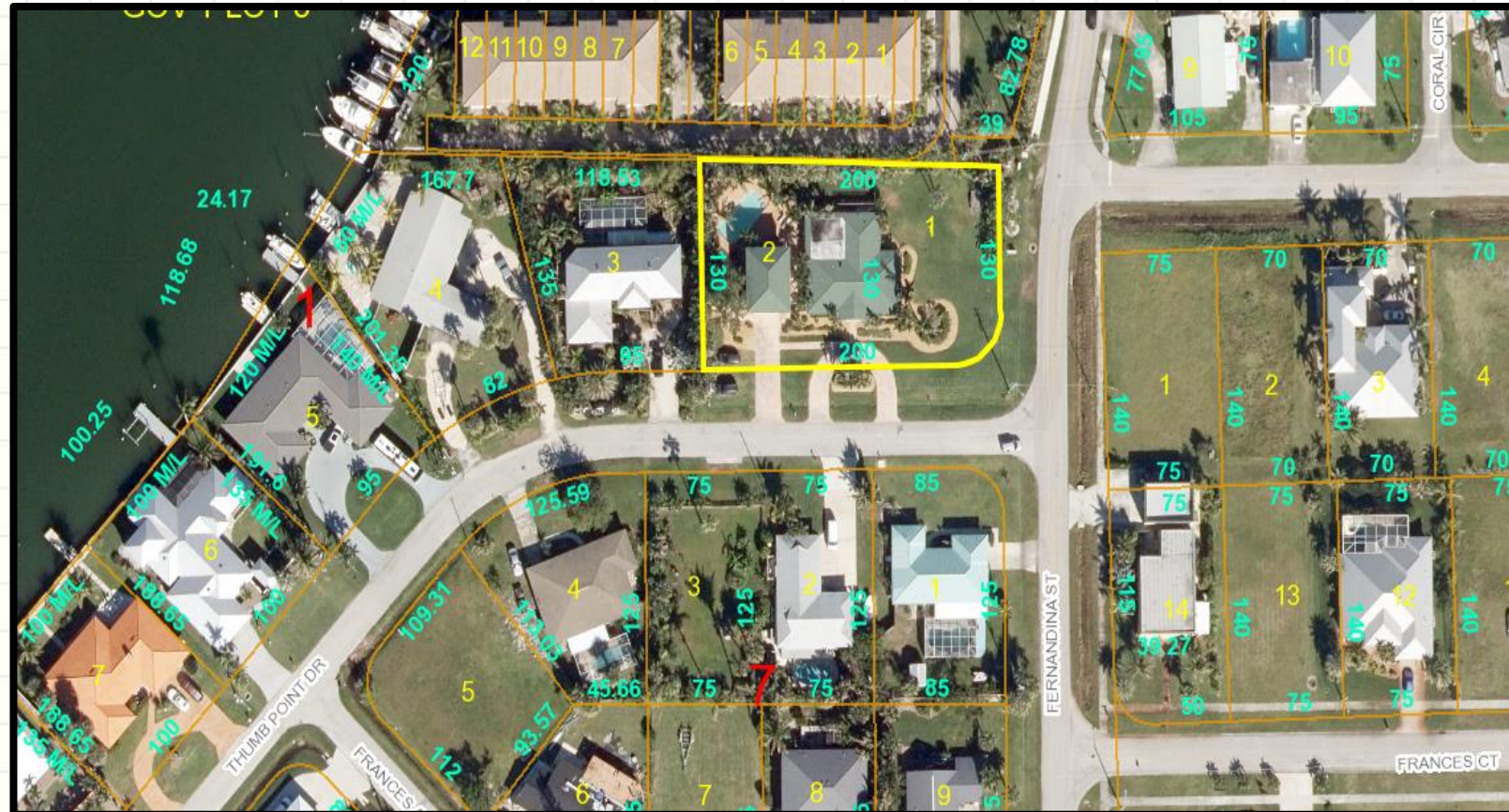
**Estes Vacation Rental**  
**1578 Thumb Point Drive**



# Location Map

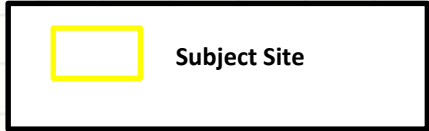


Subject Site



1578 Thumb Point Drive

# Zoning Map



**FLUM** – Low Density Residential (RL)

**Zoning** – Single Family Low Density (R-1)

# Rental Unit vs. Home



**Built in 1977**



**Built in 1970**

# 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 for the rental unit.
- 5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

# Planning Board Recommendation

**On May 10, 2021,  
the Planning Board  
recommended  
APPROVAL  
of the proposed Conditional Use (with  
no new construction),  
subject to  
5 Conditions of Approval**

# City Commission Possible Actions

## Possible actions of the City Commission:

- APPROVE the proposed Conditional Use, subject to 5 Conditions and no changes
- APPROVE the proposed Conditional Use with changes to the Conditions
- DISAPPROVE the proposed Conditional Use

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# Rental Unit vs. Home



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**GUEST HOUSE** means a dwelling unit in a building separate from, and in addition to, the principal residential building on a lot, but not exceeding 50% of the floor area of said principal residential building, intended for intermittent or temporary occupancy.