



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Vennis Gilmore, Planning Analyst

FROM : John R. Andrews, P.E., City Engineer *JRA*

**RE : Cox Dwelling Rental – 502 S. Compass Drive
 Conditional Use TRC No. 18-0400007**

DATE : May 15, 2018

This is to advise you that we have completed the review of the following documents as received by this office on May 8, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend
- Approval of Conditional Use Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/TST/dhr *JRA*
 Q:\ENGINEERING\Site Development Projects\C\Cox Dwelling Unit\Conditional Use\Submittal No. 1 - 050718\CU Approval - 051518.docx



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

May 8, 2018

Project: COX DWELLING RENTAL
Subject: SURVEY REVIEW
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

BACKGROUND:

The request seeks to establish a Dwelling Rental; offering lodging for a minimum of thirty one (31) days and a maximum of less than six (6) months. The subject site is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Per City Code Section 22-22. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the Hutchinson Island Medium Density Residential Zone (R-4A). The subject site has a total of 0.02 acres.

COMMENTS

I have no comments.

Rod Reed, County Surveyor

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E-mail reedr@stlucieco.org*

The School Board does not have any comments on the project.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County

Temporary office

582 NW University Blvd., Ste 500

Port St. Lucie, FL 34986

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THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

Coldwell Banker Paradise
100 Mainsail Drive
Fort Pierce, FL. 34949

Re: Conditional Use – Cox Dwelling Rental – 502 S. Compass Drive

Dear Coldwell Banker Paradise,

The following are comments from the Planning Department's review of the application for a Dwelling Rental in the R-4A, Hutchinson Island Medium Density Zone (**Please Provide a Written Response to all responsible Departments**):

- 1) The maximum occupancy of the home ensures compliance with City Code Section 8.5-43.
- Required space in dwelling units, based upon the size of each unit;**
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;**
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and**
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.**
- 5) Limit no more than 2 vehicles.**

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) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

Vennis Gilmore
Planning Analyst