

Conditional Use - No New Construction

Property address or Location 1171 SEAWAY DR FORT PIERCE, FL 34949
 Parcel ID #(s) 2401-501-0288-000-7
 Project description SHORT TERM RENTALS FOR LESS THAN 6 MONTHS

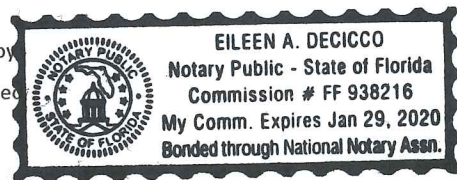
PELICAN PROPERTIES, LLC
 Property Owner(s)
5211 HICKORY DR
 Street Address
FORT PIERCE FL 34982
 City State Zip
 Phone Number
 Email Address

JOHN J. MOONEY
 Applicant/Representative, Title, Company
5211 HICKORY DR
 Street Address
FORT PIERCE FL 34982
 City State Zip
772 979 3572
 Phone Number
JMOON124@bellsouth.NET
 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 St Lucie
 The foregoing instrument was acknowledged before me this 19 day of JANUARY, 2017, by _____
 who is personally known to me or has produced _____
 as identification.



[Signature]
 Signature of Notary

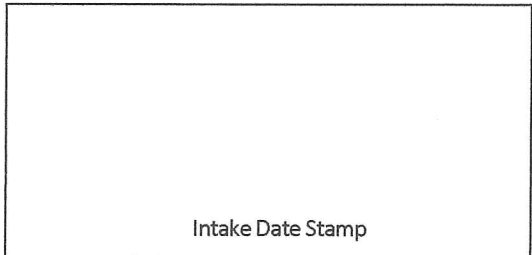
(seal)

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
<u>R-4A</u>	<u>HIR</u>			Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____



□ 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 2052 Parking Spaces: 4

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

North	South	East	West
HOTEL	DUPLEX	TRIPLEX	HOTEL

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



3 units

MINIMUM: 30 DAYS

TARGET : 1 TO 6 MONTHS

OCCASIONAL LONG TERM TENANTS (6+ MONTHS)

5211 Hickory Dr.
Fort Pierce, FL 34982
18 January, 2017

To Whom It May Concern:

Thank you for considering my application for a Conditional Use Permit. I am requesting this permit be granted so that I may use my rental property for the purpose of letting to shorter-term rentals of less than six months. I am a well-seasoned landlord, in the business of renting apartments and single-family residences in St Lucie County and elsewhere for more than twenty-five years. I am a fifteen-year resident of Fort Pierce. Although I do not currently live at this property, I do self-manage it and other rentals from my home in Indian River Estates, about 10 minutes from Seaway Drive. The building itself is well-situated at 1171 Seaway Drive, close to area amenities, shopping, and nightlife, and convenient to area businesses, the St Lucie Power Plant, St Lucie County Airport, and area hospitals. As you are aware, Fort Pierce is desirable as a vacation destination due to its proximity just about half-way between Orlando and West Palm Beach. It is an ideal location for "extended-stay" corporate housing, temporary contractor housing, and vacation rentals.

I am seeking to allow rentals of less than six months, but not less than thirty days. My target renter would stay in the unit for a period of one to six months. I would also like to keep the option of renting to long-term tenants, as there is still a high demand for this type of housing on the Island. This scenario would allow me to open up the rentals to seasonal renters, retirees, contract workers, travel nurses, re-locations, and others, and still offer high-quality housing to local residents. It is my desire to work with several of the on-line booking sites in order to find ideal, pre-approved renters. I have no desire to rent to "occasional" vacationers, spring breakers, or similar renters that may be detrimental to the neighborhood. Rather, I aim to target renters such as those listed above. I have rented to such individuals on a long-term basis and I have found that these tenants tend to be very respectful of my neighbors and my property. They frequent and support local businesses, and many end up permanent residents of St Lucie County. Such individuals are an asset to the community. I constantly get calls from potential renters seeking a rental of only a month or two, due to work or other situations. Currently, I cannot accommodate these individuals.

As an experienced landlord, screening of potential tenants is paramount to me in order to run a successful rental business. All prospective tenants are currently thoroughly screened (to include credit and background checks as necessary), and pre-approved prior to occupancy. I would continue that practice in the operation of short-term rentals. Part of my business plan would be to require proof of local employment from potential renters in town on temporary work assignment. I would also cap the number of occupants in each unit as appropriate, (as I currently do as well). As for vacation renters, I would like to tap into the yearly influx of temporary residents that come to the area to escape the cold up north. The goal here would be to develop a core customer base that would return to the same rental unit year after year, therefore eliminating extensive turnover and constantly renting to "new" tenants. My ultimate desire is to positively impact the community by providing quality housing to the growing market of individuals in need of temporary and affordable housing in the area. I am available to answer any questions and I look forward to your positive decision regarding this matter.

Best Regards



John J Mooney, Pelican Properties, LLC

PELICAN PROPERTIES, LLC
Addendum to Business Plan
Extended Stay Housing
No less than 31 Days
1171 Seaway Drive, Fort Pierce, FL 34949

In order to comply with requirements put forth by the Planning Department, the following addendum is added to the Business Plan associated with the addition of Shorter-Term Housing at the above address, for stays of no less than thirty-one days.

- 1) Bicycle Rack: In order to promote environmentally friendly and green transportation on the Island, a bicycle rack or other acceptable form of secure bicycle storage will be installed on the property in the proposed area or other acceptable location. (See diagram)
- 2) Sidewalk Extension: If necessary, the Owner will opt for a reasonable in-lieu-of payment rather than install the proposed sidewalk connection on the east side of the property. Owner will install a 36" wide walkway connecting the existing private walkway on the east side of the building to the public sidewalk on the north side of the building (Seaway Drive, see diagram)
- 3) Off Street Parking: Tenants shall be restricted to ONE vehicle off-street parking only in designated spaces as shown (see diagram). The southernmost parking space shall be designated "Visitor Parking Only". Owner shall widen the northern parking area driveway in order to accommodate two vehicles. No parking shall be allowed on the grassy areas of the property. It is the Owner's understanding that a determination has been made that no further parking requirements or modifications are necessary.
- 4) Length of Rental Period: The length of the rental period is to be STRICTLY thirty-one days or greater, with a target rental period of between one month and one year. No short-term rentals of less than thirty-one days will be allowed. Tenants shall be made aware of City noise ordinances, trash removal days and requirements, and other rules and regulations as Owner deems necessary in order to promote a safe and peaceful living environment throughout the building and the surrounding neighborhood.

Thank you for your review of the amended business plan. As always, I am available to answer any questions you may have.

John J Mooney
Pelican Properties, LLC
772-979-3572

1171 SEAWAY DR 34949

Michelle Franklin CFA -- Saint Lucie County Property Appraiser -- All rights reserved

Property Identification

Site Address: 1171 SEAWAY DR Map ID: 24/01C Parcel ID: 2401-501-0288-000-7 Zoning: R4A Account #: 14821 Use Type: 0800 Sec/Town/Range: 01/35S/40E Jurisdiction: Fort Pierce

Ownership

Pelican Properties LLC
5211 Hickory Dr
Fort Pierce, FL 34982

Legal Description

FT PIERCE BEACH S/D BLK 18 LOT 1(OR 1436-996; 2227-480)

Current Values

Just/Market: \$122,800 Assessed: \$96,030
Exemptions: \$0 Taxable: \$96,030

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$122,800	\$96,030	\$0	\$96,030
2015	\$87,300	\$87,300	\$0	\$87,300
2014	\$85,800	\$85,800	\$0	\$85,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-21-2005	2227 / 0480	XX01	QC	Mooney, John J	\$100
08-24-2001	1436 / 0996	XX00	WD	Mager, Terrence	\$184,600
12-08-2000	1348 / 1035	XX00	WD	Homiak, Albert	\$75,000

Primary Building Information

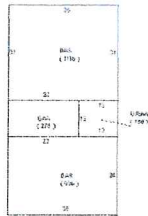
Finished Area of this building: 2,052 SF
Gross Area of this building: 2,484 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: MFH
Year Built: 1951 Frame: Grade: MFAQ Effective Year: 1961
Primary Wall: Conc Block Story Height: 1 Story No. Units: 3 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 0% Electric: MAXIMUM Primary Int Wall:
Full Baths: 3 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0
Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors: Tile-Ceramic



Total Areas

Finished/Under Air (SF):	2,052
Gross Area (SF):	2,484
Land Size (acres):	0.17
Land Size (SF):	7,200
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	400	1951
UTILITY AVG	1	168	2005

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