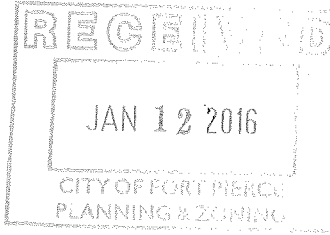


Re: 1156 south Ocean dr.  
Fort Pierce, FL 34949



1/12/16

**PROJECT OBJECTIVE**

To offer weekly rentals to qualified vacation renters

This is an existing 4 unit apartment building on a main street, on the ocean side of Ocean dr.. It is not located in a residential subdivision. It has been extensively remodeled in the last 12 months & attracts high quality tenants.

I see a great need in the growth & popularity of Hutchinson Island & believe it would benefit the City of Fort Pierce to allow this building to offer weekly rentals. In addition to an increase in taxes would be my marketing to high quality vacationers spreading the good word about Hutchinson Island & Fort Pierce.

- 1) The apartments would be offered for rent at a minimum of 1 week only. No daily rentals would be offered.
- 2) The tenants will be carefully screened by a professional management company. This will minimize most issues created by undesirable tenants.
- 3) All City ordinances & laws will be upheld & enforced by the manager. i.e.: noise, etc.
- 4) There is plenty of off street parking available. 1.5 spaces/ unit.

Thank you,

Mark Frederick  
LandMark Real Estate Solutions  
1156 D south Ocean Dr.  
Fort Pierce, FL 34949  
858.504.0864



# 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 1156 SOUTH OCEAN DR., FT. PIERCE, FL 34949

Parcel ID #(s) 2401-810-0007-000-3

Project description REQUEST FOR WEEKLY RENTALS - SHOULD BE GRANDFATHERED

~~1156~~ LANDMARK R.E. SOL

Property Owner(s) 1156 D SOUTH OCEAN DR

Street Address FT. PIERCE FL 34949

City 858 State 504 Zip 0864

Phone Number LandMarkFrederick@gmail.com

Email Address

MARK FREDERICK / GEN-MGR. LANDMARK

Applicant/Representative, Title, Company 1156 D SOUTH OCEAN DR.

Street Address FT. PIERCE FL 34949

City 858 State 504 Zip 0864

Phone Number LandMarkFrederick@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.*

[Signature]

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

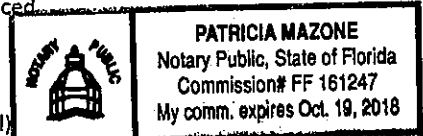
The foregoing instrument was acknowledged before me this 16 day of January, 2016, by

Mark Frederick who is personally known to me or has produced

Florida Drivers License as identification.

Signature of Notary

(seal)



**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 \_\_\_\_\_

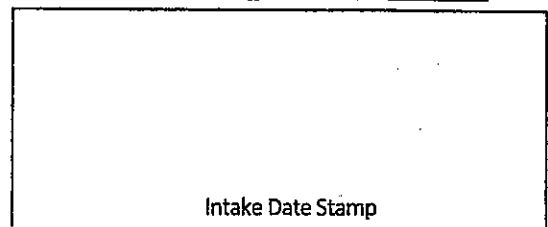
Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

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: 6

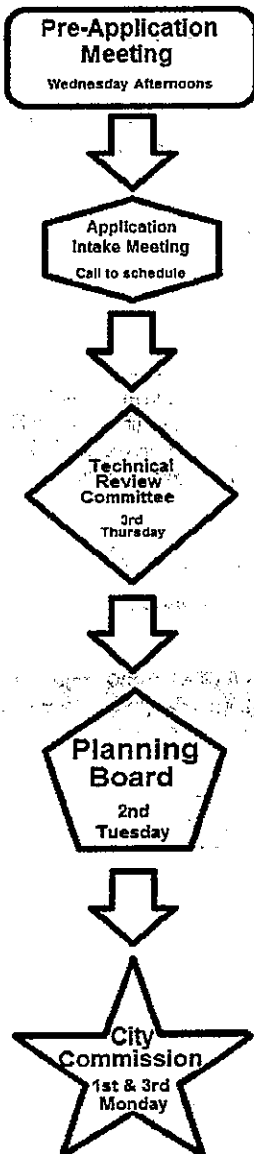
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
RES. MULTI-FAM.	MULTI FAM.	OCEAN	RES./MULTI-FAM.

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**



**Property Identification**

Site Address: 1156 S OCEAN DR  
 Sec/Town/Range: 01/35S/40E  
 Map ID: 24/01H  
 Zoning: R4A

Parcel ID: 2401-810-0007-000-3  
 Account #: 15598  
 Use Type: 0800  
 Jurisdiction: Fort Pierce

**Ownership**

Landmark Real Estate Solutions LLC  
 7115 Leicester St  
 San Diego, CA 92120

**Legal Description**

TROPICAL BEACH BLK 1 LOT 7-LESS THAT PART LYG E OF LI IN  
 PL BK 14-48- (OR 3669-218)

**Current Values**

Just/Market Value: \$397,700  
 Assessed Value: \$397,700  
 Exemptions: \$0  
 Taxable Value: \$397,700  
 Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: [Download PDF](#)



**Total Areas**

Finished/Under Air (SF): 4,648  
 Gross Area (SF): 5,096  
 Land Size (acres): 0.29  
 Land Size (SF): 12,732

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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Saint Lucie



Patriot Properties Inc.

**PROPERTY LOCATION**

No	1156	Dir/ction/Street/City	S OCEAN DR, Fort Pierce
----	------	-----------------------	-------------------------

**OWNERSHIP**

Owner 1:	Federal National Mortgage Assoc
Owner 2:	
Owner 3:	
Street 1:	P O Box 650043
Street 2:	
Twn/City:	Dallas
State:	TX
Postal:	75265-0043

**PREVIOUS OWNER**

Owner 1:	Schulle - Joseph G
Owner 2:	
Street 1:	3695 S 25th St
Twn/City:	Fort Pierce
State:	FL
Postal:	34981-5107

**NARRATIVE DESCRIPTION**

This Parcel contains . Acres of land mainly classified as M-F < 10U with a(n) M.F. LOW RIS Building Built about 1975, Having Primarily CB Stucco Exterior and Dim Shingle Roof Cover, with 4 Units, 4 Baths, 0 Hall/Baths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	FP Strmwr	Amount	129.6	Com. Int.	
------	-----------	--------	-------	-----------	--

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
0800	0.000	72,600	3,200	425,800	501,600
Total Card:	0.000	72,600	3,200	425,800	501,600
Total Parcel:	0.000	72,600	3,200	425,800	501,600

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2014	0800	FV	72,600	3200	3200	425,800	501,600	501,600	9/13/2014
2013	0800	FV2	72,300	3300	3400	430,800	506,400	506,400	2/18/2014
2012	0800	FV2	73,800	3400	3400	430,800	508,000	508,000	4/18/2013
2011	0800	FV2	76,500	3400	3400	430,800	510,700	510,700	3/21/2012
2010	0800	FV2	93,900	3500	3500	484,700	582,100	582,100	7/17/2011
2009	0800	FV	143,400	3500	3500	538,500	685,400	685,400	9/19/2009
2008	0800	PATR	168,400	3600	3600	641,700	813,700	813,700	6/17/2009
2007	0800	FV	113,900	3000	3000	985,900	1,102,800	1,102,800	9/18/2007

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Schulle, Joseph	3584-0769	CT	12/3/2013	Dis-Financial	0	No	No	5		
Gaul, John F	1291-2788	WD	3/28/2000	Qual-1 ID	310,000	No	No	4		
John F Gaul	09782196	WD	10/5/1995	Qual-2 + IDs	100	No	No			
	05412194	CV	4/11/1987	Qual-1 ID	200,000	No	No			
	04910575	CV	1/11/1986	Disq Sale	0	No	No			
	02132307	CV	5/11/1973	Disq Sale	300,000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descrp	Amount	CO	Last Visit	Fed Code	F. Descrp	Comment
10/2/2008	0800001389	Deck	4,000	C	11/21/2013	MFAM	Multi Family	
2/17/2005	MC200555	Air Cond	2,350	C	8/3/2005	MFAM	Multi Family	
2/17/2005	MC200556	Air Cond	2,350	C	8/3/2005	MFAM	Multi Family	
2/17/2005	MC200552	Air Cond	2,350	C	8/3/2005	MFAM	Multi Family	
2/17/2005	MC200553	Air Cond	2,350	C	8/3/2005	MFAM	Multi Family	
10/6/2004	RF2004551	Roof	13,000	C	8/3/2005	MFAM	Multi Family	
6/20/1991	F91000937	Roof	1,575	C	11/19/1991			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/21/2013	5 YR REVU CH	K801	K Buchanan
10/6/2008	5 YR REVU CH	JT	J Thomas
4/19/2005	5 YR REVU CH	DF	D Fogal

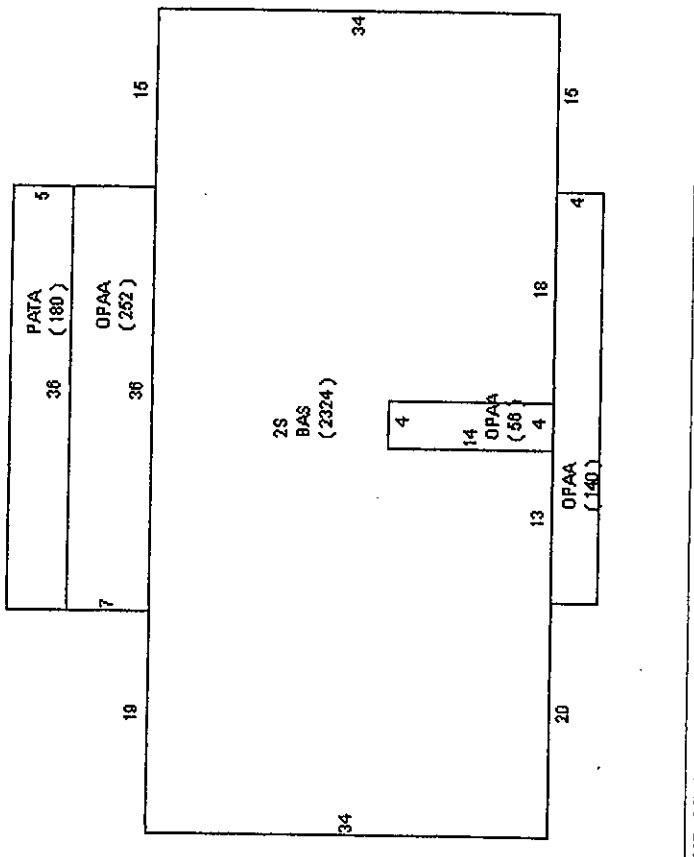
**LAND SECTION (First 7 lines only)**

Use Code	Description	Fact	No of Units	Depth/Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj Value	Neigh Influ	Neigh Mod	% Inf1	% Inf2	% Inf3	Appraised Value	Class	% Land	Spec Code	Notes
0800	M-F < 10U	100.25	100.25	124 Front Ft	Ocean Fringe			0	4,200	1,011	SD1	20				425,804	0580		0580	425,800

**COMMENTS**

1156 OCEAN DR.

**SKETCH**



**PAINT FEATURES**

Full Bath	4	Rating:	Average
A Bath		Rating:	
3/4 Bath		Rating:	
(Liv) Units	4	Total:	4
Foundation	SL - Conc Slab		
Frame			
Prime Wall	BS - CB Stucco		
Sec Wall	WS - Wood/She	50%	
Roof Struct	HP - Hip		
Roof Cover	SD - Dim Shingle		
Color			
View / Desir.			

**RESIDENTIAL GRID**

1st Res Grid	Desc: quadplex	# Units	4
Level	FY LR DR D K FR RR BR FB HL O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 8 BRS: 4 Baths: 4 HB		

**REMODELING**

Exterior			
Interior			
Additions			
Kitchen			
Baths			
Plumbing			
Electric			
Heating			
General			
Totals	4	2	1 2

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
4	2	1	2
Totals	4	8	4

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	9999 - Hurr

**DEPRECIATION**

Phys Condi:	AV - Average	33%
Functional:		
Economic:		
Special:		
Override:		
Total:		33%

**INTERIOR INFORMATION**

Avg Ht/Ft:		
Prim Int Wall:	DW - Drywall	
Sec Int Wall:	PB - PANEL BO	50%
Partition:		
Prim Floors:	CU - Carpet	
Sec Floors:	CT - Tile-Cerami	30%
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	MX - MAXIMUM	
Insulation:	2 - Typical	
Int vs Ext:		
Heat Fuel:	ELEC - Electric	
Heat Type:	FHA - FrcdHotAir	
# Heat Sys:	100	
% Heated:		
Solar HW:	NO	
Central Vac:	NO	
% Com Wal:	% Sprinkled 0	

**CALC SUMMARY**

Basic \$ / SQ:	20.00
Size Adj:	0.95259035
Const Adj:	0.96456367
Adj \$ / SQ:	18.377
Other Features:	25492
Grade Factor:	1.00
Neighborhood Inf:	1.01999998
LUC Factor:	
Adj Total:	108405
Depreciation:	35774
Depreciated Total:	72631

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
W/A \$ / SQ:		AvRate:		Ind Val
Juris. Factor:	1.00	Val/Su Fin:	15.62	
Special Features:	0	Val/Su Net:	13.76	
Final Total:	72600	Val/Su SzAd:	15.62	

**PARCEL ID**

Code	Description	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr	Value	Juris	Value
CN2	CONCRETELO	D	Y	1980	AV	AV	2.00	B	33	0800		3,200		3,200	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

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Functional:		
Economic:		
Special:		
Override:		
Total:		33%

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Total Units:	
Floor:	
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Interior			
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Kitchen			
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Heating			
General			
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Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 8 BRS: 4 Baths: 4 HB		

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A Bath		Rating:	
3/4 Bath		Rating:	
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Frame			
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Interior			
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Interior			
Additions			
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Baths			
Plumbing			
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**RESIDENTIAL GRID**