



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 1916 Rio Vista Dr Ft Pierce FL 34949
Parcel ID #(s) 2412-503-0039-000-7
Project description Vacation Rental

James & Margery Foster
Property Owner(s)
450 River Rd
Street Address
Eliot ME 03903
City State Zip
207-432-6996
Phone Number
j.foster859@comcast.net
Email Address

Dale Marie Sarasin/Realtor/
Applicant/Representative, Title, Company
382 NE Sunray St
Street Address
Port St Lucie FL 34983
City State Zip
772-807-1156/419-9897
Phone Number
dalemarie-jacobsrealestate@gmail.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.

James C. Foster Margery P. Foster
Property Owner(s) Signature(s)

STATE OF ^{Maine}FLORIDA -- COUNTY York
The foregoing instrument was acknowledged before me this 20th day of September, 2015, by
Carolyn M. McKee who is personally known to me or has produced
Driver's license as identification.

Carolyn M. McKee
Signature of Notary (seal)
Expires 6-14-17

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 _____ Parking Spaces: _____

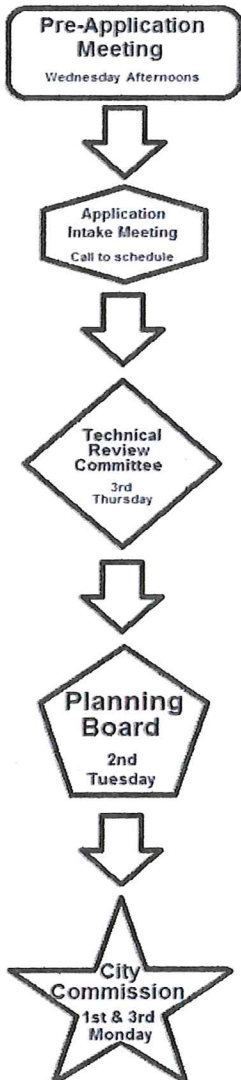
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

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:

1916 Rio Vista Drive
Fort Pierce FL 34949

Property Owners:

James and Margery Foster

Introduction:

James and Margery Foster, owners, seek approval for conditional use so their home on Rio Vista Drive may be rented for periods less than six months. The Fosters purchased this property, which had gone to foreclosure after years of neglect, with the intent of retiring to Hutchinson Island after visiting several times. They will spend many months of the year in the residence upon their retirement in January 2016.

The applicant's goal is to supplement their retirement income with rental income to offset associated expenses of owning the property while providing other retirees and families the opportunity to enjoy the beautiful offerings of Hutchinson Island and Fort Pierce.

The Subject Property:

1916 Rio Vista Drive is a single family home located in the Surfside area of South Hutchinson Island. It is located in a family friendly neighborhood within a short walking distance to the private Surfside Beach Access. The home is located on a beautifully landscaped lot featuring palm trees, white stone, a clean concrete drive and walkway along with a professionally fenced yard. The dilapidated exterior has been completely updated and professionally repaired including a six foot white vinyl privacy fence, exterior paint and hurricane rated windows. Repairs have been done to the in ground pool and concrete decking making it a feature of the private back yard. Every effort has been made to blend with the surrounding homes and the property is meticulously maintained by the next door neighbor in an effort to keep all residents pleased with the appearance. Many neighbors personally stopped and thanked the owners during the renovation process and two homes on the street subsequently sold for increased prices following the Foster's improvements.

Interior improvements included updated systems, cosmetic improvement to all bathrooms, kitchen and interior painting of all areas. New appliances were installed and all plumbing issues were repaired. Both interior and exterior lighting was updated and the home is beautifully decorated.

The home has ample parking for one in the garage and four additional spaces off street.

General Project Description:

Applicants seek to rent their home to visitors and vacationers for periods less than six months. All applicants are stringently screened, insured and greeted by the Foster's maintenance person who lives next door to the property. There is a minimum age requirement to rent avoiding the "spring break" syndrome and all residents are required to agree in writing to rental policies protecting the neighbors. This agreement allows for immediate removal if any regulations are violated. There is a maximum number of guests allowed (8) and smoking is prohibited. Additional regulations are in place regarding trash and recycling responsibilities, hazardous materials and more. The property owners are experienced landlords and have protocols in place to properly vet potential guests.

The applicants have taken great care to meet and personally discuss their rental plan with many of the neighbors, have had very positive feedback and received no negative comments. In addition to the maintenance person next door, they have an additional support person two houses from the property providing additional help if needed. Because the support and care is provided by members of the neighborhood, the property is immaculate and carefully protected providing reassurance to the abutting neighbors.

Conclusion:

The applicant experienced firsthand the limited number of single family homes available for short term rent having been the "renter" on several occasions while visiting the island. While smaller condominiums or high priced hotels offer some solutions, family friendly or retiree priced properties are rare. The guests to this property will bring additional money into the island economy, many seeking to be repeat guests. The goal of the applicant is to provide a family friendly/retiree friendly home for those seeking to enjoy the island life of South Hutchinson Island when they return to Maine for the warmer months and holidays. Ideally, they would like to rent for a minimum of three nights but experience of other property owners prove this will be rare. Most guests stay at least a week and often much longer. The applicants understand and value the concerns of their neighbors and have protocols in place to guarantee the family friendly atmosphere of Rio Vista Drive will not be compromised.

Respectfully Submitted,

A handwritten signature in black ink that reads "James and Margery Foster". The signature is written in a cursive, flowing style.

James and Margery Foster