

ORDINANCE 2023-3

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, ESTABLISHING REGULATIONS FOR VACATION RENTALS AND REGISTRATION REQUIREMENTS, PROVIDING FOR INTERIM OPERATION, ADDRESSING IMPAIRMENT OF EXISTING CONTRACTS, PROVIDING FOR ENFORCEMENT, AND ESTABLISHING AN INITIAL REGISTRATION FEE AND REVISION OR ADDITIONAL FEES BY RESOLUTION AND, ADDRESSING CONFLICT AND SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of St. Lucie Village, Florida, ("the Village") is a small community, primarily zoned Single Family Residential;

WHEREAS, the Village was incorporated in 1961 for the purpose of maintaining control over its zoning and residential character;

WHEREAS, the Village has historically limited commercial activity in residential districts to allow only home occupations which are incidental to the residential use, are conducted entirely within the residential or accessory structure and out of view of other residences or the road, are not obnoxious, offensive, or hazardous, and do not generate a greater volume of traffic than would normally be expected or require parking other than on the subject property, off the street and outside of the required front yard;

WHEREAS, Vacation Rentals, on the other hand, being short term in nature and involving successive changes in occupants, are not merely incidental to single family residential use, but quite distinct from it, and necessarily involve additional activity and a greater volume of traffic than would normally be expected, have required or involved additional parking other than on the subject property and can otherwise impinge on the character and quality of life in neighborhoods;

WHEREAS, the Village has not previously specifically regulated Vacation Rentals and is, therefore, precluded by State Law from prohibiting the use, or regulating the duration, of short term rentals;

WHEREAS, the Board of Aldermen of the Town of St. Lucie Village desires to establish and enforce standards for Vacation Rentals in a manner which protects the character and quality of life in the neighborhood or area where the Vacation Rentals are located while not unduly restricting the owner of the Vacation Rental from use of their property;

WHEREAS, it is the intent and purpose of the Board of Aldermen that these regulations be construed and implemented to achieve the following:

- a) To establish the regulations, procedures and standards for the review and approval of all Vacation Rentals (as defined) in the Town;
- b) To preserve and foster the public health, safety, aesthetics, and general welfare, and to aid in the harmonious and orderly development of the Town;
- c) To establish a registration process that is efficient in terms of time, administration, and enforcement; effective in addressing the impacts of Vacation Rentals; and equitable with regard to regulations and procedures, while respecting the rights of property owners; and,
- d) To implement, and be in compliance with, the goals and policies of the Town's Land Development Code and Comprehensive Plan.

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. The attached Regulations on Vacation Rentals are incorporated herein and are approved.
2. That the Town Attorney is directed to incorporate the same into Section 3.12.0 Supplemental Regulations (numbered as appropriate) in the next updated codification of the Town of St. Lucie Village Zoning Ordinance.
3. The attached regulations and the foregoing are effective upon approval of this Ordinance, except as otherwise specifically provided or limited therein.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this ___ day of _____, 2023.

APPROVED:
 BOARD OF ALDERMEN OF THE TOWN OF
 ST. LUCIE VILLAGE, FLORIDA

By: _____
 William G. Thiess, Mayor

ATTESTED:

By: _____
 Mary Fowler, Clerk

I, Mary Fowler, Acting Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance **2023-3** which was duly introduced, read, and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this ___ day of _____, 2021.

 Mary Fowler, Clerk