



December 14th, 2016

Shawn Dufault
1138 Hernando
Fort Pierce FL, 34949

SUBJECT: Conditional Use
Dufault Vacation Rental
1138 Hernando

Dear Ms. Dufault,

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) The addition of 1-2 trees along the northern edge of the driveway may be necessary to meet the minimum standards of City Code section 22-187 (6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment. When the area to be screened abuts residentially zoned property, a site-obscuring fence or planted material which is not less than six (6) feet in height shall be included. If planted material is used, it shall be planted and maintained so as to form a three-foot or higher continuous, unbroken, solid visual screen within a maximum of one year after planting. The planted material shall be a species which in St. Lucie County normally grows to a height of six (6) feet

2) Please incorporate a bicycle rack on site per City Code Sections 22-60.

3) Please incorporate a sidewalk connection, or provide in-lieu of a sidewalk, 22-62 (b) & (d)

(1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.

-As no other sidewalk exist, payment in-lieu may be considered (approximately 65' @ 16.42 /linear foot).

4) 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;

The presented review is specific to the proposed vacation. Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kori Benton', is written over a light blue rectangular background.

Kori Benton
Senior Planner