
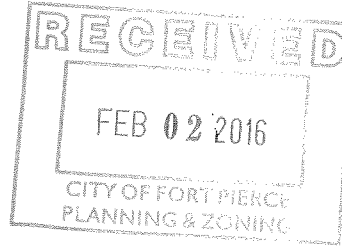


From the Desk of

Marc Meyers, C.B.O. 
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-467-3187
F: 772-467-3849
mmeyers@city-ftpierce.com



TO: Kori Benton, Senior Planner

DATE: February 1, 2016

RE: TRC Comments for 1-21-16 Meeting

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1. Annexation, 3255 US Hwy 1
No Comments

 2. Dwelling Rental, 1144 S. Ocean Drive, Conditional Use
Less than 30 days
Change of use/occupancy
R-2 to R-1 (sprinklers, fire alarm, accessibility)
Remaining open permits (Stop Work Order/Irrigation)

 3. Dwelling Rental, 1156 S. Ocean Drive, Conditional Use
Less than 30 days?
Change of use, R-2 to R-1 (sprinklers, fire alarm, accessibility)
Remaining open permits (Stop Work Order/Irrigation)

 4. Zoning Text Amendment – Dwelling Rentals in Multi-Family Districts
No Comments



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

LandMark Real Estate
1156D S Ocean Drive
Fort Pierce, FL 34949

**Re: Planning Department Review Comments
Conditional Use – Dwelling Rental
1144 & 1156 S Ocean Drive**

Dear Mr. Frederick,

The following are advisory comments from the Planning Department's review of the application for Conditional Use to operate a Vacation Rental within the R-4A district:



1) Please provide a site lighting assessment to ensure the site lighting meets the minimum average of one (1) footcandle, as required by City Code Section 22-60 (j). Lighting must further be compliant with local, state, and federal regulations as the site is adjacent to turtle nesting areas. If the site lighting is deficient, please provide a site lighting plan to detail the proposed lighting improvements.

2) Please provide a plan to integrate one (1) handicap parking space within the parking area, to meet the requirements of City Code Section 22-60 – Off-street Parking

3) Please provide a landscape improvement plan to present the infill of landscape shrubs and/or trees to meet the minimum standards of the City Code. It's noted that landscape improvements were recently made to the property, therefore the planting of some of the required components may have been addressed.

4) Please provide a sidewalk connection and bicycle rack per City Code Sections 22-62 & 22-50

5) The property owner is encouraged to consider designating a Vacation Rental agent who is customarily present at a business location within the City of Fort Peirce in order to:

- Be available at the listed phone number 24 hours a day, seven days a week to handle any problems arising from the Vacation Rental use; and

- Be able and willing to come to the Vacation Rental dwelling unit within three hours following notification from the Code Enforcement Department of issues related to the Vacation Rental; and

- Monitor the Vacation Rentals to assure continued compliance with the requirements of this section.

6) The applicant is encouraged to review and ensure capacity to comply with Chapters 212 (Florida Tax and Revenue Act) and 509 (Public Lodging Establishments), Florida Statutes, and Rules 69A-43 (Uniform Fire Safety Standards for Transient Public Lodging Establishments) and 69A-60 (the Florida Fire Prevention Code), Florida Administrative Code, where applicable;

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner