



April 14, 2021

Christy & Tim Estes  
1578 Thumb Point Drive  
Fort Pierce, FL 34949  
[caliestes2015@gmail.com](mailto:caliestes2015@gmail.com)

**Subject: Technical Review Committee (TRC) Comments for Dwelling Rental - 1578 Thumb Point Drive Conditional Use Application**

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Dear Dr. Estes,

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 two vehicles per dwelling rental unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.
6. 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.*"

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Code Enforcement Division

1. No comments from Code Enforcement.

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.
2. Fire Sprinkler requirements are deferred to Fire Marshall pursuant to Florida Administrative Code 69A-43.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

*W/WW Engineering:*

1. 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 Lugey Dawson @ (772) 466-1600 extension 3428 if this modification is required.

*Electric & Gas Engineering:*

1. If the owner/applicant has any questions, please contact Sal Scimeca at (772)466-1600 extension 6957.

St. Lucie County Public Works

1. No comment.

St. Lucie County Public Schools

1. No comment.





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

*Florida*

## Technical Review Committee meeting

April 15, 2021

Case # 21-40000008

Planner: Rebeca Guerra

Conditional Use, no new construction

1578 Thumbpoint Dr., Ft. Pierce (Estes Dwelling)

### Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.





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

Meeting Date: 4.15.21  
Property Address: Conditional Use With No New Construction - Estes Dwelling Rental - 1578 Thumb Point Drive

*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 7<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: 4/9/21

**Rebeca Guerra**

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**From:** WBoyer@slcfd.org  
**Sent:** Monday, April 5, 2021 3:21 PM  
**To:** Rebeca Guerra  
**Subject:** Hayek and Chicas Residences-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. .**

The fire district has no comments to these projects.

Take care,



**Captain Wayne Boyer, M.S., FO, MIFireE, CFEI**  
**Water Supply Officer**  
**Community Risk Reduction Division**  
**St. Lucie County Fire District**  
**Office: 772-621-3322 | Mobile: 772-631-8877**  
5160 NW Milner Drive  
Port St. Lucie, FL 34983





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

**April 15, 2021**

TECHNICAL REVIEW PROJECT # 21-40000008

Conditional Use – Estes Dwelling Rental – 1578 Thumb Point Drive

### Comments

FPUA 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 Lugey Dawson @ (772) 466-1600 extension 3428 if this modification is required.

FPUA Electric & Gas Engineering: No comment



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