



David Malizia  
937 Edwards Road  
Fort Pierce, FL. 34982  
Re: Conditional Use – Malizia Dwelling Rental – 1180 Carlton Court Unite 204A (D)

Dear Mr. Malizia,

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 March 29th to be placed on the April 9th 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.**
- 7) Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur: (4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.**

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



#00-04000015 Malizia Dwelling Rental 1180 Carlton court unt 204 A(D) SB Comments  
SANDERS, MARVIN E.

to:  
Vennis Gilmore  
03/08/2019 01:42 PM

Cc:  
"Alicia Rosenthal"  
Hide Details

From: "SANDERS, MARVIN E." <marvin.sanders@stlucieschools.org>

To: "Vennis Gilmore" <vgilmore@city-ftpierce.com>

Cc: "Alicia Rosenthal" <arosenthal@City-FtPierce.Com>

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

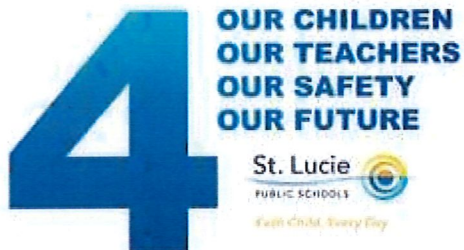
Marty E. Sanders, P.E.  
Growth Management, Land Acquisition & Inter-Governmental Relations  
School Board of St. Lucie County  
Temporary office  
582 NW University Blvd., Ste 500  
Port St. Lucie, FL 34986

cell 772.216.5755

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# FORT PIERCE

CODE ENFORCEMENT  
*Florida*

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PLANNING & ZONING

**TO** : Vennis Gilmore, Planning Analyst  
**FROM** : Peggy Arraiz, Code Compliance Manager  
**SUBJECT** : TRC # 00-04000015 – Malizia Vacation Rental  
**DATE** : March 12, 2019

Code Enforcement has the following comments:

1. All standard code enforcement issues are adequately addressed in the introduction letter of the owner, the CCRs of the condominium or in the lease agreement.
2. There is an active Code Enforcement case (19-0202) for operating a vacation rental without a Business Tax Receipt. Please be advised that all ads must be removed until the conditional use process is complete and a Business Tax Receipt has been obtained. Failure to do so will result in the matter being brought before the Special Magistrate and possible fines being assessed and possible suspension of all utilities to the property.
3. 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.



## Technical Review Committee meeting

March 21st, 2019

Case # 00-04000015

Conditional use, no new construction.

Malizia residence, 1180 Carlton Court, Unit 204A, Ft. Pierce

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



**To : Vennis Gilmore, Planning Analyst**

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

**RE : 1180 Carlton Court Unit 204A – Malizia Residence  
Conditional Use - TRC No. 19-04000015**

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**DATE : March 19, 2019**

CITY OF FORT PIERCE  
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on March 8, 2019:

- |   |  |
|---|--|
| <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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Recommend  | <input type="checkbox"/> Do Not Recommend                       |
| <input type="checkbox"/> Approval of Site Plan | <input checked="" type="checkbox"/> Approval of Conditional Use |
|  | <input type="checkbox"/> 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 conditions of approval

JRA/TST/tst