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Weichert Realtors – Jeff Binner  
2361 SW Seafury  
Port St Lucie, FL. 34952

Re: **Conditional Use – Kublitskiy Dwelling Rental – 2005 Mimosa Avenue**

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Dear Mr. Binner,

The following are comments from the Planning Department's review of the application for a Conditional Use with No New Construction in the R-2, Single-Family Intermediate 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](mailto:vgilmore@city-ftpierce.com).

Sincerely,

Vennis Gilmore  
Planning Analyst



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

**Meeting Date:** 12.20.18  
**Property Address:** 2005 Mimosa Ave.  
**Property Name:** Kublitsky 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 6<sup>th</sup> 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:**

Building Official's or Representative's Signature \_\_\_\_\_

Date: \_\_\_\_\_

12/20/18



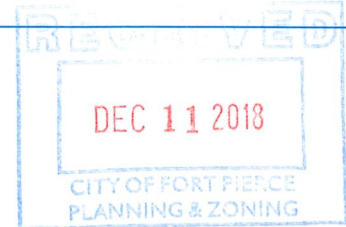
THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**TO** : Vennis Gilmore, Planning Analyst  
**FROM** : Peggy Arraiz, Code Compliance Manager  
**SUBJECT** : TRC # 18-0400027 – Kublitsky Vacation Rental  
**DATE** : December 19, 2018

Code Enforcement has the following comments:

1. It is recommended that Mr. Kublitsky consider including the following information in his 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.
2. The owner is advised that short term rentals of 31 days to 6 months are required to have a SLC tourism tax, a Florida Sales Tax account as well as a City of Fort Pierce Business Tax Receipt.
3. All ads on AirBNB must be removed until approval to conduct short term rentals is approved. Rentals may not be conducted without approval and without a business tax receipt. Violations of this requirement may result in a hearing before the Special Magistrate, a fine and possible suspension of all utilities to the property.



**TO : Vennis Gilmore, Planning Analyst**

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

**RE : Kublitsky Residence Conditional Use – 2005 Mimosa Avenue  
 TRC No. 33-4000001**

**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:

- Conditional Use Application
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- P/D Drawings
- Certificate of Completion
- Permits from applicable Local, State & 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

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

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Phone: 772.466.1600  
Fax: 772.468.2414

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**Water/Wastewater Engineering**  
*"Committed to Quality"*

**Technical Review Committee meeting**

**December 20, 2018**

TECHNICAL REVIEW PROJECT # 18-04000027 (Conditional Use w/ No New Construction)

Conditional Use – Kublitsky Dwelling Rental – 2005 Mimosa Avenue

**Comments**

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved



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

[www.fpu.com](http://www.fpu.com)



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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**December 10th, 2018**

**Project:** Kublitsky Dwelling Rental-Conditional Use-2005  
Mimosa Ave.  
**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**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
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