



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use - No New Construction

Property address or location 41 Winghamen Lane Ft Pierce 34949
Parcel ID #(s) _____
Project description Request for approval to do short term rentals

Fay & Frank Tomaino
Property Owner(s)
41 Winghamen Lane
Street Address
Ft. Pierce FL 34949
City State Zip
973-714-2693
Phone Number
frank@qimail.net
Email Address

Coldwell Banker Paradise - Property Manager
Applicant/Representative, Title, Company
100 Main St
Street Address
Ft. Pierce, FL 34949
City State Zip
772-489-6100
Phone Number
oceanvillage@cbparadise.com
Email Address

JOHN J. RIZZO
Commission # 2294870
Notary Public, State of New Jersey
My Commission Expires
December 13, 2017

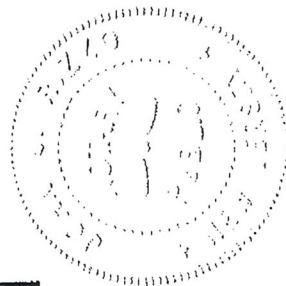
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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 9 day of Nov., 2017, by
FRANK TOMAINO 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
				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: _____

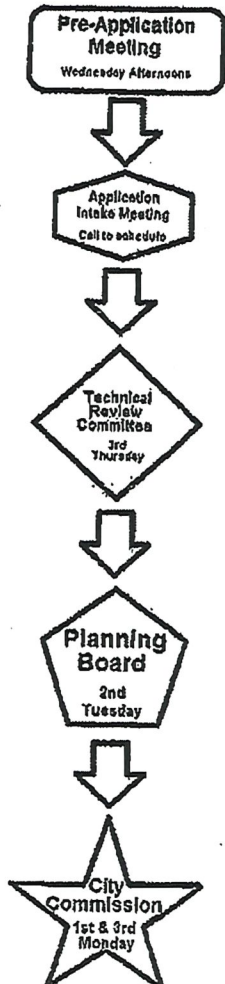
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

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





Special Features and Yard Items

Type:	Drive-BrkPav
Quantity:	1
Units:	720
Year Built:	2002

Current Year Values

Current Values Breakdown

Building:	\$163,800
Land:	\$125,000
Just/Market:	\$288,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$75,034
Assessed:	\$213,766
Exemption(s):	\$50,000
Taxable:	\$163,766

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2017	2008	0550	Homestead Exemption over \$ 50,000	\$25,000
2017	2003	0500	Homestead Exemption	\$25,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2003	0041	1	Fort Pierce Stormwater Charge	\$54.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	F01-0000504
Issue Date:	Apr 27, 2001
Description:	Residential New Construction
Amount:	\$97,235
Fee:	\$0
Number:	F01-0000504A
Issue Date:	Apr 27, 2001
Description:	Heat and Air Conditioning
Amount:	\$0
Fee:	\$0
Number:	F01-0504
Issue Date:	Jun 18, 2002
Description:	Sprinkler System
Amount:	\$0
Fee:	\$75
Number:	BP-091384
Issue Date:	Aug 20, 2009
Description:	Air Conditioning Only
Amount:	\$4,650

Property Identification

Site Address: 41 Winghaven LN
 Parcel ID: 2507-713-0028-000-3
 Account #: 145061
 Map ID: 25/07F
 Use Type: 0100
 Zoning:
 City/County: Fort Pierce

Ownership

Frank Tomaino (LF EST)
 Fay Tomaino (LF EST)
 Frank Tomaino (TR)
 41 Winghaven Lane
 Fort Pierce, FL 34949

Legal Description

SOUTHPOINTE LOT 22(OR 1355-2277 ; 1940-886)

Current Values

Just/Market Value: \$288,800
 Assessed Value: \$213,766
 Exemptions: \$50,000
 Taxable Value: \$163,766

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 1,743
 Gross Area (SF): 2,432
 Land Size (acres): 0.16
 Land Size (SF): 6,882

Sale History

Date:	Mar 16, 2004
Book/Page:	1940 / 0886
Sale Code:	XX01
Deed:	WD
Grantor:	Tomaino, Frank
Price:	\$100
Date:	Dec 14, 2000
Book/Page:	1355 / 2277
Sale Code:	XX00
Deed:	WD
Grantor:	R C R Development Co Inc,
Price:	\$62,800

Building Information (1 of 1)

Finished Area: 1,743 SF
 Gross Total Area: 2,432 SF

Exterior Data

View:	Roof Cover: Conc Shingle	Roof Structure: Hip
Building Type: HB+	Year Built: 2002	Frame:
Grade: B+	Effective Year: 2002	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%