

October 28, 2017

To: City of Fort Pierce Planning Department

Re: Conditional Use Request for Rentals in Residential Zone R4

Address: 1011 Boston Ave  
Fort Pierce, FL 34950

We moved to this particular neighborhood of Fort Piece with the intent to help improve the community. After living in an affluent city in Colorado we heard about the needs of the inner-city of Fort Pierce so we decided to move in and help out. Our neighborhood is currently depressed with many empty, abandoned and unkept homes. The majority of the homes are occupied by renters, transients and less fortunate circumstances. One of our goals is to be a bright spot in the community and help increase desirability to live here. Our particular block is already improving with others wanting to invest their time and money here.

As a disabled veteran we need the additional income the rentals can provide. We bought this historic home West of the Historic District with the understanding that the two rentals would allow us to generate that extra income. It was ran as a short term rental on Airbnb.com by the previous owner. It is our desire to continue to provide a safe, clean and quiet location for people to either vacation or come for business.

We expect an average \$25k/year rental revenue. This additional tax revenue for the city will hopefully be of great value. Our personal ability to continue to own this home greatly depends on the approval of this application and the ability to list our home on marketing websites such as Airbnb. The types of renters we allow to stay with us and our five children on our property are respectful, quiet and pay at check-in for their stay. They are professionals looking for a getaway.

Our tenants will feel comfortable and be held to the highest standards so as to add value to the neighborhood and the city.

- Ample Parking is available for each unit. There is space for vehicles in the private drive and two of those spaces are in a covered carport next to the apartments. See map.  
REVISED: no more than two tenants and one vehicle will be permitted. Vehicles will be parked in the yard under the covered parking. Additional vehicles will only be permitted with exceptional reasoning, i.e. moving, or evening visits. If there are additional vehicles they will also be parked on the property and not on the street.
- REVISED: Compliance to all local and city noise regulations will be strictly enforce. Since we have young children, absolutely no large parties, public alcohol, loud music or excessive noise will be allowed.
- REVISED: One small pet will be permitted with a deposit.
- REVISED: Garbage will be place at the curb just outside of the gate no earlier than 5pm the night before regular pickup and will be back on the property stored next to apartment building no later than 7pm the day of pickup.
- Online marketing efforts will be geared towards professionals and those seeking vacations to be remembered or a quiet place while away on business.

- Tenants are pre-screened and payments approved through highly professional websites and personal communication with us.

It's our intent to help improve this great city on the West side of US1. Thank you for considering our application with the most urgency possible.

Sincerely,  
Kevin and Heather Deese  
970-213-8258  
772-242-3320