

EXHIBIT "D"

STANDARD CONDITIONS OF APPROVAL FOR BED & BREAKFAST USES

1. A Lighting Plan or Photometric survey that demonstrates compliance with City Code 22-60 (j)(1)(a) shall be required at the time of Building Permit.
2. A Landscape Plan that demonstrates compliance with City Code 22-187, General Landscaping Requirements, shall be required at the time of Building Permit.
3. There shall be a registration of the property manager, who shall be accessible at all times and who lives within St. Lucie County, in order to resolve complaints or violations of City Code.
4. A guide booklet from the City's Code Enforcement Department shall be provided for all renters which details all pertinent local rules and public service resources to minimize conflicts.
5. The applicant shall file for and obtain City of Fort Pierce, County, and State Business Tax Licenses within thirty (30) days from the issuance of the license from the Florida Department of Business and Professional Regulation (DBPR).

POSSIBLE ADDITIONAL CONDITIONS OF APPROVAL

1. A telephone or other means of communication shall be made available to all renters, free of charge.