



Michelle Longarzo  
1425 SW Edinburgh Drive  
Port St. Lucie, FL. 34953  
Re: Conditional Use – Danaluk Vacation Rental – 715 S. Ocean Drive, Unit D

Dear Ms. Longarzo,

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 August 26th to be placed on the September 10th 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) Installation of one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading (if not already present); and**
- 8) 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. Please**

**install a sidewalk along Hernando Street within thirty-one (31) days of Conditional Use approval.**

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@citypierce.com](mailto:vgilmore@citypierce.com).

Sincerely,



Vennis Gilmore

Planner



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

Meeting Date: 8.15.19  
Property Address: 715 S. Ocean Dr.  
Property Name: Danaluk Vacation Rental  
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:**

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Building Official's or Representative's Signature \_\_\_\_\_ Date: 8.13.19



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee meeting

**August 15, 2019**

TECHNICAL REVIEW PROJECT # 19-04000010 (Conditional Use w/ No New Construction)

Conditional Use – Danaluk Vacation Rental – 715 S. Ocean Drive, Unit D

### Comments

FPUA W/WW Engineering: Approved, no comments

FPUA Electric & Gas Engineering: No comment



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

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





PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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August 12<sup>th</sup>, 2019

**Project:** Danaluk Vacation Rental  
**Subject:** SURVEY REVIEW  
**To:** Vennis Gilmore  
**From:** Rod Reed, PLS  
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052 Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes.

**SURVEY:**

- 1) No comments.

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
[www.stlucieco.org](http://www.stlucieco.org)  
Ph. (772) 462-1721  
E-mail [reedr@stlucieco.org](mailto:reedr@stlucieco.org)



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**TO** : Vennis Gilmore, Planning Analyst  
**FROM** : Peggy Arraiz, Code Compliance Manager  
**SUBJECT** : TRC # 19-04000010 – Danaluk Vacation Rental  
**DATE** : August 8, 2019

RECEIVED  
AUG 09 2019  
CITY OF FORT PIERCE  
PLANNING & ZONING

Code Enforcement has the following comments:

1. The submittal packed is fairly complete, however, it should also include the following:
  - a. The number of people permitted to stay at one time.
  - b. The number of vehicles permitted.
2. The owner is advised that short term rentals of less than 30 are required to have a license issued by the State of Florida – Department of Business and Professional Regulations, a SLC tourism tax, a Florida Sales Tax account as well as a City of Fort Pierce Business Tax Receipt.
3. All ads on Craig's List / Vacation Rentals and HomeAway must be removed until approval to conduct short term rentals is approved.
  - a. Rentals of less than six (6) months (defined as vacation rentals) may not be conducted without approval and without a business tax receipt.
  - b. The ad on Craig's List is under the section for "Vacation Rentals" and must be removed.
  - c. The ad on HomeAway, which is a website dedicated to vacation rentals, must be removed.
  - d. This matter is scheduled to be heard before the Special Magistrate on September 4, 2019 and staff has recommended a fine of \$3,750.00 (1 months' rent) be assessed.