



Conditional Use – No New Construction

Property address or Location 608 South Ocean Drive, Fort Pierce FL 34949
 Parcel ID #(s) 2401-503-0008-000-7
 Project description Request for Short term Vacation Rentals in Residential Zone R4A

Kelly Patricia Golden
 Property Owner(s)
608 South Ocean Drive
 Street Address
Fort Pierce FL 34949
 City State Zip
(772) 777-9616
 Phone Number
oceanamore@me.com
 Email Address

Kelly Patricia Golden
 Applicant/Representative, Title, Company
608 South Ocean Drive
 Street Address
Fort Pierce FL 34949
 City State Zip
(772) 777-9616
 Phone Number
oceanamore@me.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.

Kelly Golden
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 26 day of Oct, 2016, by
Kelly Golden who is personally known to me or has produced
FL DL as identification.

Jeff Simon
 Signature of Notary

NOTARY PUBLIC
 STATE OF FLORIDA
 Jeff Simon
 State of Florida
 My Commission Expires 03/11/2018
 Commission No. FF 100532

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	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 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 4259 sqft. Parking Spaces: 10

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

North	South	East	West
Vacant Lot	Res. Multi-Fam	Ocean	Vacant Lot

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



- Legal Ad
 - Sign
 - 500ft. letter } 250'

October 20, 2015

To: City of Fort Pierce Planning Department

Re: Conditional Use for Short Term/Vacation Rentals in Residential Zone R4A

Address: 608 South Ocean Dr.
Fort Pierce, FL 34949

Our community is becoming a true tourist destination spurred on by the revitalization of Fort Pierce Main Street, Jetty Park and the Seaway Drive A1A corridor on South Hutchinson Island. In conjunction, a need for short term rentals has developed and presents a great opportunity for our city. Fort Pierce is now poised to accompany our neighboring cities to the north and south into a thriving economy fueled by tourism.

Transitioning these long term "cheap digs" into high-quality vacation rentals will attract mature couples and small families. Undoubtedly, this flow of high caliber renters will add to the prosperity and idyllic nature of our city, and aligns with the Fort Pierce development plan for the future.

Permitting this multi-family dwelling to accommodate vacationers by offering one to two week dream "get-a-ways by the sea" will continue to make Fort Pierce a booming tourist destination, generating taxes to fund local infrastructure and bringing in revenue for restaurants, businesses, and Community events, such as the Farmer's and Craft Markets.

Projected Tax Revenue is \$7,000 per Annum.

This multi-family property consists of an existing 5 unit apartment building and a large concrete paved area surrounding the building providing 2 off-street parking spaces per unit. Each unit was built with its own separate entrance, electric and water meters.

It is located on the ocean side of the primary roadway A1A. It is not located in a residential subdivision. It is largely isolated with the Atlantic Ocean to the east, vacant lots adjacent to the north and west and residential multi-family dwellings to the south.

To address concerns over public safety, and in the interest of preserving the integrity of our Community, the following measures will be taken:

- 1) Marketing for the rentals will target mature adult couples and small families by highlighting the wholesome features of the natural outdoors, the small-time feel, ecology, and history of our area.
- 2) Potential Tenants will be professionally screened by a rigorous Trust and Verification process including email, telephone, address, credit card, government issued i.d, public and private references, verified photo, and well as, further background checks.
- 3) Tenants will be bound by a No Smoking, No Pet, and no consumption of alcoholic beverages outside the apartments policy, to be strictly enforced.
- 4) A substantial security deposit will be collected from Tenants prior to arrival, deterring any potential partiers.
- 5) On-site management will be present to ensure that all City Ordinances & Laws are upheld and that safety and security is enforced, further deterring any potential wrongdoers or noise makers.

It is my utmost intent to preserve the integrity of this Community to which I call home, contribute to its safety and promote positive growth in the right direction.

Kelly Golden
608 South Ocean Dr.
Fort Pierce, FL 34949
Tel (772) 777-9616

To the City of Fort Pierce Planning Department,

Please accept this as a formal letter stating my support in the decision to permit short-term vacation rentals at the property located at 608 South Ocean Dr., Fort Pierce, FL 34949.

Sincerely,

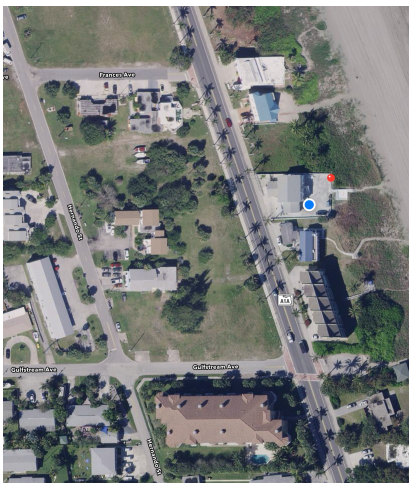
A handwritten signature in cursive script that reads "Suzanne Felts". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Suzanne Felts

610 South Ocean Dr.
Fort Pierce, FL 34949

608 South Ocean Dr

Conditional Use Short Term Vacation Rental



Multi-family property consisting of

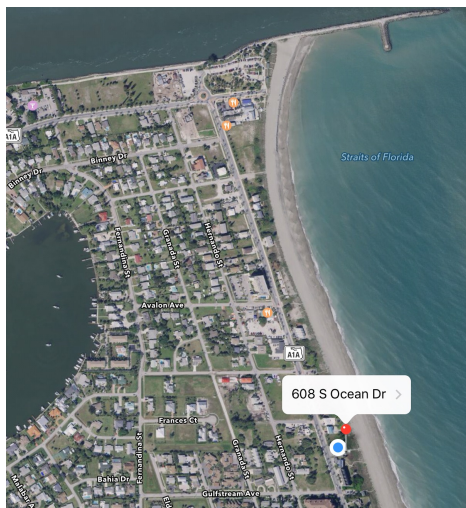
- Existing 5 unit apartment building
- Large paved area - 2 off-street parking spaces per unit
- Each unit was built with separate entrance, electric and water meters.

Location

- Ocean side of the primary thoroughfare A1A
- 1/2 mile south of the inlet and Jetty Park
- Not located in a residential subdivision

Adjacent properties

- East - Atlantic Ocean
- North and West - vacant lots
- South - residential multi-family dwellings





AWARDS

FORT PIERCE NAMED 'IDYLLIC' SMALL TOWN

BY SUSAN BURGESS



Our community is becoming a true tourist destination spurred on by the revitalization of Fort Pierce Main Street, Jetty Park and the Seaway Drive A1A corridor on South Hutchinson Island.

In conjunction, a need for short term rentals has developed and presents a great opportunity for our city. Fort Pierce is now poised to accompany our neighboring cities to the north and south into a thriving economy fueled by tourism.

Transitioning these long-term "cheap digs" into high-quality vacation rentals will attract mature couples and small families. Undoubtedly, this flow of high caliber renters will add to the prosperity and idyllic nature of our city, and aligns with the Fort Pierce development plan for the future.

Conditional Use Approved 👍

Let's make Fort Pierce Winner 2017

Dream Getaway Fort Pierce By the Sea



Permitting this multi-family dwelling to accommodate vacationers by offering one to two week dream "get-aways by the sea" will continue to make Fort Pierce a booming tourist destination, generating taxes to fund local infrastructure and bringing in revenue for restaurants, businesses, and Community events, such as the Farmer's and Craft Markets.



Projected Tax Revenue \$7,000 Per Annum

Public Safety

Preserving the Integrity of our Community

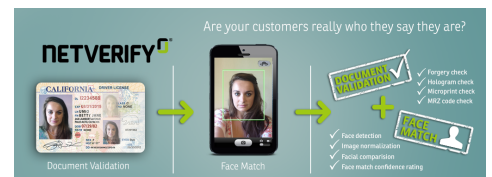


It is my utmost intent to preserve the integrity of this Community to which I call home, contribute to its safety and promote positive growth in the right direction.

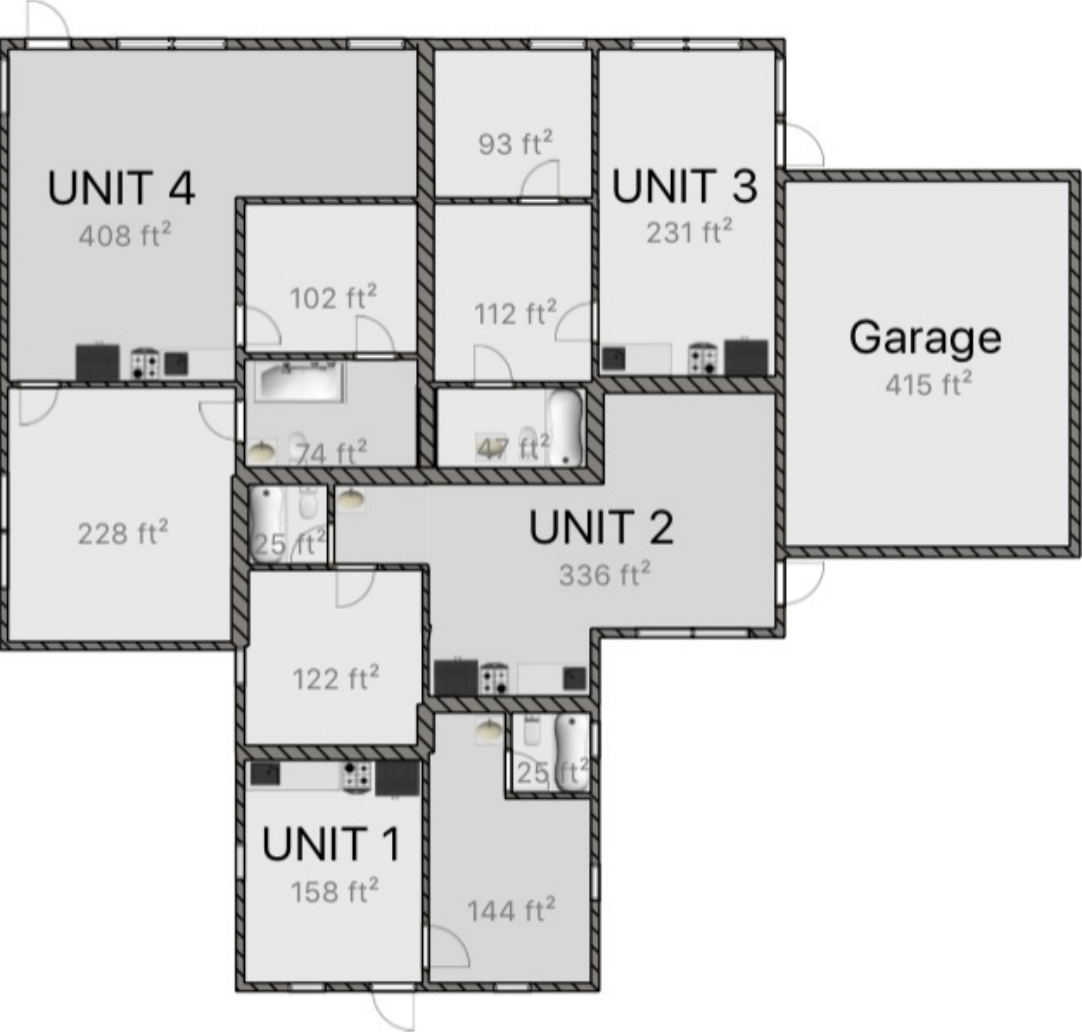
Thank you for your consideration,

Kelly Golden
 608 South Ocean Dr.
 Fort Pierce, FL 34949
 Tel (772) 777-9616
 Email: oceanamore@me.com

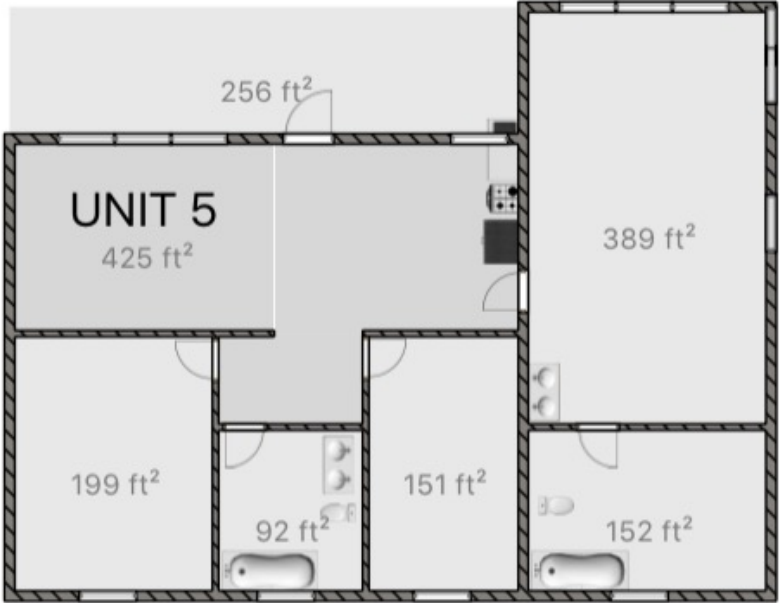
- Target mature adult couples and small families by marketing the wholesome features of Eco-tourism, the small-time feel, and history of our area.
- Professional screening by a rigorous Trust and Verification process including email, telephone, address, credit card, government issued i.d, public and private references, verified photo, and further background checks
- Substantial security deposit will be collected upfront
- Policies - no smoking, no pets, no consumption of alcoholic beverages outside, no outside storage, no parties
- On-site management and turnover service will ensure that all City Ordinances & Laws are upheld and that policies, safety and security is enforced
- Maximum occupancy limits for each unit will be enforced
- Limit of one (1) passenger vehicle per unit (no boats)
- Staggered turnover days
- Significantly less traffic impact
- Adequate garbage collection for 5 units



Property Address
608 SOUTH OCEAN DRIVE, FORT PIERCE FL 34949



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

CBS = CONCRETE BLOCK STRUCTURE
 ID = IDENTIFICATION
 R/W = RIGHT OF WAY
 WPP = WOOD POWER POLE
 OE = OVERHEAD ELECTRIC
 A/C = AIR CONDITIONER
 P = PLAT
 M = MEASURED

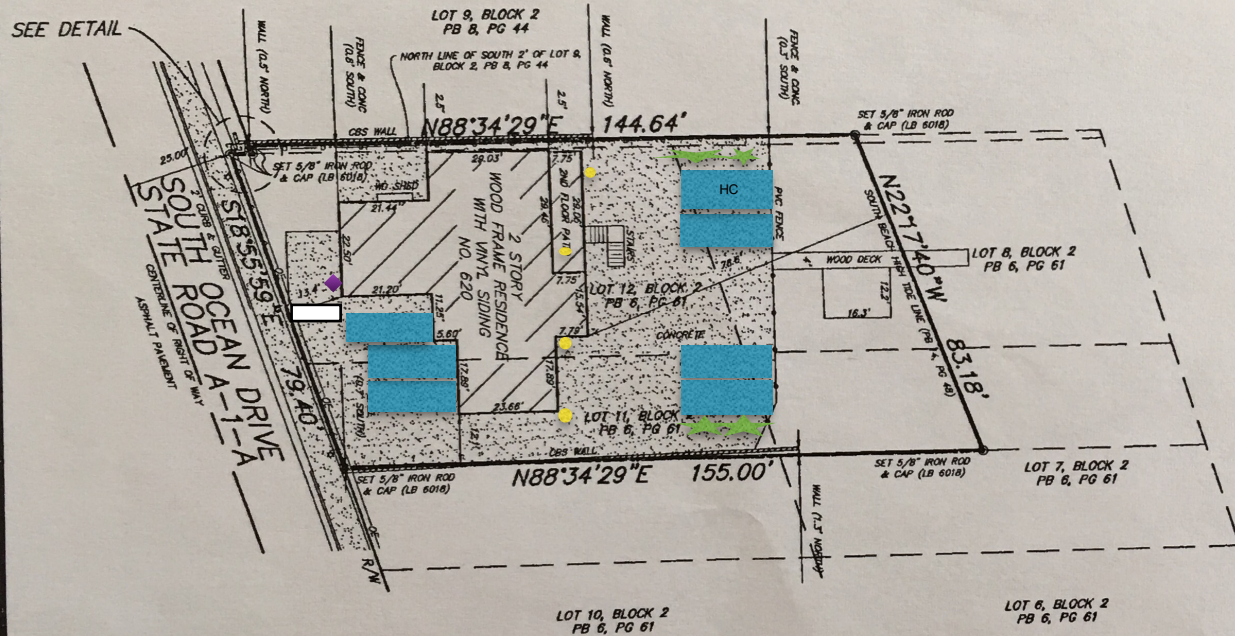
Parking

Potted Plants

Bicycle Rack

Shielded light fixture with true amber LED bulb

Sidewalk



BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE SOUTH 2 FEET OF LOT 9, BLOCK 2, REVISED PLAT OF PALM HAVEN (PB 8, PG 44) AND LOT 12 AND NORTH 1/2 OF LOT 11, BLOCK 2, OCEAN VIEW SUBDIVISION AND THAT PART OF THE NORTH 1/2 OF LOT 7 AND LOT 8, BLOCK 2 (PB 6, PG 61), LESS LANDS LYING EAST OF THE LINE DESCRIBED IN PLAT BOOK 14, PAGE 48.

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.18°55'59"E. ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH OCEAN DRIVE.
4. THIS SITE LIES IN FLOOD ZONE "AE" (BASE B) AS SCALED AND INTERPOLATED ON FEMA MAP NO. 120286-0183-J, DATED: FEBRUARY 16, 2012.
5. SITE AREA: 11837.90 SQUARE FEET.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.

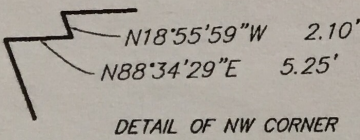
CERTIFICATION:

1. KELLY PATRICIA GOLDEN
2. COMMONWEALTH LAND TITLE COMPANY
3. ROETZEL & ANDRESS, LPA
4. CHRISTOPHER J. TWOHEY, P.A.

SURVEYORS' CERTIFICATION:

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.
 PROFESSIONAL LAND SURVEYOR
 NO. 4134 STATE OF FLORIDA



BLOOMSTER
 PROFESSIONAL LAND
 SURVEYORS, INC.
 LB #6018
 641 NORTHEAST SPENCER STREET
 JENSEN BEACH, FLORIDA 34957
 PHONE 772-334-0868

SHEET 1 OF 1	
DRAWN BY:	DPK
SCALE:	1" = 30'
DATE:	9/10/12
F.B.	SKETCH
JOB NO.	11882
REVISIONS	

PREPARED FOR: KELLY PATRICIA GOLDEN
 680 SOUTH OCEAN DRIVE
 FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.