



November 18, 2020

Jason Mankoff, Esq.  
515 N. Flagler Drive  
West Palm Beach, FL 33401

**Subject: 1122 South Ocean Drive Conditional Use application for a Dwelling Rental TRC**

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Dear Mr. Mankoff:

Below please find a summary of the comments for the City of Fort Pierce TRC meeting:

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than no two vehicles per dwelling rental unit. On-street parking is prohibited.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.
6. Third party liability insurance shall be provided.

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Code Enforcement Division

1. Code Enforcement has an active case for operating a short-term rental without a CU or BTR. This was scheduled for the SM but was continued as the owner lives out of town and just recently received his notices. (He maintained his local address on the Property Appraiser's card.) Code Enforcement has spoken with the attorney/applicant who has confirmed that all the ads have been removed. As long as this remains complied and he moved forward with the CU process, Code Enforcement will not proceed with any enforcement action.

Fort Pierce Building Department

1. Vacation rental properties, including SFR used as transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by

any future legislation or directives from the State of Florida. Fire Sprinkler requirements are differed to Fire Marshall pursuant to Florida Administrative Code 69A-43.

Transient Rental of a Single Family Dwelling: Florida Statute 509.242(c) Vacation rental.—A vacation rental is any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project.

2. Building Department has no further guidance at this time.

#### Fort Pierce Police Department

1. No comment.

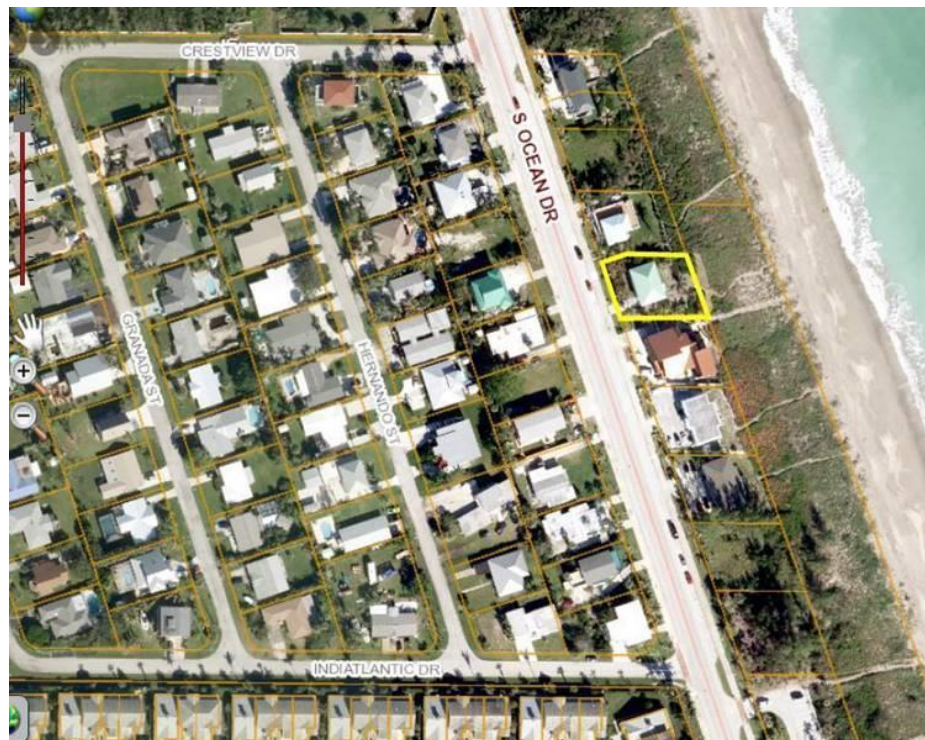
#### Fort Pierce Utility Authority

W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated “stand-alone” fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

Electric & Gas Engineering: No comment

#### St. Lucie County Public Works

1. No comment.



## Jennifer Hofmeister

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**From:** Alicia Rosenthal  
**Sent:** Tuesday, November 17, 2020 9:38 AM  
**To:** Vennis Gilmore; Maria Lewicka; Jennifer Hofmeister  
**Subject:** FW: Fort Pierce TRC  
**Attachments:** 2020-11-17 Crossroads Industrial Park Site Plan Comments.docx

FYI

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**From:** Grant M. Chambers <ChambersG@stlucieco.org>  
**Sent:** Tuesday, November 17, 2020 9:30 AM  
**To:** Brandon Creagan <bcreagan@cityoffortpierce.com>; Alicia Rosenthal <arosenthal@cityoffortpierce.com>  
**Cc:** David Hays <haysd@stlucieco.org>; Patrick Dayan <DayanP@stlucieco.org>  
**Subject:** Fort Pierce TRC

**SECURITY WARNING:** This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good Morning,

Please see attached comments regarding the Crossroads Industrial Park Site Plan. The County Public Works Department does not have comments regarding the following agenda items:

- Skyline Childcare Conditional Use
- Joseph Dwelling Rental Conditional Use
- Jura Dwelling Rental Conditional Use
- Poirier Dwelling Rental Conditional Use
- Gateway Plaza Arcade Conditional Use
- 1318 Boston Avenue Triplex Site Plan
- Colleran Residence Variance
- 33 Annexations

Thank you,

**Grant Chambers, P.E. | Civil Engineer | Public Works Department**

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.



THE SUNRISE CITY  
**FORT PIERCE**  
 ENGINEERING  
 DEPARTMENT

*Florida*

**To : Jennifer Hofmeister, Planning Director**

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

*JRA*

**RE : Jura Dwelling Unit Conditional Use – 1122 S. Ocean Drive  
 TRC No. 20-0400022**

RECEIVED

**DATE : November 12, 2020**

NOV 17 2020

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 November 6, 2020:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application                           | <input type="checkbox"/> Building Construction Plans                             |
| <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 checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Building Permit  | <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 comments

JRA/TST/tst

*TST*

Q:\ENGINEERING\Site Development Projects\Addresses\1122 S. Ocean\CU\CU Approval - 111220.docx



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

November 19, 2020

TECHNICAL REVIEW PROJECT # 20- 040000022

Conditional Use – Jura Dwelling Rental - 1122 S. Ocean Drive

### Comments

FPUA W/WW Engineering: Approved as Noted: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated “stand-alone” fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

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)





THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

November 19th, 2020

Case # 20-04000022

Planner: Jennifer Hofmeister

Conditional Use, No New Construction

1122 South Ocean Dr, Ft. Pierce (Jura dwelling rental)

### Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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4. There shall be a limitation of no more than no two vehicles per dwelling rental unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.
6. Third party liability insurance shall be provided.
7. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*". The City also temporarily reduced some application fees and those can be found under the link "*Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020*".

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Code Enforcement Division

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St. Lucie County Public Works

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