

Conditional Use Application for Parcel 2401-810-0010-000-7
1931 and 1933 Crestview Drive

Checklist and supporting documentation for application:

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Property Owners/Applicants:

Selina and Larry Winter

Current Local Address:

1931 Crestview Dr
Fort Pierce, FL 34949

Current Mailing Address:

3320 Compass Way
Alpharetta, GA 30004

Emails:

selinadalewinter@hotmail.com
Larry_Winter30076@yahoo.com

Phone Numbers:

Selina Winter 678-361-4558
Larry Winter 770-714-2246

Narrative for Parcel 2401-810-0010-000-7 1931 and 1933 Crestview Drive

- Submission of an application for a Conditional Use Permit with No New Construction, submitted by Property Owners (Selina and Larry Winter) to operate a Dwelling Rental offering lodging for less than six (6) months with a minimum rental period of one (1) month at 1931 and 1933 Crestview Drive, Fort Pierce, Fl.
- The property is zoned R-4, Medium Density Residential Zone (Parcel 2401-810-0010-000-7).
- Property is a duplex located on Hutchinson Island. Property is just off S Ocean Drive (at corner of Crestview Drive and Hernando Street).
- Owner Larry Winter attended a pre-application meeting on Wednesday July 25, 2018. Vennis Gilmore (Planning Analyst with City of Fort Pierce Planning Department) and Ed Roseberry (Plans Examiner with City of Fort Pierce Building Department) were also at the meeting.
- Owners are building a new house at the corner of Crestview and Fernandina (new house is currently in design stage with architect).
- Owners will use on side and rent the other side of the duplex. After their new house is complete (completion should be in 2019), owners will move to new house (two blocks away) and then rent both sides of duplex.

Rules and Guidelines for Parcel 2401-810-0010-000-7 1931 and 1933 Crestview Drive

1. All tenants will fill out a rental application and agree to a background check prior to final rental approval. There is also no guarantee of final rental approval just by submitting an application.
2. Only those designated in agreement as tenant shall occupy the unit unless written consent of Owner or Owners agent is obtained.
3. Tenant shall not assign the agreement or sublet the premises or any part thereof. Any unauthorized transfer of interest by the Tenant shall be a material breach of this agreement.
4. Units will be completely furnished including housewares and linens. Units are privately owned and interior decor will vary according to owners taste. Tenant is expected to return the unit and furnishings in same condition as start of agreement.
5. All rentals are subject to state and local state taxes.
6. Monthly minimum rental requirements are according to City and County Rules and Regulations only.
7. Telephone service is not provided by the owner.
8. Cable, electric, water/sewer, yard service, and trash service are all provided by the owner.
9. Tenant is responsible for setting out to the curbs and removing the trash and recycle bins from the curbs for weekly pickups (Mondays for just trash. Thursdays for trash and recycling).
10. Reservation fees required are as follows:
\$1000.00 security deposit, \$50.00 non-refundable processing fee, \$125.00 non-refundable cleaning fee and advance rent payment of at least \$1000.00, totaling at least \$2175.00.
Balance of lease is due at least 60 days prior to occupancy. Monthly payment will vary by month rented (range of \$1000 to \$3000/month).
11. Tenant will be responsible for a \$3.00 per day (\$4.00 for June, July and August) electric fee for the term of the lease.
12. Pets are usually not permitted however, there are some units that will allow pets with the owner's PRIOR approval. Ask us for pet application. If an exception is made, tenant agrees to execute a pet addendum and Owner will charge a non-refundable pet fee and/or a pet Deposit.
13. Smoking or drugs are NOT permitted in or around rental units at any time.
14. Tenant will agree to coordinate and communicate with the property manager in a timely manner to resolve any emergencies, complaints, or violations of City Code. Property manager agrees to be accessible at all times via phone or text. Tenant will confirm their cell number(s) and email(s) at check in.
15. Maximum of four people total per unit (this includes children).
16. Maximum of 2 vehicles per unit. All vehicles will be parked in driveway or car port at all times. No boats, trailers, motorcycles, jet skis, or RVs on property without prior owner approval.
17. Tenants agree to read and review the area guide booklets (provided by City Code Enforcement) regarding local rules and public service resources prior to signing rental agreement and paying reservation fees. A pdf copy will be provided with rental application.
18. Property manager will meet tenant at arrival/check in, will walk property with tenant to confirm property condition, and review area guide booklets with tenant.
19. With 8 hours notice, Owner or Owners representative(s) have the right to enter the unit for the purpose of making repairs, or to inspect unit. Owner & Property Manager and/or its representatives have immediate right of entry in cases of emergency, or to protect or preserve the premises. Tenant shall not alter premises or add locks without prior written consent from Owner or Owners representative.
20. CHECK-IN: Check-in time is any time after 3:00 p.m. Property manager will meet tenant at check in, will walk property with tenant to confirm property condition, and review area guide booklets with tenant. If tenant plans to arrive after 5:00 p.m. Tenant will need to call the Property Manager at least one week in advance to arrange special timing for key pick up. REFUNDS OR ADJUSTMENTS CANNOT BE MADE FOR LATE ARRIVALS OR EARLY DEPARTURES FOR ANY REASON.
CHECK-OUT: Check-Out time is any time before 10:00 a.m. Tenant shall be liable for any damages as a result of late check-out as described in agreement.



Michelle Franklin
 Certified Florida Appraiser

[x Close Property Card](#)

- Basic Info
- Buildings
- Features/Yard Items
- Values
- Sales
- Permits
- Tools
- Property Card
- Summary

Tax Record for Parcel 2401-810-0010-000-7 1931 and 1933 Crestview Drive

Site Address: 1931 CRESTVIEW DR
 Sect/Town/Range: 01/35S/40E
 Map ID: 24/01H
 Zoning: R4A

Ownership

Selina D Winter
 3320 Compass Way
 Alpharetta, GA 30004

Legal Description

TROPICAL BEACH BLK 2 LOT 1 (OR 4124-1221)

Current Values

Just/Market Value: \$249,800
 Assessed Value: \$249,800
 Exemptions: \$0
 Taxable Value: \$249,800
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF

Property Identification

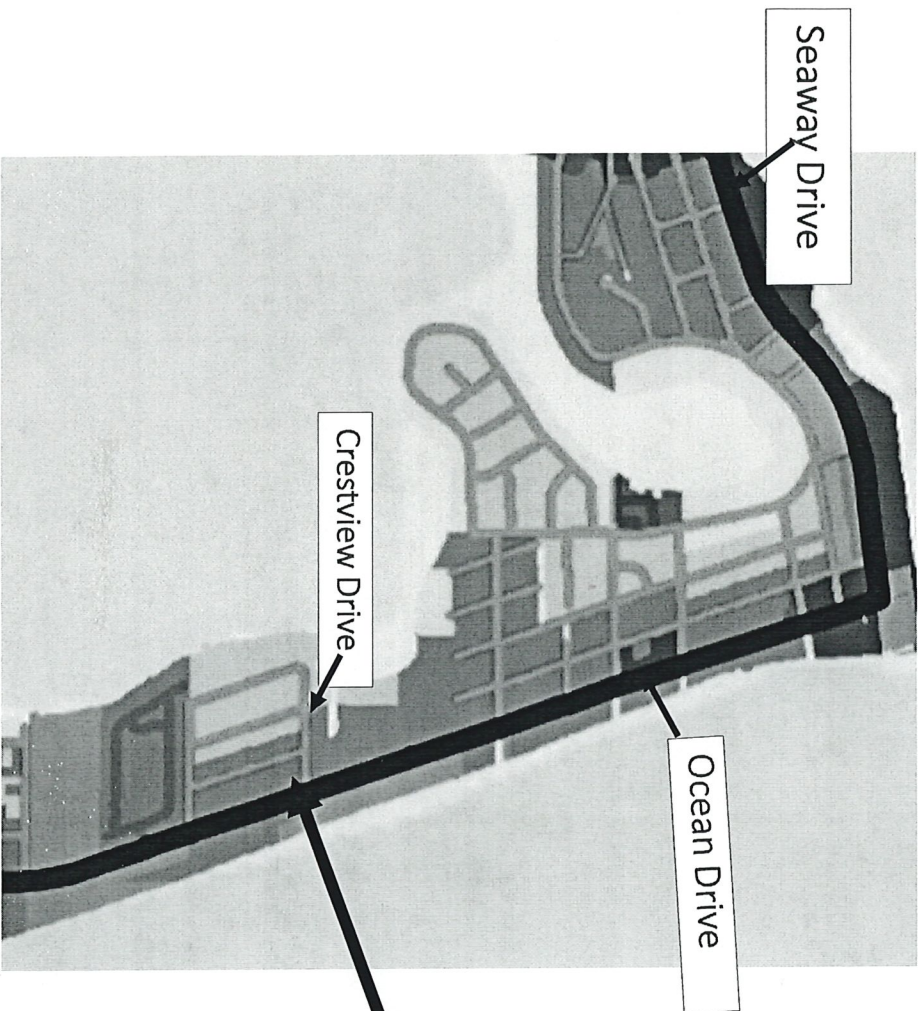
Parcel ID: 2401-810-0010-000-7
 Account #: 15801
 Use Type: 0800
 Jurisdiction: Fort Pierce



Total Areas









Finished Under Air (SF): 1,604
 Gross Area (SF): 3,288
 Land Size (acres): 0.21
 Land Size (SF): 9,301

Zoning for Parcel 2401-810-0010-000-7 1931 and 1933 Crestview Drive



Zoning Districts

Residential Zoning

-  E1, Single Family Estate Density
-  E2, Residential Single Family, 2 Units/Acre
-  E3, Residential Single Family, 3 Units/Acre
-  R1, Single Family Low Density
-  R2, Single Family Intermediate Density
-  R3, Single Family Moderate Density
-  R4, Medium Density Residential
-  R4A, Hutchinson Island Medium Density Residential



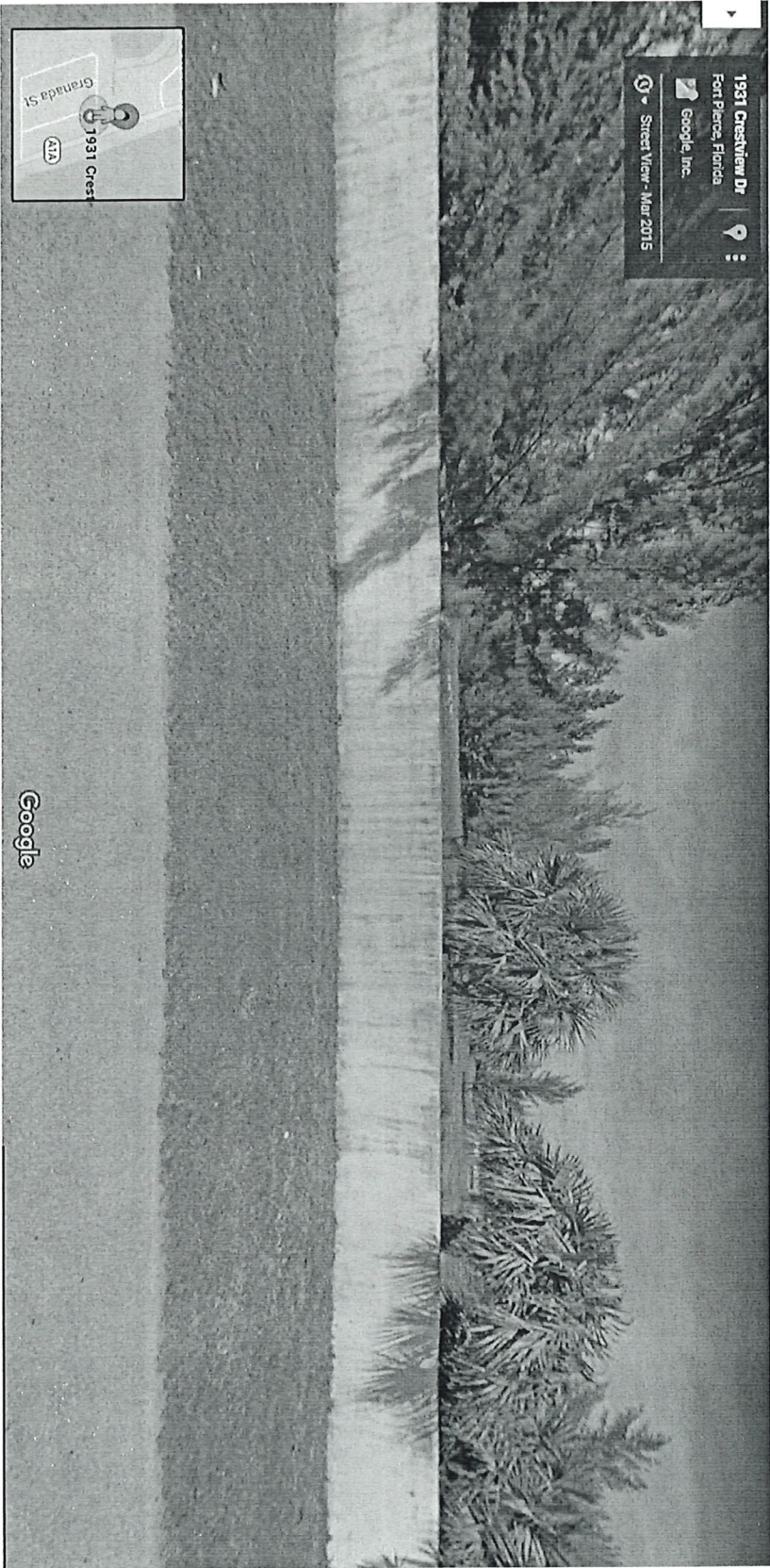
City of Fort Pierce
 Planning Department
 Created By: Brandon Creagan
 Date Created: July 25, 2017



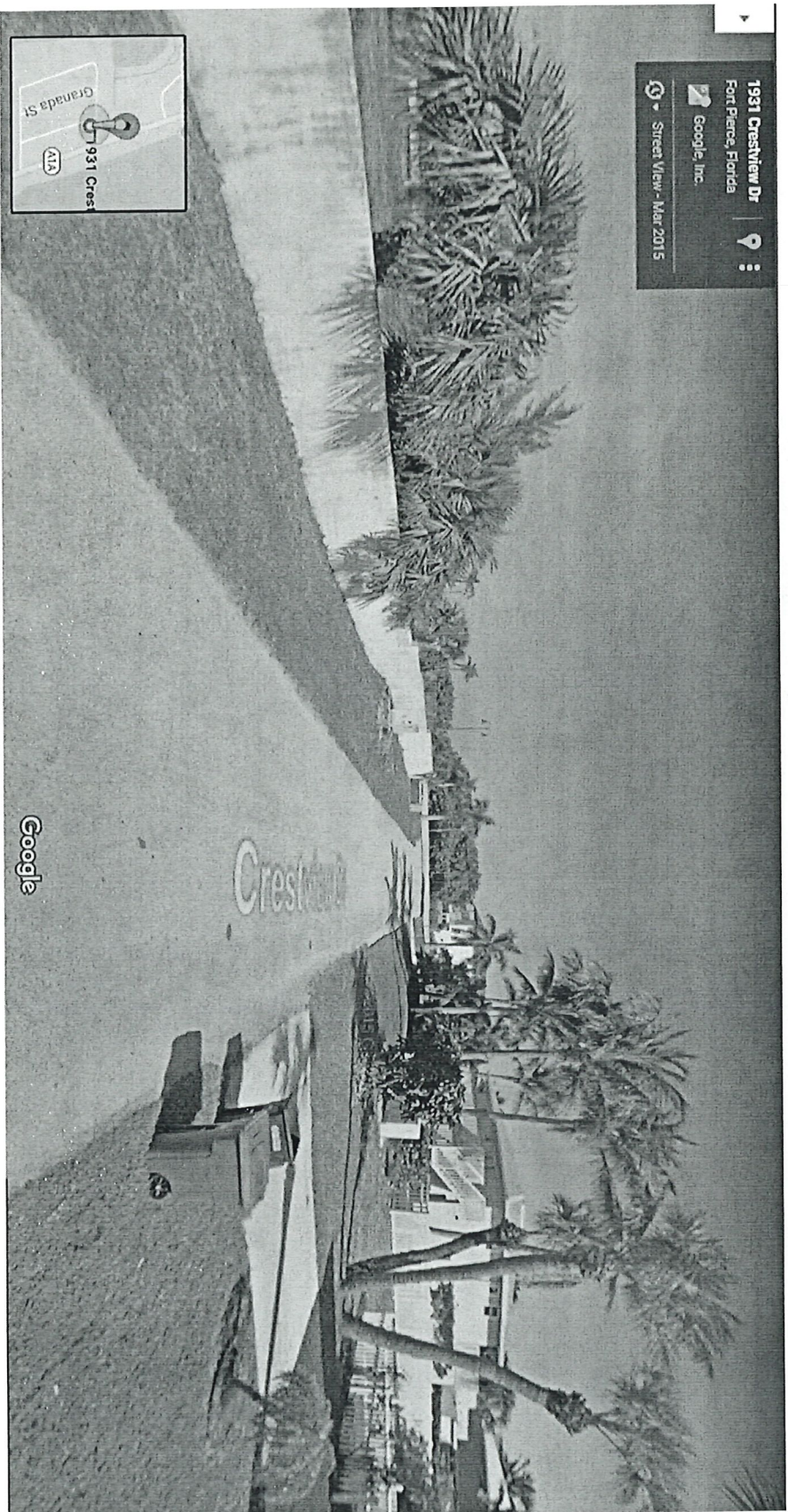
Aerial View for
Parcel 2401-810-0010-000-7
1931 and 1933 Crestview Drive



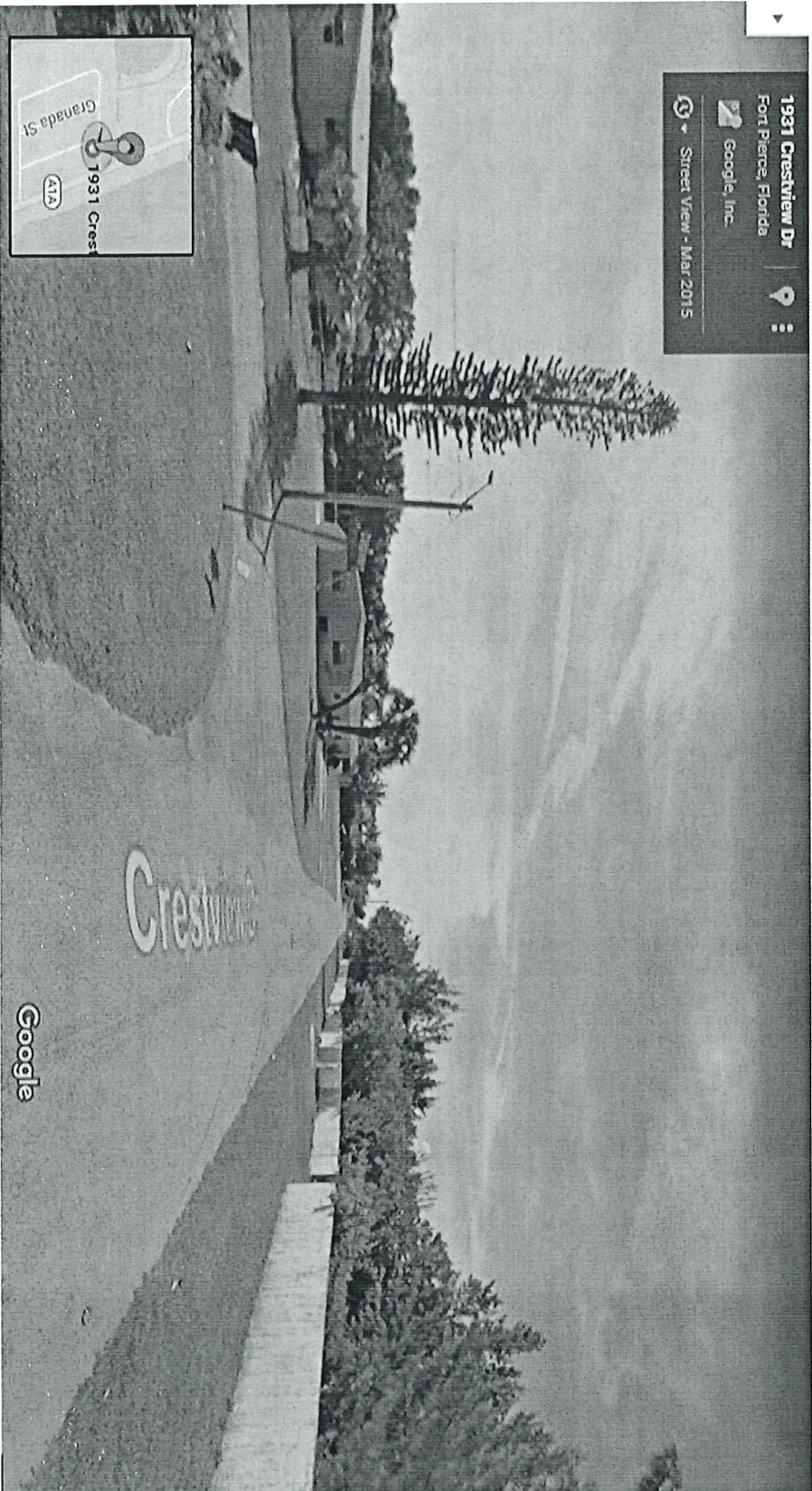
**View Looking North from Parcel
2401-810-0010-000-7
1931 and 1933 Crestview Drive**



View Looking East from
Parcel 2401-810-0010-000-7
1931 and 1933 Crestview Drive



View Looking West from
Parcel 2401-810-0010-000-7
1931 and 1933 Crestview Drive

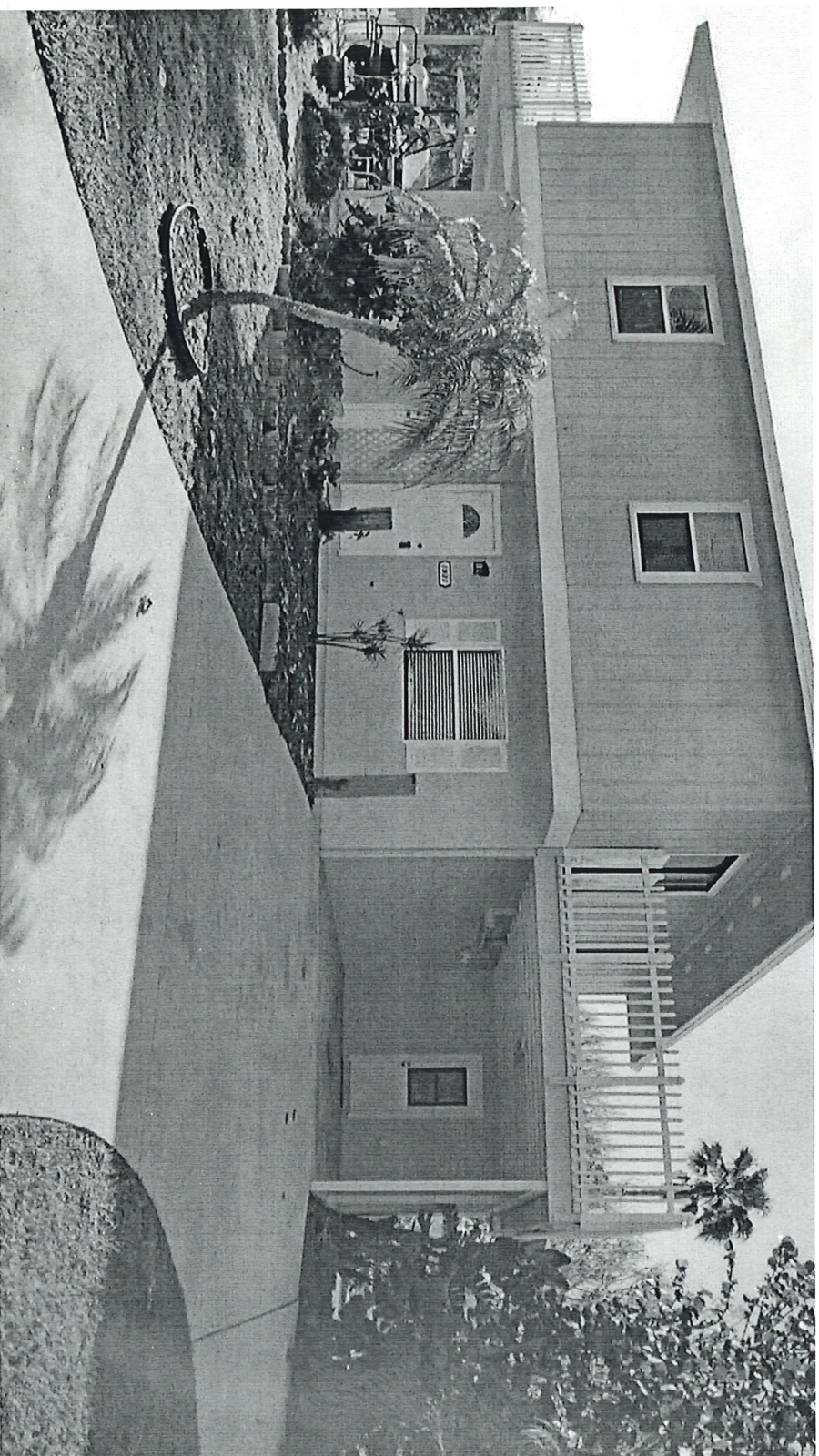


Google

Parcel 2401-810-0010-000-7
1931 & 1933 Crestview Drive



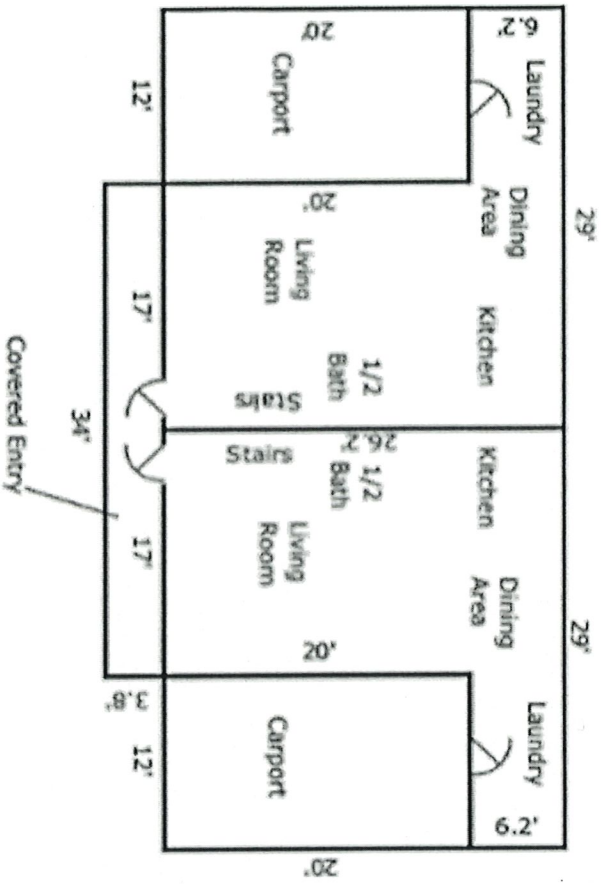
1931 Crestview Drive (right side unit)



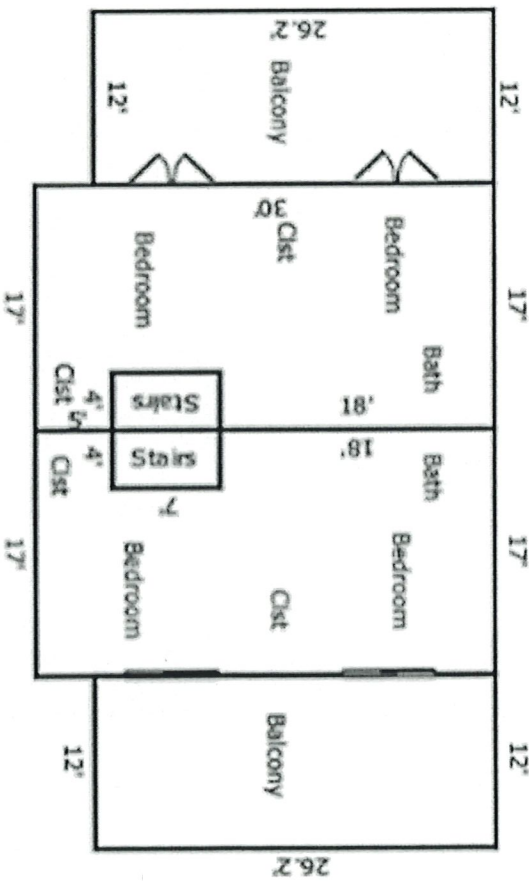
1933 Crestview Drive (left side unit)



Floorplan for Parcel 2401-810-0010-000-7 1931 & 1933 Crestview Drive



First Floor



Second Floor

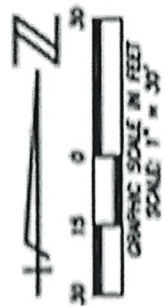
TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TO IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	4-04-18				

LEGAL DESCRIPTION:

LOT 1, IN BLOCK 2 OF TROPICAL BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

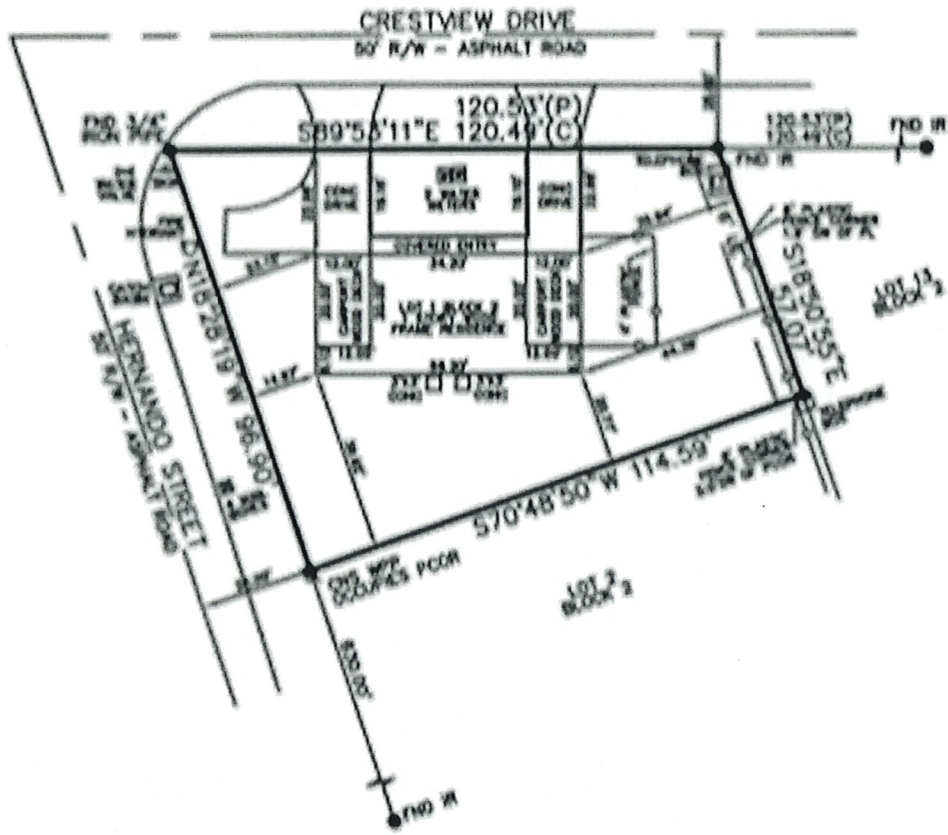
ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (P) = PLATTED
- CBS = CONCRETE BLOCK STRUCTURE
- CMF = CORRUGATED METAL PIPE
- CMS = COULD NOT SET
- CONC = CONCRETE
- FFE = FINISHED FLOOR ELEVATION
- FND = FOUND 5/8" IRON REBAR
- FRD = 5/8" IRON REBAR WITH PLASTIC CAP
- IR = 5/8" IRON REBAR
- PCOR = PROPERTY CORNER
- PL = PROPERTY LINE
- UE = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- = SET 5/8" IRON REBAR WITH PLASTIC CAP "AIP PER 8320"



SURVEYOR'S NOTES:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREIN.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SITE LIES WITHIN FLOOD ZONE "X" AND "AE" WITH A BASE FLOOD ELEVATION = 5.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1211100182 J, EFFECTIVE DATE FEBRUARY 18, 2012. THE HOUSE LIES WITHIN FLOOD ZONE "X".
4. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 1 ASSUMED TO BEAR S88°20'50"E.
6. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED.
7. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.



1931 CRESTVIEW DRIVE LAST FIELD DATE: 4-04-18

SCALE: 1"=30'	ALEXANDER J. PIAZZA P.S.M., INC. Surveying • Mapping • Consulting 819 SW 88th Street Fort St. Lucie, Florida 34983 Phone: (772) 340-7770 Fax: (772) 340-2250 LB#7280	CERTIFIED TO: LARRY WINTER
DATE: 4-04-18		
DRAWN: C.M.		
JOB NO.: 18-3790		
DATE:	REVISIONS:	
FILE NO.: 4874		

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