



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Conditional Use – No New Construction


Property address or Location 2025 S. OCEAN DR. FORT PIERCE, FL 34949
Parcel ID #(s) 2412-503-0051-000-7
Project description VACATION RENTAL

Property Owner(s) Ted Hollander/Kristin Hollander Ted Hollander, property owner
6502 NW 63 way Applicant/Representative, Title, Company
Street Address Parkland, FL 33067 Street Address
City 954-328-7475 State Zip City State Zip
Phone Number TedHollander@theticketclinic.com Phone Number
Email Address com Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

[Signature] Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Broward
The foregoing instrument was acknowledged before me this 3 day of August, 2015, by
Ted Hollander and Kristin Hollander who is personally known to me or has produced

Sheila Stanley as identification
Signature of Notary  (seal)
COMMISSION # FF194541
EXPIRES: January 29, 2019
WWW.AARONNOTARY.COM

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
<u>R-2</u>	<u>RL</u>	<u>.28</u>	<u>N/A</u>	Contributing	Individual
				Non-Contributing	<u>None</u>

Pre-Application Meeting Date 8/7/15 Fees \$100 Control # _____ B. Permit # _____
Intake Planner KB
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Intake Date Stamp

CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 4,182 sq. ft. Parking Spaces: _____

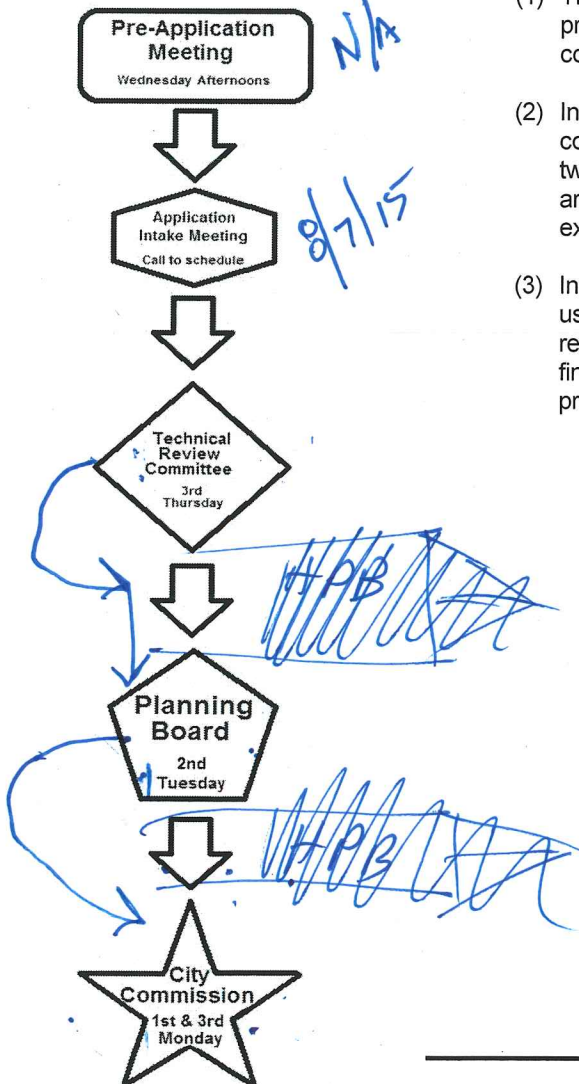
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
SF	Vacant	SF	SF

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



CONDITIONAL USE APPLICATION

Property Address:
2025 S. Ocean Drive
Fort Pierce, FL 34949

Property owners:
Ted and Kristin Hollander

Introduction:

Ted and Kristin Hollander, applicants, seek approval of a conditional use, so that their home may be rented for periods of times less than 6 months in duration. Mr. Hollander owns a local business.

The applicants' goal is provide a safe place for families to enjoy Hutchinson Island. At the same time, local business will benefit from the added income generated by people enjoying what the island has to offer.

The subject property:

The single family home is located in South Hutchinson Island (Surfside). It is adjacent to a natural preserve area to the north, without occupants. To the south, is a home that is separated by an oversized yard, leaving significant space between homes. To the rear, is the only nearby neighbor. At the time of purchase, the back yard was fenced with a rusted chain link fence. At the time of the filing of this application, a building permit is pending for a 6 foot privacy fence to replace the existing rusted chain link fence.

At the time of purchase, the home was vacant. The home had no hurricane protection, no window coverings in the rear, old/dilapidated (inoperable) garage doors, no security system, and inoperable appliances. Applicants installed new appliances, complete hurricane protection, an alarm system, window coverings, hurricane-rated garage doors, and are in the process of permitting the new fence.

The home has ample parking in the driveway and a 2 car garage.

General Project Description:

Applicants seek to rent their home to vacationers and "snow birds" for periods of time less than 6 months. Applicants would strictly screen potential renters, require substantial security deposits, prohibit smoking and large gatherings/parties. Applicants would provide contact information in case of a violation of any of these rules.

While recognizing the concerns of neighbors, Applicants feel as though their project will provide for:

- * carefully screened renters
- * 24-hour secured home (burglar and fire protection)
- * non-smoking environment

- * immaculately kept property
- * significant income for local economy
- * accountable property owners
- * pet-friendly lodging option for travelers with large pets

Younger renters, college students and "spring breakers" would not be permitted to rent the property. Renters would be limited to families and adult couples without children.

Local Properties of this sort are necessary:

Fort Pierce is an amazing undiscovered part of our State. The County/City is spending considerable efforts and funds to attract visitors to this part of the state. Pet-friendly, family homes for rent are difficult to find. These limitations will continue to keep these visitors out of the area, as they will travel to nearby cities without such limitations.

Homes like the one in question are perfect vacation destinations for families that travel with their pets. A neighborhood atmosphere can be maintained while inviting travelers to the area at the same time.

All necessary state and local taxes will be paid by Applicants.

Homes of this sort are not in direct competition with local hotels. Local hotels either are not pet-friendly or restrict the size of the pets. Further, hotels do not attract those who seek to stay on the island for extended stays during "the season".

Conclusion:

The Applicants are seeking approval from the commission for a conditional use to allow for rentals that are less than 6 months in duration. Optimally, Applicants would like to be able to rent for a minimum of 3 nights at a time. Applicants would continue to enforce all previously mentioned qualifiers, to ensure that only the most desirable renters would occupy the home.

Respectfully Submitted,



Ted Hollander
954-328-7475