



Kimberly Jones
355 S. Ocean Drive #601
Fort Pierce, FL. 34949

Re: Conditional Use – Kimberly Jones Dwelling Rental – 355 S. Ocean Drive #601

Dear Ms. Kimberly Jones,

The following are comments from the Planning Department's review of the application for a Conditional Use with No New Construction in the R-4A, Hutchinson Island Medium Density Residential Zone (**Please Provide a Written Response and any revisions to all responsible Departments by December 31st to be placed on the January 8th Planning Board Agenda**):

- 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-one (31) days of Conditional Use approval.**
- 5) Limit no more than 2 vehicles.**
- 6) Include the City of Fort Pierce Business Tax property control number on all advertising.**

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



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.20.18
Property Address: 355 S Ocean Dr. - 601
Property Name: Kimberly Jones Dwelling Rental
Project Name:
Planner: Vennis Gilmore

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature [Signature] Date: 12/20/18



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

TO : Vennis Gilmore, Planning Analyst
FROM : Peggy Arraiz, Code Compliance Manager
SUBJECT : TRC # 33-400001 – Jones Vacation Rental
DATE : December 19, 2018

Code Enforcement has the following comments:

1. Ms. Jones 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 Ms. Jones consider including the following information in her rental application packet:
 - a. 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 to 6 months are required to have a City of Fort Pierce Business Tax Receipt in addition to the sales tax and tourism tax that they have already acquired.

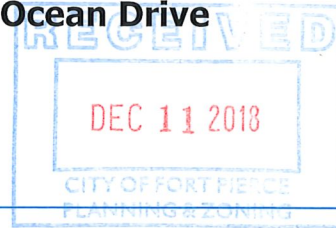


TO : Vennis Gilmore, Planning Analyst

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

**RE : Jones Residence Conditional Use – 355 S. Ocean Drive
 TRC No. 33-400001**

DATE : December 10, 2018



This is to advise you that we have completed the review of the following documents as received by this office on December 6, 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/tst

1701 South 37th Street (34947)
PO Box 3191, Fort Pierce, FL 34948



Phone: 772.466.1600
Fax: 772.468.2414

Water/Wastewater Engineering
"Committed to Quality"

Technical Review Committee meeting

December 20, 2018

TECHNICAL REVIEW PROJECT # 33-4000001 (Conditional Use w/ No New Construction)

Conditional Use – Kimberly Jones Dwelling Rental – 355 S. Ocean Drive #601

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: No comment



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in a continuous effort to enhance the quality of life in our community.

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PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

December 10th, 2018

Project: Kimberly Jones Dwelling Rental
Subject: SURVEY REVIEW
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

No comments for this Project.

Rod Reed, County Surveyor

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