

Trident Property Management, Michael Broderick
1221 Delaware Avenue
Fort Pierce, FL. 34949

Re: Conditional Use – Broderick Dwelling Rental -- 1042 Windward Dr. #3403

Dear Mr. Broderick,

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

Project: BRODERICK DWELLING RENTAL

Subject: Review Comments

To: Vennis Gilmore

**From: Rod Reed, County Surveyor
PW-Engineering Division**

Date February 5, 2018

SURVEY:

- 1) This building is part of the Oceanhouses at Southpointe, a condominium. Please provide the condominium documents for review.

Please provide a written response to all comments

Rod Reed, County Surveyor

St. Lucie County, Fl.

2300 Virginia Avenue

Ft. Pierce, Fl. 34982-5652

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E-mail reedr@stlucieco.org



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

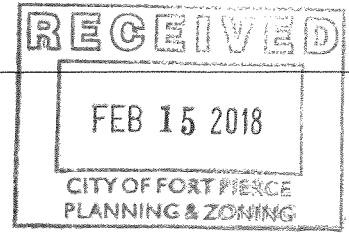
TO : Vennis Gilmore, Planning Analyst
FROM : Peggy Arraiz, Code Compliance Manager
SUBJECT : TRC # 18-04000002 – Broderick Vacation Rental
DATE : February 8, 2018

Code Enforcement has the following comments:

1. Mr. Broderick failed to provide any information regarding how the short term / vacation rental unit will be managed or advertised. It is recommended that his packet be updated to include a narrative explaining these items.
2. It is recommended that Mr. Broderick consider including the following information in their rental application packet:
 - a. Although the application lists Mr. Broderick as Trident Property Management, the packet should clearly identify who will be responsible for enforcement of the conditions imposed by the Conditional Use and who will be able to respond to any complaints or issues within a reasonable time.
 - b. Compliance with all local ordinances, including noise violations.
 - c. Advise if pets are permitted and if so, compliance with our local pet ordinances.
 - d. The number of people permitted to stay at one time.
 - e. The number of vehicles permitted and where they are required to be parked.
3. The owner is advised that short term rentals of 31 days require the following:
 - a. A City Business Tax Receipt
 - b. An account with the Florida Department of Revenue – collection of 6.5% sales tax
 - c. An account with St. Lucie County – 5% Tourism Development Tax



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT
Florida



To : Vennis Gilmore, Planning Analyst

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

**RE : Broderick Dwelling Rental – 1042 Windward Dr. #3403
 TRC No. 18-0400002**

DATE : February 13, 2018

This is to advise you that we have completed the review of the following documents as received by this office on February 12, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use | <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

Q:\ENGINEERING\Site Development Projects\B\Broderick Dwelling Unit\Conditional Use\CU Comments 021318.docx



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 1042 Windward Dr. #3043 – Broderick Dwelling Rental – CU with no new
Construction (VG)

DATE : February 15, 2018

The Building Official has no comment.

PT/km