

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, January 9, 2018 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE**
6. **APPROVAL OF MINUTES**
 - a. Minutes from the December 12, 2017 meeting
7. **NEW BUSINESS**
 - a. Conditional Use - Sunrise City Spa - 305 S. 7th Street
 - b. Conditional Use - McLeod Dwelling Rental - 808 Atlantic Avenue
 - c. Conditional Use - McLeod Dwelling Rental - 820 Atlantic Avenue
 - d. Conditional Use - Dwelling Rental - 41 Winghaven Lane
 - e. Conditional Use - Dwelling Rental - 50 Southstar Lane
 - f. Conditional Use - Dwelling Rental - 401 Southstar Drive

- g. Conditional Use - Dwelling Rental Cluster - 2400 S. Ocean Drive:
 - Golf Lodge 204
 - Golf Lodge 405
 - Golf Lodge 500
 - Golf Lodge 602
 - Golf Lodge 606
 - Ocean House 1006
 - Ocean House 1016
 - Ocean House 1030
 - Ocean House 3028
 - Ocean House 3034
 - Ocean House 3040

- h. Site Plan with Conditional Use - Lawnwood Pavilion Expansion - 1860 N. Lawnwood Circle

- i. Abandonment - Segment of Frances (aka Francis) Avenue (Palm Haven Subdivision)

8. **BOARD COMMENTS**

9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board

6.a.

Meeting Date: 01/09/2018

Information

REQUESTED ACTION

Minutes from the December 12, 2017 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 12/12/17

Form Review

Form Started By: Alicia Rosenthal

Started On: 12/15/2017 09:24 AM

Final Approval Date: 01/02/2018

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **DECEMBER 12, 2017**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Michael Broderick; Gloria Johnson-Scott; Brian Paul; Tim O'Connell; Bob Burdge; John George; Frank Creyaufmiller, Chairman**

Staff Present: **James Messer, City Attorney**
Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. **CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the November 14, 2017 meeting

Motion was made by Michael Broderick, and seconded by John George to approve the minutes from the November 14, 2017 meeting.

AYE: Tim O'Connell, Bob Burdge, John George, Michael Broderick, Gloria Johnson-Scott, Brian Paul, Chairman Frank Creyaufmiller

Passed

6. **NEW BUSINESS**

a. **Voluntary Annexation - 5450 S US Highway 1**

Mr. Benton gave an overview of the application. Lee Dobbins, Applicant Representative, made himself available for questions. No one spoke against the application.

Motion was made by John George, and seconded by Tim O'Connell to forward a recommendation of approval to the City Commission.

AYE: Brian Paul, Tim O'Connell, Bob Burdge, John George, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

b. **Zoning Atlas Amendment & Planned Development - Jenkins Road KOA - 3180 S. Jenkins Road**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the landscape buffer, sidewalks considered for installation and the zoning change.

Lee Dobbins, Applicant Representative, provided additional information on the neighborhood meetings and the sidewalk payment in lieu of.

No one spoke against the application.

Motion was made by John George, and seconded by Michael Broderick to forward a recommendation to approve the proposal upon the following conditions:

- 1. The development plan accommodates a right-of-way dedication consistent with St. Lucie County's established provisions for Jenkins, Edwards, and McNeil roads, maintaining landscape buffering plans presented;**
- 2. The applicant completes sidewalks, or provides payment-in-lieu of sidewalk construction, pursuant to City Code Section 22-62 or applicable St. Lucie County provisions as abutting roadways are under County jurisdiction.**
- 3. Transportation Level of Service (LOS) analysis and potential suggestions by St. Lucie County are considered by the final development plan, where applicable.**

AYE: Gloria Johnson-Scott, Brian Paul, Tim O'Connell, Bob Burdge, John George, Michael Broderick, Chairman Frank Creyaufmiller

Passed

c. **Conditional Use with No New Construction - Galleria Parking - 120 N. Depot Drive**

Mr. Benton gave an overview of the application and answered questions from the Board regarding the angle parking configuration, shared access alleyway and lighting.

Mr. Messer asked Mr. Benton how the city will ensure the establishment of an ingress easement is accomplished and if the ingress and egress easement is what is being referred to in the first condition. Mr. Benton stated the easement is what is being referred to in the first condition in the staff report and the capacity has been left open for various ways of accomplishing the shared access, whether it is a private agreement or an actual access easement.

Gus Gutierrez, Applicant, stressed that the parking lot is private property and after hours cars are being towed for liability reasons. Mr. Gutierrez said to prevent cars from being towed during special events and after hours, a parking lot attendant would collect for parking, and in turn the

city would have an additional 40 - 60 parking spaces. Mr. Gutierrez answered questions from the Board on lighting, intention to have angle parking and different ways of closing off the parking lot.

Motion was made by John George, and seconded by Michael Broderick to forward a recommendation to approve the request to operate a commercial parking lot with the following conditions:

1. **Either an Ingress-Egress Easement is required or the applicant will need to re-develop his parking lot to meet minimum design standards as the parking aisle widths would not be sufficient for 90° parking.**
2. **The applicant integrates an accessible route from the handicap parking spaces to an adjacent pedestrian way; and**
3. **A trash receptacle and process for collection are integrated into the use plan; and**
4. **All city lighting codes are met.**

AYE: Bob Burdge, John George, Michael Broderick, Gloria Johnson-Scott, Brian Paul, Tim O'Connell, Chairman Frank Creyaufmiller

Passed

d. **Conditional Use - Deese Dwelling Rental - 1011 Boston Avenue**

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding change of use and the conditional use staying with the property.

Ms. Grohall explained the change of use permit.

Kevin Deese, Applicant, asked if approved, if he has to go through with the request. Ms. Grohall explained that he would not be obligated in anyway and if the conditional use is not used within a 12 month window then the conditional use would have to be re-applied for.

Mr. Messer explained that the conditions do follow the property and if the conditional use cannot be met, then the condition does not exist.

Motion was made by John George, and seconded by Gloria Johnson-Scott to forward a recommendation to approve the request with the following conditions:

1. **The applicant identifies the maximum occupancy of the unit, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;**
2. **Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;**
3. **Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts;**
4. **The applicant may be required to obtain a Change of Use permit through the Building Department and receive Certificate of Completion, prior to filing for St. Lucie County & Fort Pierce Business Tax Licenses; and**
5. **Limit occupancy based on the number of bedrooms, and no more than 2 vehicles (one vehicle per unit).**

AYE: Michael Broderick, Gloria Johnson-Scott, Brian Paul, Tim O'Connell, Bob Burdge, John George, Chairman Frank Creyaufmiller

Passed

e. **Conditional Use - Arenas Dwelling Rental - 1218 S. 11th Street**

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding surrounding single family housing and pending code enforcement cases.

Andrew Drucker, Applicant Representative, stated he did not think the property had been used as a short term rental.

Mr. Broderick stated he has reservations on approving the project due to creating a transient housing environment in the the R1 and R2 residential single family neighborhood Mr. Broderick also stated that neighbors are being put in a difficult spot because they are the neighborhood enforcement mechanism.

Mr. Burdge asked what can be done if the property becomes a nuisance.

Mr. Messer explained that Code Enforcement uses the 3 strike rule, for the same type of problem, to declare a property a nuisance.

Motion was made by Gloria Johnson-Scott, and seconded by John George to forward a recommendation to approve the request with the following conditions:

1. **The applicant identifies the maximum occupancy of the unit, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;**
2. **Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;**
3. **Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and**
4. **The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval. Limit occupancy based on bedrooms, and no more than 4 vehicles (2 in the garage, 2 in the driveway).**

AYE: **Gloria Johnson-Scott, Brian Paul, Bob Burdge, John George**

NAY: **Tim O'Connell, Michael Broderick, Chairman Frank Creyaufmiller**

Passed

f. **Conceptual Development Plan - Southwick Commons - Oleander Avenue**

Mr. Creagan gave an overview of the application and answered questions from the Board on density and phased development.

Matt Toeniskoetter, Seller Representative, provided additional information.

Motion was made by John George, and seconded by Michael Broderick to forward a recommendation of approval for the conceptual parameters of the proposal.

AYE: **Tim O'Connell, Bob Burdge, John George, Michael Broderick, Gloria Johnson-Scott, Brian Paul, Chairman Frank Creyaufmiller**

Passed

g. Preliminary Plat - Dollar Tree - 4008 Okeechobee Road

Mr. Benton gave an overview of the project. Jason Gunther, Applicant Representative, agreed with staff's conditions.

Motion was made by John George, and seconded by Michael Broderick to approve with the following conditions:

- 1. The applicant complete the recommended housekeeping corrections referenced by the City Engineering Department and City's reviewing surveyor, prior to scheduling for City Commission review; and**
- 2. The ingress/egress Easement is maintained, or appropriately adjusted during development review of Lot 2, to accommodate shared access with adjacent uses.**

AYE: Brian Paul, Tim O'Connell, Bob Burdge, John George, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

7. ELECTION OF CHAIR

Motion was made by Michael Broderick, and seconded by John George to nominate Mr. Creyaufmiller as Chairman.

AYE: Bob Burdge, Michael Broderick, Gloria Johnson-Scott, Brian Paul, Tim O'Connell, John George, Chairman Frank Creyaufmiller

Passed

Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to nominate Mr. George as Vice-Chairman.

AYE: John George, Bob Burdge, Tim O'Connell, Brian Paul, Gloria Johnson-Scott, Michael Broderick, Chairman Frank Creyaufmiller

Passed

8. BOARD COMMENTS

Mr. Messer stated the Planning Board meeting was congenial and the business was transacted professionally.

Mr. Messer explained that the Planning Department Director, Ms. Grohall, is more than just staff, she is an expert in land use matters and he encouraged the Board to have dialogue with her by asking her for her opinion and advice.

Mr. Broderick stated it would be helpful to have the Planning Director sit on the dais for the meetings. Ms. Grohall stated she is more than happy to sit on the dais with the Board members.

Mr. Creyaufmiller said he respected Mr. Burdge as Chairman and the work he had done on the Board and the respect to all parties who attend the Planning Board meetings is of utmost importance.

9. ADJOURNMENT

Planning Board

7.a.

Meeting Date: 01/09/2018

Information

REQUESTED ACTION

Conditional Use - Sunrise City Spa - 305 S. 7th Street

LOCATION

305 S. 7th Street

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation of approval for the Conditional Use with No New Construction to the City Commission with the following condition.

1. The applicant submit a building permit as requested by the building department. The building permit should show how many parking spaces are to be provided, along with an ADA parking space, ADA ramp to the building, and an accessible route from the handicap space to the building. The building permit should be submitted to the building Department within 30 days of Conditional Use Approval by the City Commission.

Attachments

Planning Board Staff Report
Site Aerial
Application for Conditional Use
TRC Comments
Zoning Map

Form Review

Form Started By: Brandon Creagan
Final Approval Date: 01/02/2018

Started On: 01/02/2018 02:01 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Conditional Use – No New Construction**
Sunrise City Spa
305 S. 7th Street

DATE: January 2, 2018

STAFF REPORT

Owner(s)/Applicant(s): Angel French
 305 S. 7th Street
 Fort Pierce, FL 34950

Property Owner: Charles Hayek
 1111 Fernandina Street
 Fort Pierce, FL 34949

Requested Action: Recommendation of Approval for the Conditional Use with no New Construction

Location: 305 S. 7th Street

Parcel IDs: 2410-705-0011-000-9

Collective Size: 0.24 acres

Zoning: C-1, Office Commercial

Future Land Use: OP, Offices – Professional & Business Services

Surrounding Zoning:

North	East	South	West
C-1	C-3	C-3	C-1

Staff Analysis:

In accordance with Section 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with No New Construction to operate a Massage, Yoga, & Spa business, known as Sunrise City Spa at 305 S. 7th Street

The business has been in existence for 3 years and was formally operated out of the Arcade Building. Due to a need to expand the business the applicant has decided to relocate the business to 305 S. 7th Street. The property is .24 acres in sized and is zoned C-1, Office Commercial. The type of use would necessitate Conditional Use Approval. The last business to be run out of this address was Cygnua Business Media, INC, in 2012. The business was in operation from 2003-2012 and it was an advertisaing agency.

The business will provide 2 offices, 2 treatment rooms, 2 lobby areas, a yogo studio, a public restroom, and a kitchen that will be open to employees only. There will be entrances and exists at both the front and back of the building. The business will only be conducted on the first floor of the structure. There will be a handicap ramp located in the back of the structure along with parking in the back as well. All sessions will only be conducted by appointment only.

There is only one driveway that leads to the parking lot in the back of the building. As it stands now the driveway width does not meet the requirments of City Code 22-61, Access Control. Since there is only one driveway it would normally be required that any driveway used for a commercial purpose would have to be at minimum 24 feet wide. With that said the property is historically designated and the driveway can be used as is for the proposed business. It is however recommended that the applicant install either a sign indicating to drivers that there is a narrow driveway or a mirror so that drivers can see if someone is about to enter or exit the driveway. Since the business is by appointment only it should alleviate the concerns of utilizing a narrow driveway. The driveway should also be adequately lit if not already, to allow drivers to see if antoher car is about to enter or exit the driveway at times when it is dark outside. Both the parking lot and driveway areas should be lit to a minimum average of 2 foot candles pursuant to City Code 22-60 (j).

The parking for the site will need to be verified and in compliance with the standards as set forth in City Code 22-60 (c)(1). The Fort Pierce Building Department has requested that building permits be filed for the required reconfiguration of the parking lot. The building permit should show how many parking spaces are to be provided, along with an ADA parking space, ADA ramp to the building, and an accessable route from the handicap space to the building.

Technical Review Committee:

All affected City Departments have reviewed the proposed Conditional Use with No New Construction and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review are provided for review.

Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation of approval for the Conditional Use with No New Construction to the City Commission with the following condition.

1. The applicant submit a building permit as requested by the building department. The building permit should show compliance with the requirements as set forth in City Code 22-60, Off Street Parking & Loading. The permit would include: location of parking spaces that will be provided, along with an ADA parking space, ADA ramp to the building, and an accessible route from the handicap space to the building. The building permit should be submitted to the Building Department within 30 days of Conditional Use Approval by the City Commission.



Conditional Use with No New Construction
Sunrise City Spa – 305 S. 7th Street
Aerial Map





THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 305 South 7th Street
Parcel ID #(s) 2410-705-0011-000-9
Project description massage / yoga / spa

Charles Hayek
Property Owner(s)
305 S. 7th St.
Street Address
FP FL 34950
City State Zip
772-828-1080
Phone Number
cchawk77@aol.com
Email Address

Angel French
Applicant/Representative, Title, Company
305 South 7th St.
Street Address
FP FL 34950
City State Zip
772-519-7069
Phone Number
Angel a
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.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 31st day of October, 2017, by Charles

Charles Hayek who is personally known to me or has produced _____ as identification.

Signature of Notary



AMARIS ISABEL GIL
MY COMMISSION # FF 914194
EXPIRES: August 30, 2019
Bonded Thru Budget Notary Services

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: _____

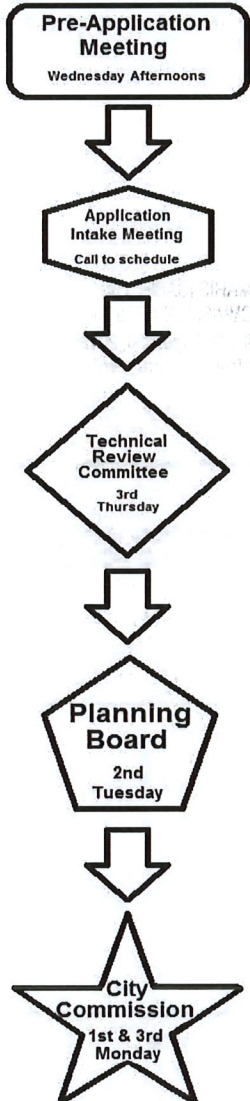
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
office			

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.

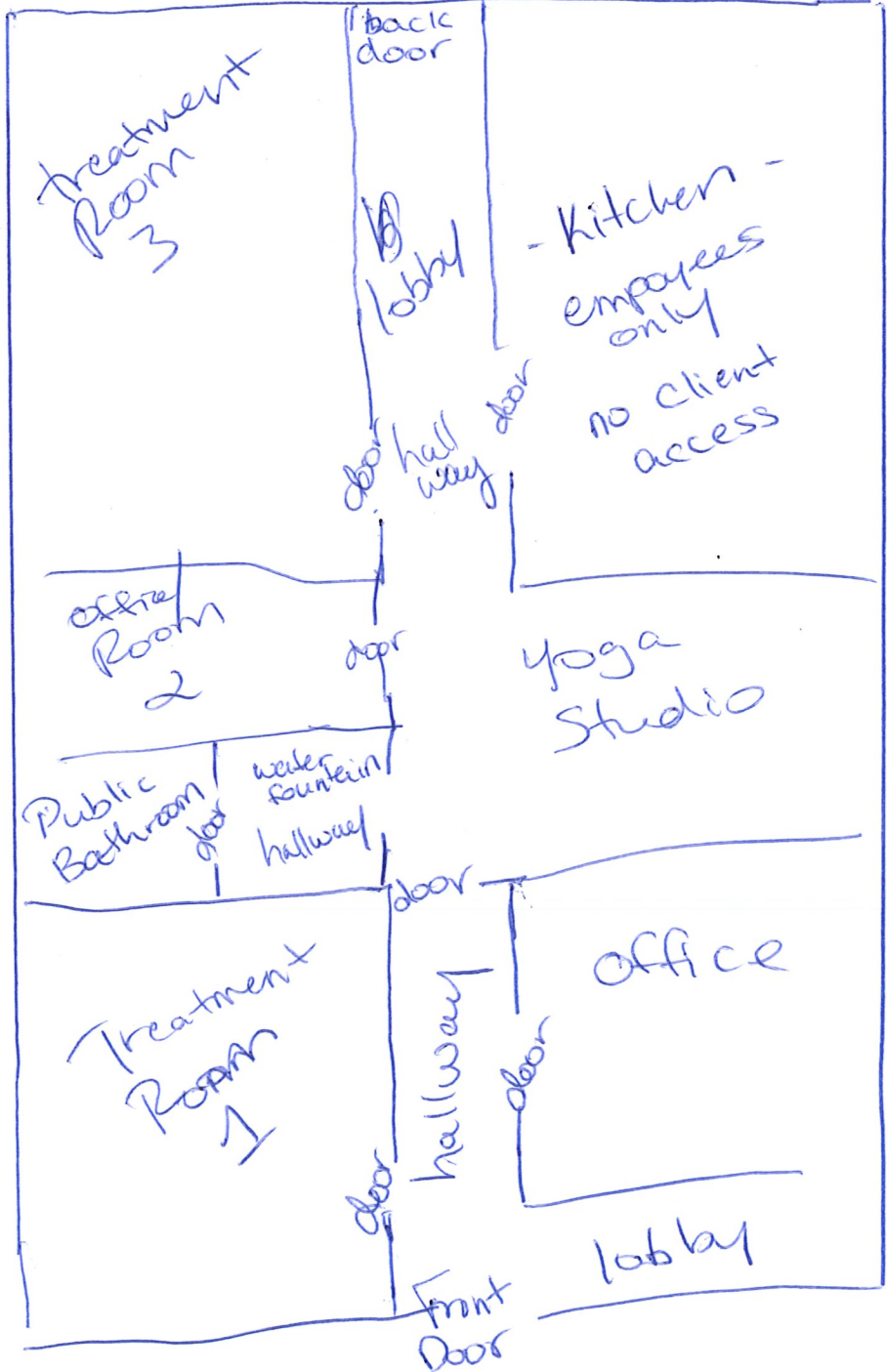
Application Outlook



Private lot
Parking
w/ handicap
parking

handicap ramps

Driveway



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

Property Identification

Site Address: 305 S 7th ST
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10S
 Zoning: HistoricDi

Parcel ID: 2410-705-0011-000-9
 Account #: 23559
 Use Type: 1700
 Jurisdiction: Fort Pierce

Ownership

Charles Hayek
 1111 Fernandina ST
 Fort Pierce, FL 34949

Legal Description

CANNING CO'S S/D N 19 FT OF E 210 FT OF LOT 5 AND S 35 FT OF E 210 FT OF LOT 6-LESS E 12 FT AND LESS: FROM SE COR LOT 5 RUN W 12 FT TO W R/W S 7 ST, TH N ON R/W 140 FT FOR POB, TH W 98 FT, TH S 1FT, TH E 98 FT, TH N 1 FT TO POB- (8) (MAP 24/10E) (OR 3844-2214)

Current Values

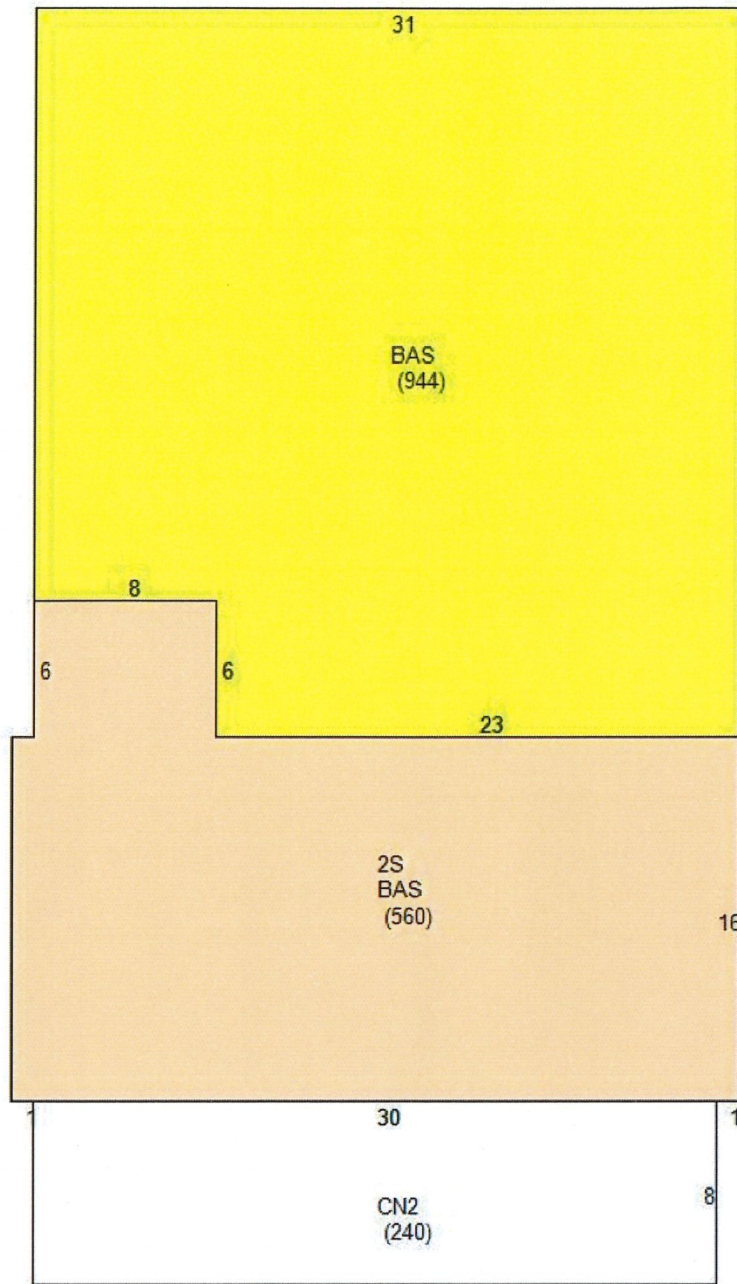
Just/Market Value: \$106,000
 Assessed Value: \$106,000
 Exemptions: \$0
 Taxable Value: \$106,000
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 2,064
 Gross Area (SF): 2,304
 Land Size (acres): 0.24
 Land Size (SF): 10,594

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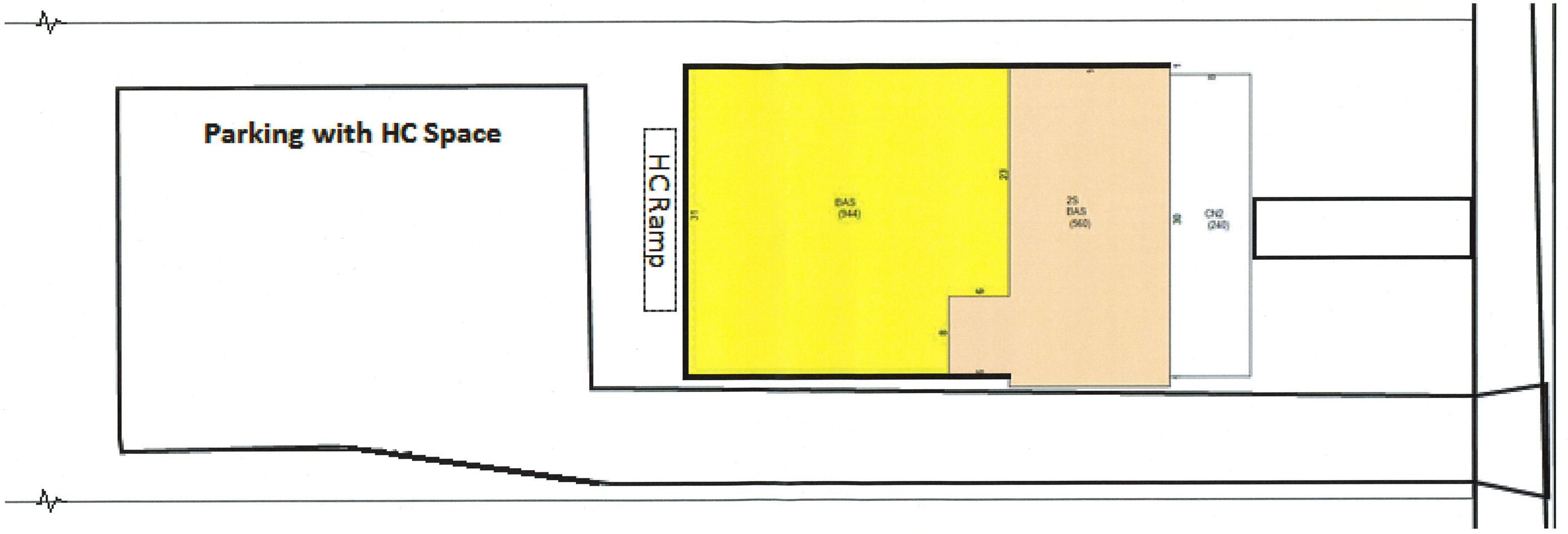
Parking with HC Space

HC Ramp

BAS
(84)

25
BAS
(80)

CR
(40)





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305

To whom it concerns,

11/1/17

With my application & fees
I am attaching this letter to
request a reimbursement or partial
reimbursement of ~~\$500~~ temp use fees,
upon approval of the conventional use.
I am passionate about Fort Pierce
and excited to be part of the changes
happening around PAD & 7th St. district.
My spa originally in the Arcade Building
is going into 3rd yr. of business. A
need to grow & expand brought me
to 305 S. 7th St, we did not realize
it was not properly zoned. My vision
is to bring beauty, growth & opportunity
to this area through bodywork,
esthetics & yoga therapy. Thank
you for your time & consideration.

- Angel French



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT *Florida*



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 305 S. 7th St. – Sunrise City Spa – Cond. Use (BC)

DATE : 12.21.17

The proposed may trigger the following Code requirements:

1. Drawing required for buildout to accommodate:
 - ADA parking space
 - Accessible route to public way
 - ADA restrooms/ ADA ramp
2. Building permits required for reconfiguration of space.

PT/km



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

JRA

**RE : Sunrise City Spa Conditional Use – 305 S. 7th Street
TRC No. 17-04000016**

DATE : December 13, 2017



This is to advise you that we have completed the review of the following documents as received by this office on December 12, 2017:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

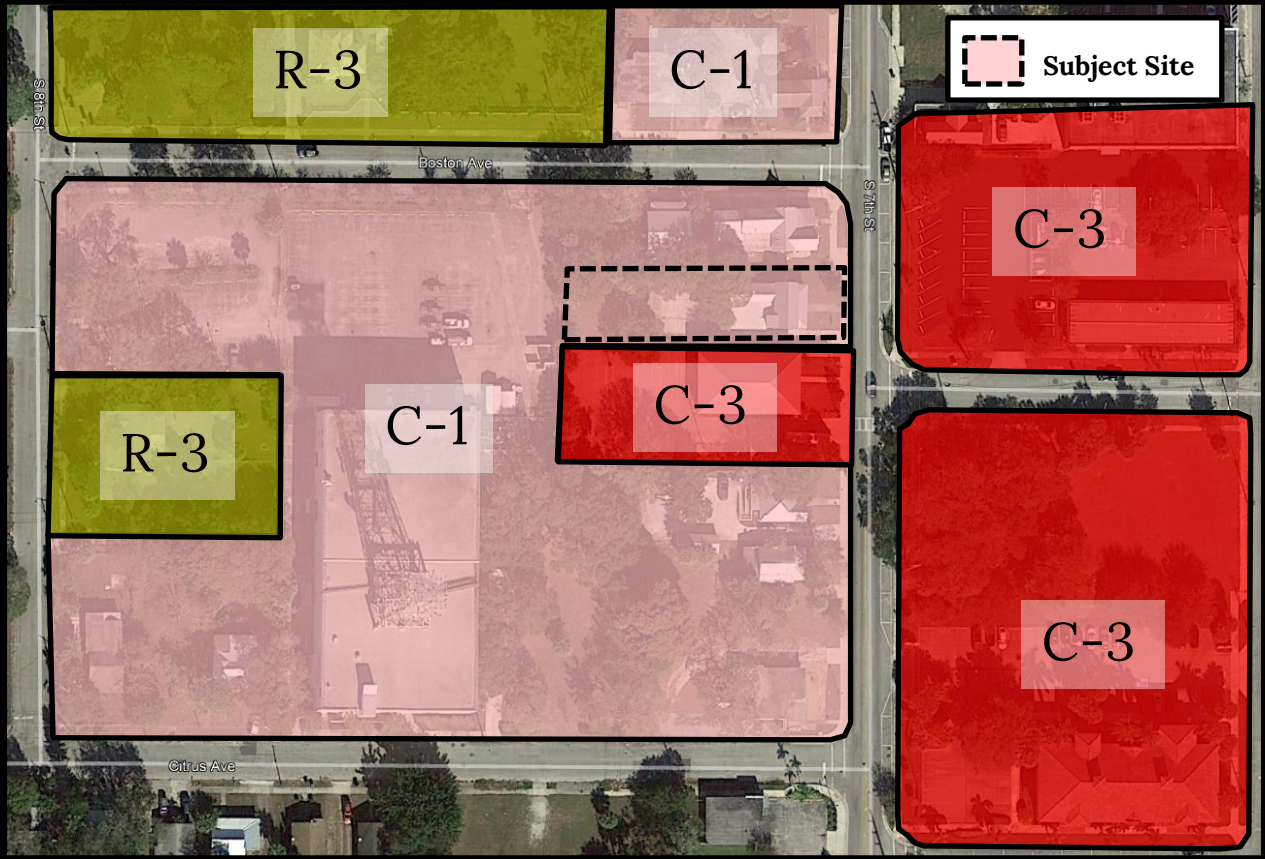
- Recommend Do Not Recommend
- Approval of Conditional Use Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\S\Sunrise City Spa\Conditional Use\Submittal No. 1\CU Approval Memo - 121417.docx



Conditional Use with No New Construction
Sunrise City Spa - 305 S. 7th Street
Zoning Map



Planning Board

7.b.

Meeting Date: 01/09/2018

Information

REQUESTED ACTION

Conditional Use - McLeod Dwelling Rental - 808 Atlantic Avenue

LOCATION

808 Atlantic Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Approve with the following Conditions:

- 1) The maximum occupancy of the home does not exceed four (4) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
- 5) Limit no more than 2 vehicles (1 in the garage, 1 in the driveway or on-street parking).

Attachments

Staff Report
Aerial & Zoning Maps
Application
Power of Attorney
Property Record Card
Survey
Floor Plan
Narrative
Renovation Pictures
House Rules

Form Review

Form Started By: Vennis Gilmore
Final Approval Date: 01/03/2018

Started On: 01/02/2018 02:19 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use**
McLeod Dwelling Rental
808 Atlantic Avenue

DATE: December 29, 2017

STAFF REPORT

Owner: Faith McLeod
 566 Osborn Street
 Brooklyn, NY. 11212

Applicant: Michael McLeod - AIF
 822 Atlantic Avenue
 Fort Pierce, FL. 34950

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as one (1) month.

Location: 808 Atlantic Avenue

Parcel ID: 2410-706-0021-000-5

Current Zoning: Single-Family Moderate Density Zone (R-3)

Future Land Use: Low Density Residential (RL)

Surrounding Zoning:

North	East	South	West
C-3	R-3	R-3	R-3

Site Size: .15 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 808 Atlantic Avenue, to offer lodging of less than six (6) months and a minimum of one (1) to guests. The subject property consists of a single-family residence. The single-family structure is a one-story single family home with a finished floor area of 1,326 square feet, containing two (2) bedrooms, one (1) bathroom and traditional support rooms. There is driveway for parking as well as a one (1) car garage in the rear; with access from the alleyway in the rear. There is On-Street Parking as well, along Atlantic Avenue. The neighborhood that the subject property is located in is historic; therefore several homes have no front-yard driveway but instead in the rear yard. The property is located within the Sample Oaks historic district. The property is zoned Single-Family Moderate Density Zone (R-3).

The property is located near the northwest corner of Atlantic Avenue and S. 8th Street; south of Orange Avenue. The site is surrounded by single family residences to the south, east and west. Properties to the north of the subject site are commercial. There is a sidewalk along the 50 feet of frontage along Atlantic Avenue frontage of the subject property.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a “Dwelling rental (dwelling unit)”, and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a “Vacation rental”, and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than one (1) month. The rental of a dwelling for periods at a minimum of one (1) month, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	Vacation Rental
<i>Length of Stay</i>	Less than 6 months	30 days or less
<i>Lodging Type(s)</i>	Non-Transient (more than 30 days)	Transient Lodging
<i>State License Requirement</i>	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
<i>Public lodging establishment (ADA & Misc. Regulations)</i>	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use

The subject site is located within the Single-Family Moderate Density Zone (R-3) district which is designed to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Traffic & Parking

The traffic generation from the proposed use is undetermined based upon numerous variables present, and the absence of complete data by the Institute of Transportation Engineers (ITE) Trip Generation Manuel. Review of similar uses of this scale, in comparison to impacts of a multifamily housing development, suggest an insignificant effect overall evaluation; however the absence of maximum occupancy, occurrence of short lengths of stay, and frequency of cleaning services are variables that may concentrate trips during seasonal months and weekends, causing elevated traffic impacts during such times.

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject site features a one (1) car garage, on-street parking and driveway space.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than one (1) month would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

- 1) The maximum occupancy of the home does not exceed four (4) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
- 5) Limit no more than 2 vehicles (1 in the garage, 1 in the driveway or on-street parking).



Atlantic Avenue

Alley

S. 8th Street



McLeod Dwelling Rental
Conditional Use w/ No New Construction
808 Atlantic Avenue
Aerial Map



THE SUNRISE CITY
FORT PIERCE
Florida

ALLEY

S. 8th Street

Atlantic Avenue



McLeod Dwelling Rental
Conditional Use w/ No New Construction
808 Atlantic Avenue



THE SUNRISE CITY
FORT PIERCE
Florida

C-3 =  **R-3** = 

Zoning Map



Conditional Use – No New Construction

Property address or Location 808 Atlantic Avenue

Parcel ID #(s) 2410-706-0021-000-5

Project description Application for Short Term Dwelling (+ 30 days) in R3 zone

Faith McLeod

Property Owner(s)

566 Osborn Street

Street Address

Brooklyn NY 11212

City State Zip

347 820 1957

Phone Number

mclaudius1@netzero.com

Email Address

Michael McLeod - AIF

Applicant/Representative, Title, Company

822 Atlantic Avenue

Street Address

Fort Pierce FL 34950

City State Zip

347 820 1957

Phone Number

mclaudius1@netzero.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.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 1st day of December, 2017, by

Michael Claudius McLeod who is personally known to me or has produced

Fy DL as identification.


Signature of Notary

(seal)



AMARIS ISABEL GIL
MY COMMISSION # FF 914194
EXPIRES: August 30, 2019
Bonded Thru Budget Notary Services

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 1,326 Parking Spaces: 0

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

North	South	East	West
Commercial	Residential	Residential	Residential

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



POWER OF ATTORNEY

NEW YORK STATUTORY SHORT FORM

- (a) **CAUTION TO THE PRINCIPAL:** Your Power of Attorney is an important document. As the “principal,” you give the person whom you choose (your “agent”) authority to spend your money and sell or dispose of your property during your lifetime without telling you. You do not lose your authority to act even though you have given your agent similar authority.

When your agent exercises this authority, he or she must act according to any instructions you have provided or, where there are no specific instructions, in your best interest. “Important Information for the Agent” at the end of this document describes your agent’s responsibilities.

Your agent can act on your behalf only after signing the Power of Attorney before a notary public.

You can request information from your agent at any time. If you are revoking a prior Power of Attorney, you should provide written notice of the revocation to your prior agent(s) and to any third parties who have acted upon it, including the financial institutions where your accounts are located.

You can revoke or terminate your Power of Attorney at any time for any reason as long as you are of sound mind. If you are no longer of sound mind, a court can remove an agent for acting improperly.

Your agent cannot make health care decisions for you. You may execute a “Health Care Proxy” to do this.

The law governing Powers of Attorney is contained in the New York General Obligations Law, Article 5, Title 15. This law is available at a law library, or online through the New York State Senate or Assembly websites, www.senate.state.ny.us or www.assembly.state.ny.us.

If there is anything about this document that you do not understand, you should ask a lawyer of your own choosing to explain it to you.

(b) DESIGNATION OF AGENTS:

I, FAITH THEODORA MCLEOD, of 1163 Putnam Ave, Brooklyn, New York, hereby appoint:

MICHAEL CLAUDIUS MCLEOD, of 41 Cambridge Pl., Brooklyn, New York 11238, as my agent.

If you designated more than one agent above, they must act together unless you initial the statement below:

James My agents may act SEPARATELY.

(c) DESIGNATION OF SUCCESSOR AGENTS: (OPTIONAL)

If any agent named above is unable or unwilling to serve, I appoint as my successor agent(s):

SYLVIA ROSE BINNS, of Brooklyn, New York.

ELIZABETH VICTORIA NOEL, of Silver Spring, Maryland.

Successor agents designated above must act together unless you initial the statement below.

James My successor agents may act SEPARATELY.

You may provide for specific succession rules in this section. Insert specific succession provisions here:

The above named successor agents shall serve individually and in the order as listed above.

(d) This POWER OF ATTORNEY shall not be affected by my subsequent incapacity unless I have stated otherwise below, under "Modifications".

(e) This POWER OF ATTORNEY DOES NOT REVOKE any prior Powers of Attorney previously executed by me unless I have stated otherwise below, under "Modifications".

If you do NOT intend to revoke your prior Powers of Attorney, and if you have granted the same authority in this Power of Attorney as you granted to another agent in a prior Power of Attorney, each agent can act separately unless you indicate under "Modifications" that the agents with the same authority are to act together.

(f) GRANT OF AUTHORITY:

To grant your agent some or all of the authority below, either

- (1) Initial the bracket at each authority you grant, or
- (2) Write or type the letters for each authority you grant on the blank line at (P), and initial the bracket at (P). If you initial (P), you do not need to initial the other lines.

I grant authority to my agent(s) with respect to the following subjects as defined in §§5-1502A through 5-1502N of the New York General Obligations Law:

James (A) real estate transactions;

- (B) chattel and goods transactions;
- (C) bond, share, and commodity transactions;
- (D) banking transactions;
- (E) business operating transactions;
- (F) insurance transactions;
- (G) estate transactions;
- (H) claims and litigation;
- (I) personal and family maintenance. If you grant your agent this authority, it will allow the agent to make gifts that you customarily have made to individuals, including the agent, and charitable organizations. The total amount of all such gifts in any one calendar year cannot exceed five hundred dollars;
- (J) benefits from governmental programs or civil or military service;
- (K) health care billing and payment matters; records, reports, and statements;
- (L) retirement benefit transactions;
- (M) tax matters;
- (N) all other matters;
- (O) full and unqualified authority to my agent(s) to delegate any or all of the foregoing powers to any person or persons whom my agent(s) select;
- (P) EACH of the matters identified by the following letters: A, B, C, D, E, F, G, H, I, J, K, L, M, N, and O.

You need not initial the other lines if you initial line (P).

(g)MODIFICATIONS: (OPTIONAL)

In this section, you may make additional provisions, including language to limit or supplement authority granted to your agent. However, you cannot use this Modifications section to grant your agent authority to make gifts or changes to interests in your property. If you wish to grant your agent such authority, you MUST complete the Statutory Gifts Rider.


1. My agent has the power and authority to request, review, and receive, to the extent I could do so individually, any information, verbal or written, regarding my physical or mental health, including, but not limited to, my individually identifiable health information or other medical records. This release authority applies to any information governed by the Health Insurance Portability and Accountability Act of 1996 (HIPAA), 42 U.S.C. 1320d and 45 CFR 160-164. I hereby authorize any physician, health care professional, dentist, health plan, hospital, clinic, laboratory, pharmacy, or other covered health care provider, any insurance company, and the Medical Information Bureau, Inc., or other health care clearinghouse that has provided treatment or services to me, or that has paid for or is seeking payment from me for such services, to give, disclose, and release to my agent, without restriction, all of my individually identifiable health information and medical records regarding any past, present, or future medical or mental health condition. This authority given my agent shall supersede any other agreement

which I may have made with my health care providers to restrict access to or disclosure of my individually identifiable health information. This authority given my agent shall be effective immediately, has no expiration date and shall expire only in the event that I revoke the authority in writing and deliver it to my health care provider.

2. My agent has the power and authority to take any actions in connection with any digital accounts, assets and/or rights, including the power to access, continue, modify, or terminate existing accounts; create or change any "passwords" and/or "user identification profiles".
3. My agent has the power and authority to create an irrevocable trust on my behalf wherein the beneficial interests at my death shall be the same as the dispositive provisions in any revocable trust created by me and in effect on the date such irrevocable trust is created (provided, if no such revocable trust exists, the dispositive provisions of my Last Will and Testament shall be used), to name the Trustees and successor Trustees of such irrevocable trust, and to fund such irrevocable trust with all or any assets of mine or other interests in property which are capable of being held in said trust, including those assets which may then be held in a revocable trust for my benefit. This authority includes the power to create and fund a trust which may qualify me for Medicaid. My Agent may serve as the Trustee of the trust. My Agent shall have the power to exercise whatever trust powers or elections which I may exercise.
4. In addition, I make the following additional modifications:

(h) CERTAIN GIFT TRANSACTIONS: STATUTORY GIFTS RIDER (OPTIONAL)

In order to authorize your agent to make gifts in excess of an annual total of \$500 for all gifts described in (I) of the grant of authority section of this document (under personal and family maintenance), you must initial the statement below and execute a Statutory Gifts Rider at the same time as this instrument. Initialing the statement below by itself does not authorize your agent to make gifts. The preparation of the Statutory Gifts Rider should be supervised by a lawyer.

 (SGR) I grant my agent authority to make gifts in accordance with the terms and conditions of the Statutory Gifts Rider that supplements this Statutory Power of Attorney.

(i) DESIGNATION OF MONITOR(S): (OPTIONAL)

I wish to designate _____, whose address is _____, as monitor. Upon the request of the monitor, my agent(s) must provide the monitor with a copy of the power of attorney and a record of all transactions done or made on my behalf; unless reasonable cause exists to require otherwise, the agent shall not be obligated by the monitor to provide financial

details or accountings more frequently than annually. Third parties holding records of such transactions shall provide the records to the monitor upon request.

(j) COMPENSATION OF AGENT(S): (OPTIONAL)

Your agent is entitled to be reimbursed from your assets for reasonable expenses incurred on your behalf. If you ALSO wish your agent(s) to be compensated from your assets for services rendered on your behalf, initial the statement below. If you wish to define "reasonable compensation", you may do so above, under "Modifications".

() My agent(s) shall be entitled to reasonable compensation for services rendered.

(k) ACCEPTANCE BY THIRD PARTIES:

I agree to indemnify the third party for any claims that may arise against the third party because of reliance on this Power of Attorney. I understand that any termination of this Power of Attorney, whether the result of my revocation of the Power of Attorney or otherwise, is not effective as to a third party until the third party has actual notice or knowledge of the termination.

(l) TERMINATION:

This Power of Attorney continues until I revoke it or it is terminated by my death or other event described in §5-1511 of the General Obligations Law. §5-1511 of the General Obligations Law describes the manner in which you may revoke your Power of Attorney, and the events which terminate the Power of Attorney.

(m) SIGNATURE AND ACKNOWLEDGMENT:

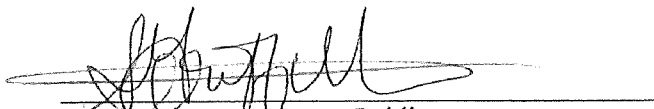
In Witness Whereof, I have hereunto signed my name on this 24th day of November, 2012.


FAITH THEODORA MCLEOD

State of New York
County of Kings

ss.:

On this ___ day of November, 2012, before me, the undersigned, personally appeared FAITH THEODORA MCLEOD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Susan Griffith
Notary Public State of New York
No. 01GR5001619
Qualified in Kings County
Commission Expires 3/19/16

11/24/12

(n) IMPORTANT INFORMATION FOR THE AGENT

When you accept the authority granted under this Power of Attorney, a special legal relationship is created between you and the principal. This relationship imposes on you legal responsibilities that continue until you resign or the Power of Attorney is terminated or revoked. You must:

1. act according to any instructions from the principal, or, where there are no instructions, in the principal's best interest;
2. avoid conflicts that would impair your ability to act in the principal's best interest;
3. keep the principal's property separate and distinct from any assets you own or control, unless otherwise permitted by law;
4. keep a record of all receipts, payments, and transactions conducted for the principal; and
5. disclose your identity as an agent whenever you act for the principal by writing or printing the principal's name and signing your own name as "agent" in either of the following manners: (Principal's Name) by (Your Signature) as Agent, or (Your Signature) as Agent for (Principal's Name).

You may not use the principal's assets to benefit yourself or anyone else or make gifts to yourself or anyone else unless the principal has specifically granted you that authority in this document, which is either a Statutory Gifts Rider attached to a Statutory Short Form Power of Attorney or a Non-Statutory Power of Attorney. If you have that authority, you must act according to any instructions of the principal or, where there are no such instructions, in the principal's best interest. You may resign by giving written notice to the principal and to any co-agent, successor agent, monitor if one has been named in this document, or the principal's guardian if one has been appointed. If there is anything about this document or your responsibilities that you do not understand, you should seek legal advice.

Liability of agent:

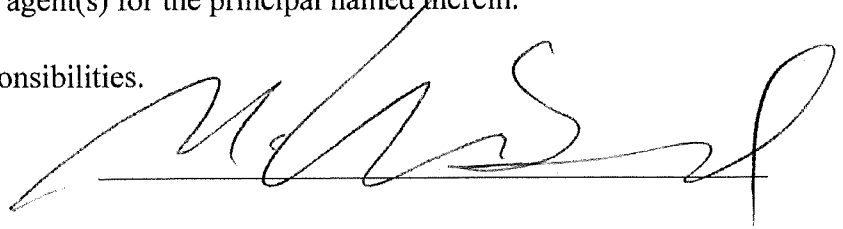
The meaning of the authority given to you is defined in New York's General Obligations Law, Article 5, Title 15. If it is found that you have violated the law or acted outside the authority granted to you in the Power of Attorney, you may be liable under the law for your violation.

(o) AGENT'S SIGNATURE AND ACKNOWLEDGMENT OF APPOINTMENT: It is not required that the principal and the agent(s) sign at the same time, nor that multiple agents sign at the same time.

I/we, MICHAEL CLAUDIUS MCLEOD, have read the foregoing Power of Attorney. I am/we are the person(s) identified therein as agent(s) for the principal named therein.

I/we acknowledge our legal responsibilities.

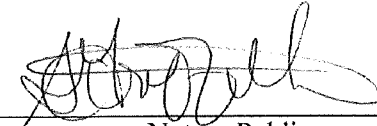
Agent(s) sign(s) here:

A handwritten signature in black ink, appearing to read "Michael Claudius McLeod", is written over a horizontal line. The signature is fluid and cursive.

State of New York
County of Kings

ss.:

On this 24 day of November, 2012, before me, the undersigned, personally appeared MICHAEL CLAUDIUS MCLEOD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

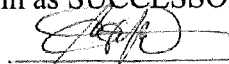
Susan Griffith
Notary Public State of New York
No. 01GR5001619
Qualified in Kings County
Commission Expires 8/14/16

(p) SUCCESSOR AGENT'S SIGNATURE AND ACKNOWLEDGMENT OF APPOINTMENT: It is not required that the principal and the SUCCESSOR agent(s) sign at the same time, nor that multiple SUCCESSOR agents sign at the same time. Furthermore, successor agents can not use this power of attorney unless the agent(s) designated above is/are unable or unwilling to serve.

I/we, SYLVIA ROSE BINNS and ELIZABETH VICTORIA NOEL, have read the foregoing Power of Attorney. I am/we are the person(s) identified therein as SUCCESSOR agent(s) for the principal named therein.



SYLVIA ROSE BINNS

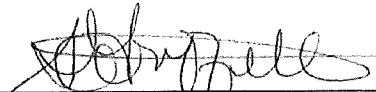


ELIZABETH VICTORIA NOEL

State of New York
County of Kings

ss.:

On this 24 day of November, 2012, before me, the undersigned, personally appeared SYLVIA ROSE BINNS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



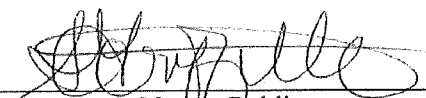
Notary Public

Susan Griffith
Notary Public State of New York
No. 01GR5001619
Qualified in Kings County
Commission Expires 8/14/16

State of New York
County of Kings

ss.:

On this 24 day of November, 2012, before me, the undersigned, personally appeared ELIZABETH VICTORIA NOEL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Susan Griffith
Notary Public State of New York
No. 01GR5001619
Qualified in Kings County
Commission Expires 8/14/16

Property Identification

Site Address: 808 ATLANTIC AVE
Parcel ID: 2410-706-0021-000-5
Account #: 23574
Map ID: 24/10S
Use Type: 0100
Zoning: R3
City/County: Fort Pierce

Ownership

Faith T McLeod
566 Osborn ST
Brooklyn, NY 11212

Legal Description

PARKWAY PLACE LOT 21 (MAP 24/10E) (OR 3805-2225 ; 3805-2226)

Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office [☑](#)
Download TRIM for this parcel: [Download PDF](#) [☑](#)



Total Areas

Finished/Under Air (SF):	1,326
Gross Area (SF):	1,750
Land Size (acres):	0.15
Land Size (SF):	6,400

Sale History

Date:	Oct 29, 2015
Book/Page:	3805 / 2226
Sale Code:	0111
Deed:	QC
Grantor:	McLeod Faith T
Price:	\$100
Date:	Oct 29, 2015
Book/Page:	3805 / 2225
Sale Code:	0001
Deed:	SP
Grantor:	Campbell Roy
Price:	\$50,000
Date:	Mar 6, 2001
Book/Page:	1369 / 0431
Sale Code:	XX01
Deed:	TD
Grantor:	Fulce, Patricia L.
Price:	\$25,200
Date:	Dec 31, 1993
Book/Page:	0877 / 2453
Sale Code:	XX00
Deed:	WD
Grantor:	Michael E Woodcock
Price:	\$25,000
Date:	May 1, 1984
Book/Page:	0432 / 2550
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	\$35,900

Building Information (1 of 1)

Finished Area: 1,326 SF
Gross Total Area: 1,750 SF

Exterior Data

View:
Building Type: HD+
Grade: D+

Roof Cover: Dim Shingle
Year Built: 1948
Effective Year: 1970

Roof Structure: Gable
Frame:
Primary Wall: CB Stucco

Story Height: 1 Story

No. Units: 1

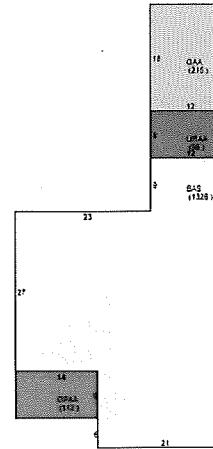
Secondary Wall:

Bedrooms: 2
Full Baths: 1
Half Baths: 0
A/C %: 0%

Electric: MAXIMUM
Heat Type: FredHotAir
Heat Fuel: ELEC
Heated %: 100%

Interior Data

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Double Pine
Sprinkled %: N/A%



Special Features and Yard Items

Type:	WOOD FEN 3'
Quantity:	1
Units:	120
Year Built:	1999
Type:	WOOD FEN 6'
Quantity:	1
Units:	52
Year Built:	2016

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:
Land:
Just/Market:
Ag Credit:
Save Our Homes or 10% Cap:
Assessed:
Exemption(s):
Taxable:

Current Year Special Assessment Breakdown

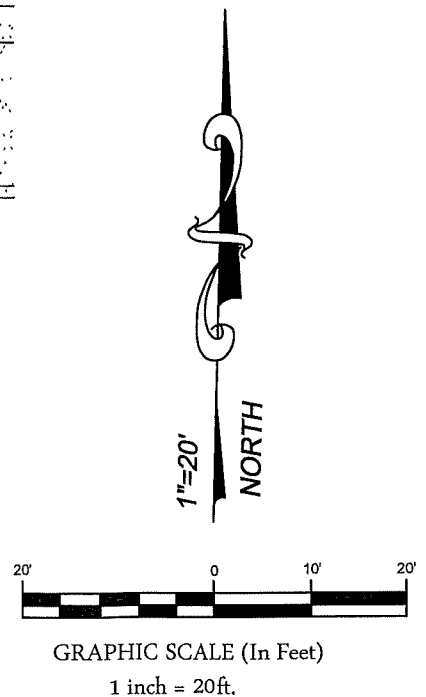
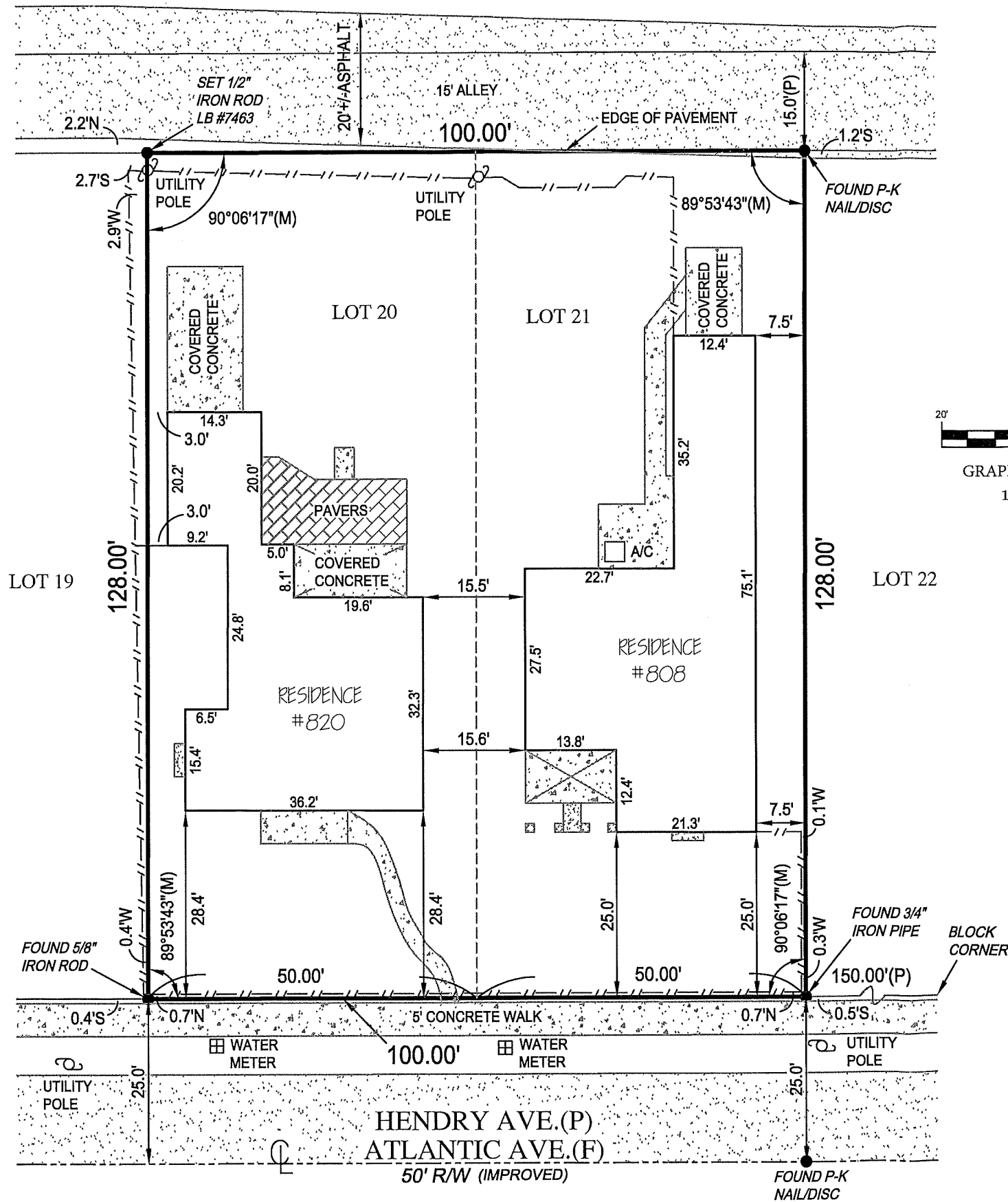
Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$54.00

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:	F88000838R
Issue Date:	Jul 1, 1988
Description:	Roof
Amount:	\$2,000
Fee:	\$2,000
Number:	F94-1149
Issue Date:	Sep 23, 1994
Description:	Alterations/Remodeling
Amount:	\$18,000
Fee:	\$18,000
Number:	BP10-0441
Issue Date:	Mar 8, 2010
Description:	Alterations/Remodeling



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:
 LOTS 20 AND 21, PARKWAY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

FLOOD ZONE: X
 COMMUNITY NUMBER: 120286
 PANEL: 12111C0179
 SUFFIX: J

ABBREVIATION DESCRIPTION:
 A/C AIR CONDITIONER
 C/L CENTERLINE
 P PLAT
 LB LICENSED BUSINESS
 P-K PARKER KYLON NAIL
 M MEASURED
 R/W RIGHT OF WAY

- NOTES:**
- LEGAL DESCRIPTION PROVIDED BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Kenneth J. Osborne PSM #6415
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

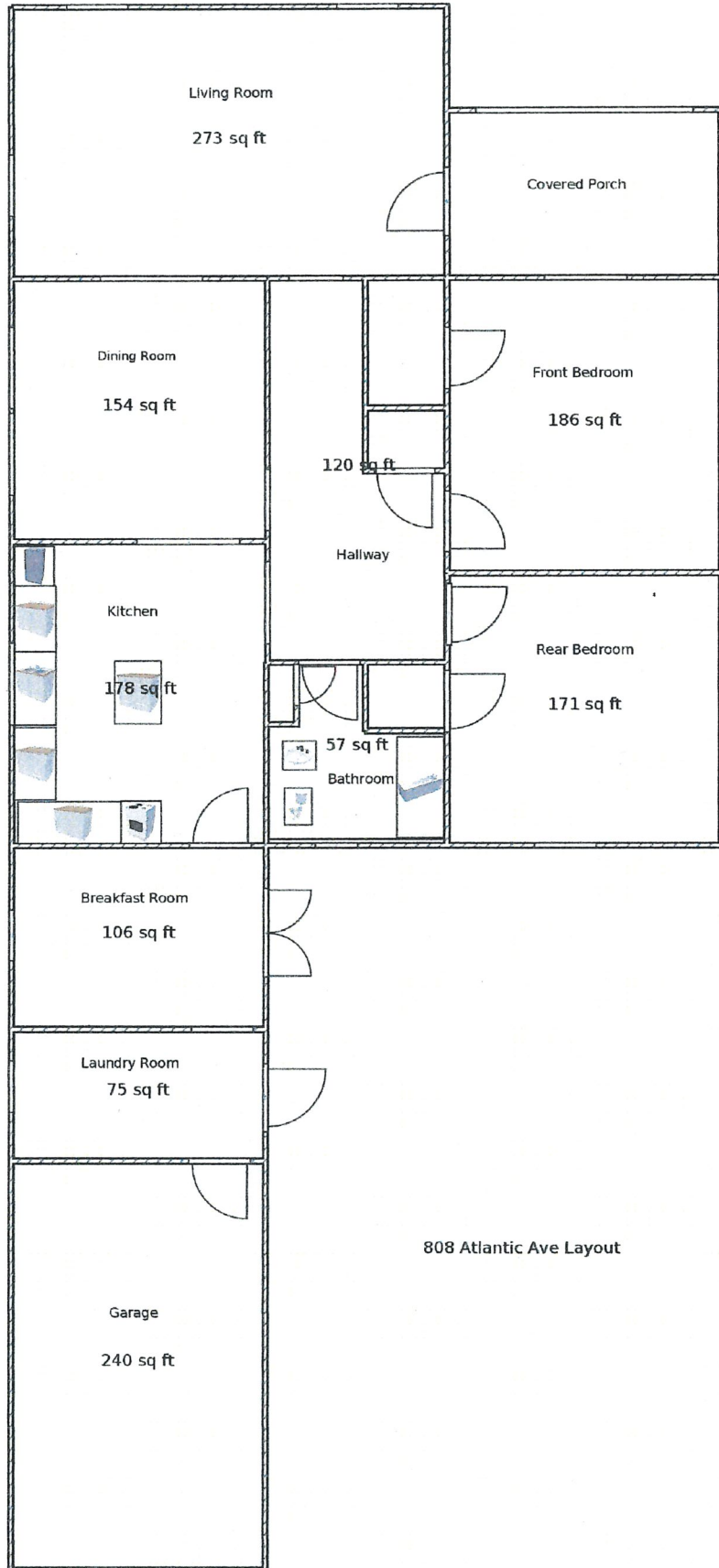
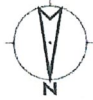
BOUNDARY SURVEY OF
 808 AND 820 ATLANTIC AVENUE
 FORT PIERCE, FL, 34950
 PREPARED FOR
 MICHAEL McLEOD

Project C-15376	Sheet 1 of 1
Date 11-10-2017	
Scale 1" = 20'	

6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net

COMPASS SURVEYING

PHONE: 561.640.4800 FAX: 561.640.0576
 LB. 7463



808 Atlantic Ave Layout

December 1, 2017

City of Ft Pierce Planning Department
re: Conditional use for short-term dwelling in zone R3

Address: 808 Atlantic Av, Ft Pierce FL 34950

This property is located in the Sample Oaks Historic District on a quiet residential block. Painstakingly restored and beautifully landscaped, this mid-century 2 bedroom home offers a unique glimpse into Old Florida. Hardwood floors, original tile bath, and meticulously recreated period kitchen cabinets contribute to this very special experience of a Florida long past.

Antique furnishings, a small library, window bench, and fireplace offer retirees, artists, writers, and spiritual seekers a welcome retreat, as well as a charming alternative for visiting scholars and employees.

Given the daunting effort required in the reclamation of a derelict property, it is clear that the intention is to attract renters with a sincere appreciation of the arts and of Ft Pierce history. The house is limited to a maximum of 4 occupants, but in most cases, 2 are the norm. There is ample street parking, but also an attached garage and driveway in the rear.

The property abuts an alley which is shared by a commercial enterprise, with residential properties on either side (one of which we own and are also applying for conditional use). We reside in a third house adjacent to the properties, and are available to the renters and residents alike at all times.

An added bonus is our location in the Peacock Arts District, whose development would be accelerated by the presence of our guests, who would be inclined to support the envisioned galleries, cafes, and performance arts.

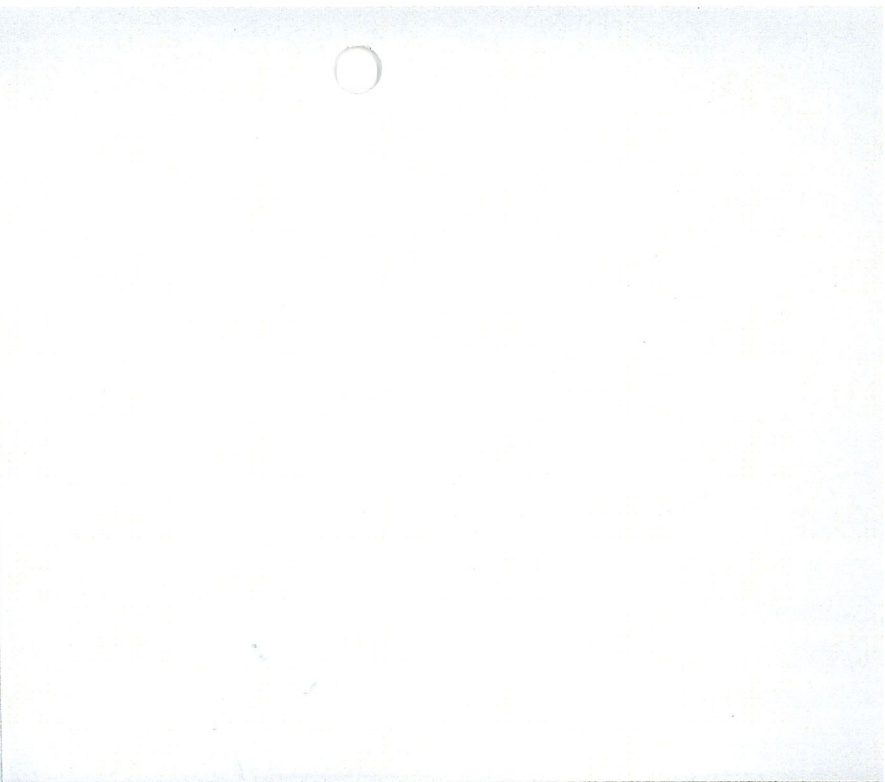
As professional members of the arts community ourselves, we have a very personal interest in the revitalization of the area west of US1.

The permitting of this property will allow the opportunity to further enhance the development of the community and the arts district and draw attention to the extraordinary historic fabric of the town of Ft Pierce.

Thank you in advance for your thoughtful consideration!

Michael McLeod
822 Atlantic Av
Ft Pierce FL 34950
347 820 1957





Refund Policy, Fees, and House Rules

1. A 60 day notice is required for 100% refund, 30 day notice for 50% refund. No refunds under 30 days. No reimbursement for early departure.
2. 50% of rental is due on booking and 50% due on arrival
3. Pets are welcome upon approval- must be well-behaved and adorable. There is a daily additional fee of \$10 per pet, limit 2 pets per rental.
4. Additional guests, no charge. Maximum occupancy is 4 persons.
5. Cleaning fee \$65
6. 11.5% state and tourist tax
7. Guests are financially responsible for any loss or damage to property.
8. Not suitable for parties or events
9. Strict no smoking policy on premises
10. We strive for environmental sustainability, and supply filtered water, natural cleaning products and towels and bed linens made of natural fabrics. We also encourage composting, recycling, and the use of reusable shopping bags to minimize plastic in the waste stream.
11. Parking available in driveway and garage at rear of property.
12. We also offer free use of bicycles to encourage a more sustainable and healthy mode of transportation.
13. There is access to property owner/manager at all times, as the property is located next to owners' residence. Property will not be rented unless owners are present.

Planning Board

7.c.

Meeting Date: 01/09/2018

Information

REQUESTED ACTION

Conditional Use - McLeod Dwelling Rental - 820 Atlantic Avenue

LOCATION

820 Atlantic Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Approve with the following Conditions:

- 1) The maximum occupancy of the home does not exceed four (4) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
- 5) Limit no more than 2 vehicles (1 in the garage, 1 in the driveway or on-street parking).

Attachments

Staff Report
Aerial & Zoning Maps
Application
Property Record Card
Survey
Floor Plan
Narrative
Renovation Pictures
House Rules

Form Review

Form Started By: Vennis Gilmore
Final Approval Date: 01/03/2018

Started On: 01/02/2018 11:08 AM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use**
McLeod Dwelling Rental
820 Atlantic Avenue

DATE: December 29, 2017

STAFF REPORT

Owner/Applicant: Michael McLeod , Cathy Wassylenko
 822 Atlantic Avenue
 Fort Pierce, FL. 34950

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as one (1) month.

Location: 820 Atlantic Avenue

Parcel ID: 2410-706-0020-000-8

Current Zoning: Single-Family Moderate Density Zone (R-3)

Future Land Use: Low Density Residential (RL)

Surrounding Zoning:

North	East	South	West
C-3	R-3	R-3	R-3

Site Size: .15 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 808 Atlantic Avenue, to offer lodging of less than six (6) months and a minimum of one (1) to guests. The subject property consists of a single-family residence. The single-family structure is a one-story single family home with a finished floor area of 1,149 square feet, containing two (2) bedrooms, one (1) bathroom and traditional support rooms. There is driveway for parking as well as a one (1) car garage in the rear; with access from the alleyway in the rear. There is On-Street Parking as well, along Atlantic Avenue. The neighborhood that the subject property is located in is historic; therefore several homes have no front-yard driveway but instead in the rear yard. The property is located within the Sample Oaks historic district. The property is zoned Single-Family Moderate Density Zone (R-3).

The property is located near the northwest corner of Atlantic Avenue and S. 8th Street; south of Orange Avenue. The site is surrounded by single family residences to the south, east and west. Properties to the north of the subject site are commercial. There is a sidewalk along the 50 feet of frontage along Atlantic Avenue frontage of the subject property.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a “Dwelling rental (dwelling unit)”, and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly, or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a “Vacation rental”, and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than one (1) month. The rental of a dwelling for periods at a minimum of one (1) month, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	Vacation Rental
<i>Length of Stay</i>	Less than 6 months	30 days or less
<i>Lodging Type(s)</i>	Non-Transient (more than 30 days)	Transient Lodging
<i>State License Requirement</i>	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
<i>Public lodging establishment (ADA & Misc. Regulations)</i>	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use

The subject site is located within the Single-Family Moderate Density Zone (R-3) district which is designed to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Traffic & Parking

The traffic generation from the proposed use is undetermined based upon numerous variables present, and the absence of complete data by the Institute of Transportation Engineers (ITE) Trip Generation Manual. Review of similar uses of this scale, in comparison to impacts of a multifamily housing development, suggest an insignificant effect overall evaluation; however the absence of maximum occupancy, occurrence of short lengths of stay, and frequency of cleaning services are variables that may concentrate trips during seasonal months and weekends, causing elevated traffic impacts during such times.

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject site features a one (1) car garage, on-street parking and driveway space.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than one (1) month would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

- 1) The maximum occupancy of the home does not exceed four (4) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
- 5) Limit no more than 2 vehicles (1 in the garage, 1 in the driveway or on-street parking).



Atlantic Avenue

Alley

S. 8th Street



McLeod Dwelling Rental

Conditional Use w/ No New Construction

820 Atlantic Avenue

Aerial Map



THE SUNRISE CITY
FORT PIERCE
Florida

ALLEY

S. 8th Street

Atlantic Avenue



McLeod Dwelling Rental

Conditional Use w/ No New Construction

820 Atlantic Avenue

C-3 =  **R-3** = 



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Map



Conditional Use – No New Construction

Property address or Location 820 Atlantic Avenue
 Parcel ID #(s) 2410-760-0200-000/8
 Project description Application for Short Term Dwelling (+ 30 days) in R3 zone

Michael McLeod, Cathy Wassylenko

Property Owner(s)
822 Atlantic Avenue
 Street Address
Fort Pierce FL 34950
 City State Zip
347 820 1957
 Phone Number
mclaudius1@netzero.com
 Email Address

Applicant/Representative, Title, Company
 Street Address
 City State Zip
 Phone Number
 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.

Michael McLeod, Cathy Wassylenko
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 1 day of Dec, 2017 by
Michael McLeod, Cathy Wassylenko who is personally known to me or has produced
FLTD, FLTD as identification.

Jeff Simon
 Signature of Notary

Jeff Simon
 State of Florida
 My Commission Expires 03/11/2018
 Commission No. FF 100532

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 1,149 Parking Spaces: 0

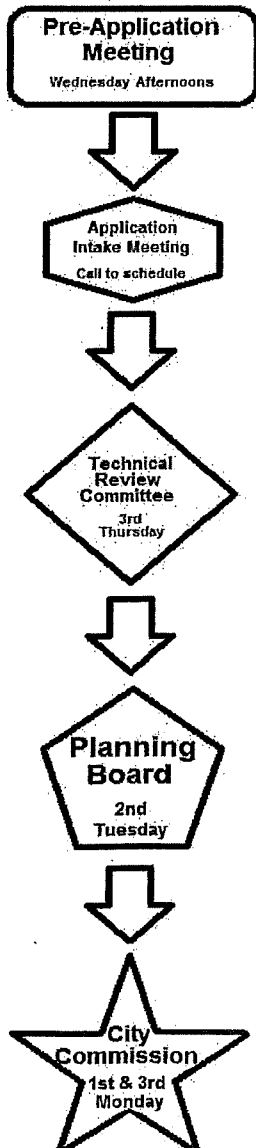
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Commercial	Residential	Residential	Residential

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:	820 ATLANTIC AVE
Parcel ID:	2410-706-0020-000-8
Account #:	23573
Map ID:	24/10S
Use Type:	0100
Zoning:	R3
City/County:	Fort Pierce

Ownership

Michael C McLeod
 Cathy Wassylenko
 822 Atlantic AVE
 Fort Pierce, FL 34950

Legal Description

PARKWAY PLACE LOT 20 (MAP 24/10E) (OR 3644-279; 3669-1041)

Current Values

Just/Market Value:	\$37,100
Assessed Value:	\$35,090
Exemptions:	\$0
Taxable Value:	\$35,090

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

Download TRIM for this parcel: [Download PDF](#) 



Total Areas

Finished/Under Air (SF):	1,149
Gross Area (SF):	1,827
Land Size (acres):	0.15
Land Size (SF):	6,400

Sale History

Date:	Nov 12, 2014
Book/Page:	3690 / 1401
Sale Code:	0112
Deed:	QC
Grantor:	GMAC Mortgage LLC,
Price:	\$100
Date:	Aug 29, 2014
Book/Page:	3669 / 1041
Sale Code:	0112
Deed:	SP
Grantor:	GMAC Mortgage LLC,
Price:	\$0
Date:	May 30, 2014
Book/Page:	3644 / 0279
Sale Code:	0112
Deed:	SP
Grantor:	GMAC Mortgage LLC,
Price:	\$26,000
Date:	Dec 20, 2013
Book/Page:	3589 / 2185
Sale Code:	0112
Deed:	CT
Grantor:	Ahles, Florence E
Price:	\$1,300
Date:	Jul 10, 1990
Book/Page:	0699 / 0848
Sale Code:	XX00
Deed:	WD
Grantor:	Maurice D Snyder
Price:	\$40,000
Date:	May 1, 1986
Book/Page:	0502 / 2487
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	\$38,000
Date:	Oct 1, 1979
Book/Page:	0320 / 0563

Sale Code: XX00
 Deed: CV
 Grantor:
 Price: \$32,000
 Date: May 1, 1979
 Book/Page: 0308 / 0855
 Sale Code: XX01
 Deed: CV
 Grantor:
 Price: \$0

Building Information (1 of 1)

Finished Area: 1,149 SF
 Gross Total Area: 1,827 SF

Exterior Data

View:
 Building Type: HD+
 Grade: D+
 Story Height: 1 Story

Roof Cover: Fiberglass Shg
 Year Built: 1940
 Effective Year: 1970
 No. Units: 1

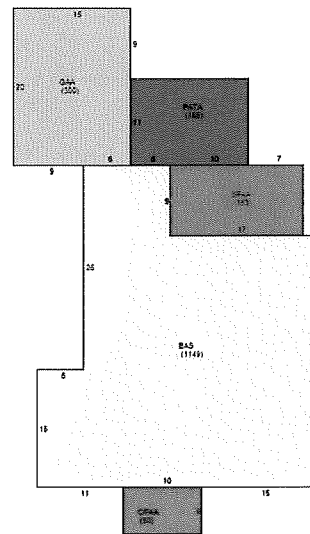
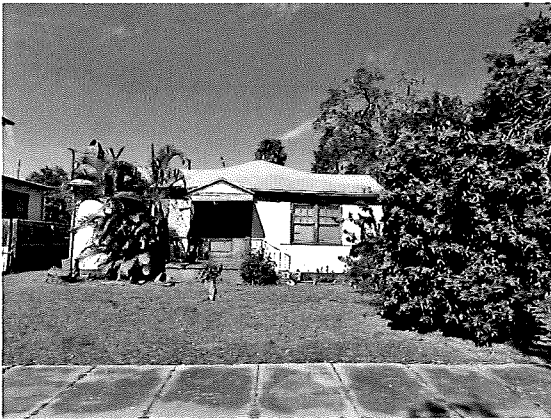
Roof Structure: Gable
 Frame:
 Primary Wall: Abs Shingle
 Secondary Wall:

Interior Data

Bedrooms: 2
 Full Baths: 1
 Half Baths: 0
 A/C %: 0%

Electric: MAXIMUM
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Hardwood
 Sprinkled %: N/A%



Special Features and Yard Items

Type:	WOOD FEN 6'
Quantity:	1
Units:	54
Year Built:	2015
Type:	WOOD FEN 4'
Quantity:	1
Units:	51
Year Built:	2015

Current Year Values

Current Values Breakdown

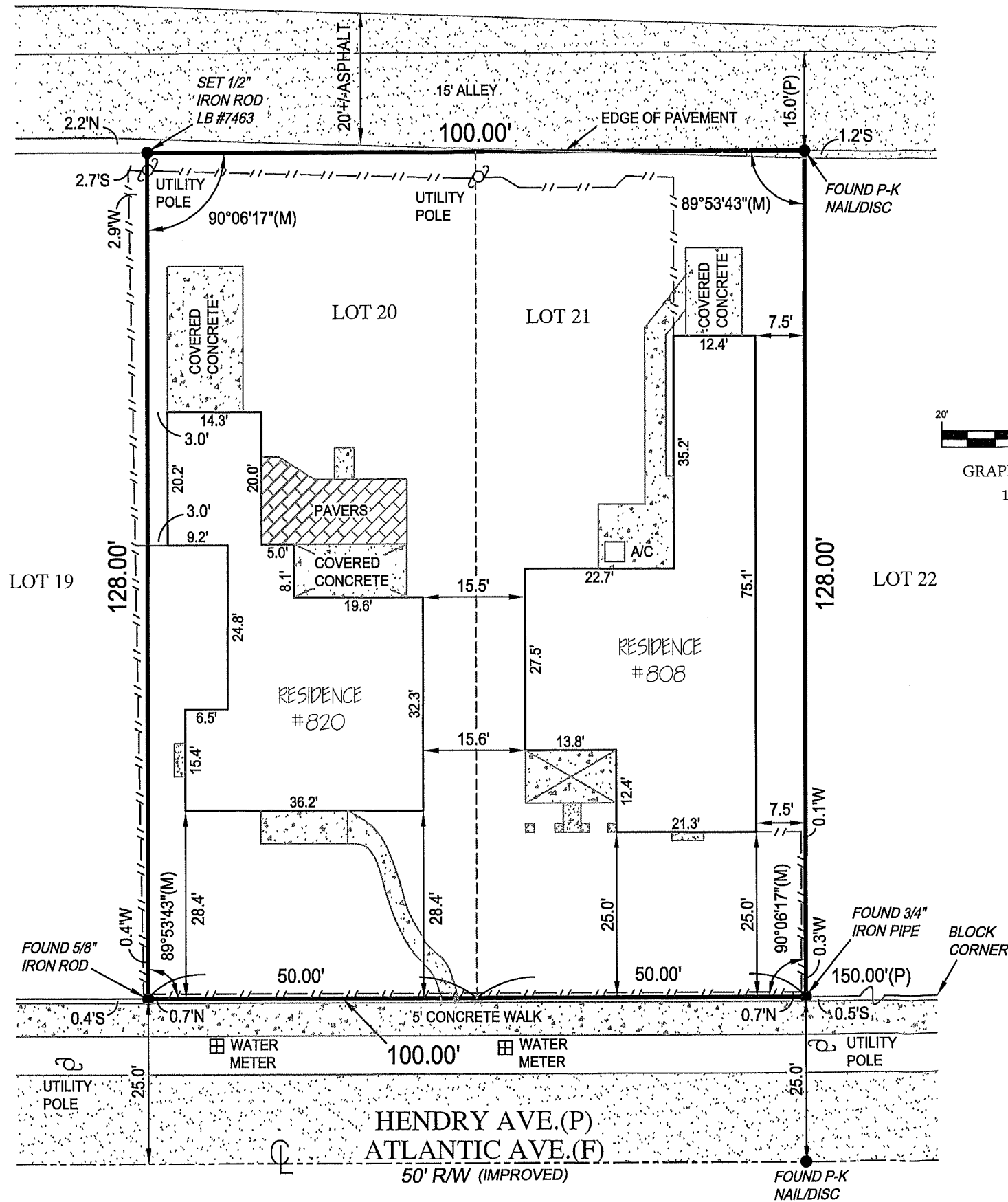
Building:	\$32,400
Land:	\$4,700
Just/Market:	\$37,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$2,010
Assessed:	\$35,090
Exemption(s):	\$0
Taxable:	\$35,090

Current Year Exemption Value Breakdown

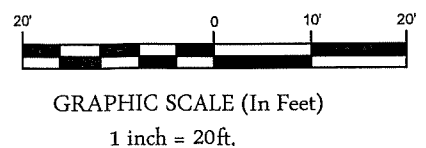
Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	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.



LOCATION MAP NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 20 AND 21, PARKWAY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

FLOOD ZONE: X
 COMMUNITY NUMBER: 120286
 PANEL: 12111C0179
 SUFFIX: J

ABBREVIATION DESCRIPTION:

- A/C AIR CONDITIONER
- C/L CENTERLINE
- P PLAT
- LB LICENSED BUSINESS
- P-K PARKER KYLON NAIL
- M MEASURED
- R/W RIGHT OF WAY

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Kenneth J. Osborne PSM #6415
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

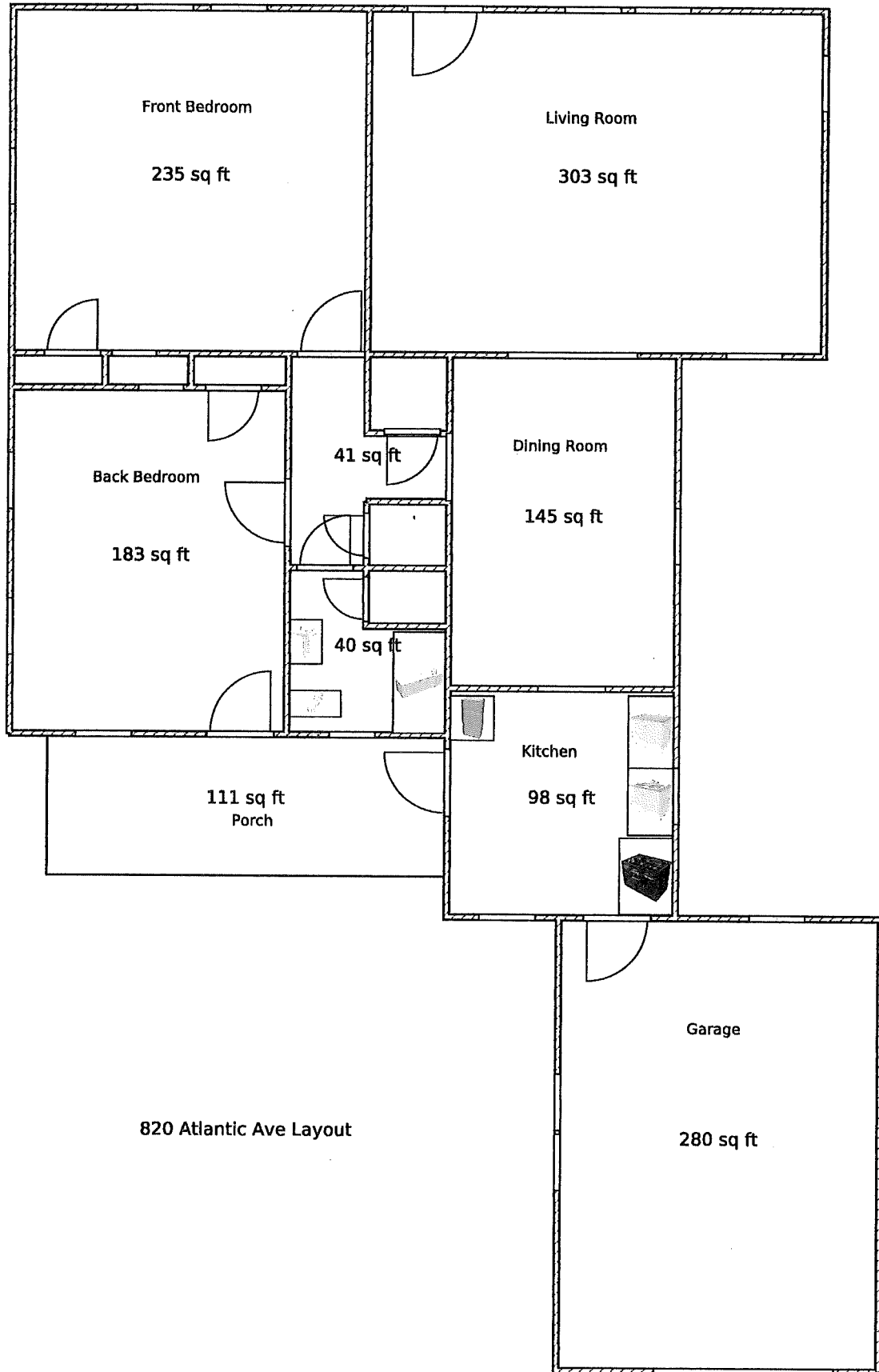
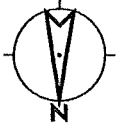
BOUNDARY SURVEY OF
 808 AND 820 ATLANTIC AVENUE
 FORT PIERCE, FL, 34950
 PREPARED FOR
 MICHAEL McLEOD

Project C-15376	Sheet 1 of 1
Date 11-10-2017	
Scale 1" = 20'	

6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net

COMPASS SURVEYING

PHONE: 561.640.4800 FAX: 561.640.0576
 LB. 7463



820 Atlantic Ave Layout

December 1, 2017

City of Ft Pierce Planning Department
re: Conditional Use for Short Term Dwelling in R3 Zone

Property Address: 820 Atlantic Av, Ft Pierce FL 34950

This 2 bedroom mid-century home is located in the Sample Oaks Historic District on a quiet residential block. Painstakingly restored in every detail, it offers a fascinating glimpse into a Florida long past. Dade Pine floors and paneling, original tile bath, restored original kitchen, and a lovely recreated open air porch contribute to a unique experience of Old Florida.

Antique and wicker furnishings and original wood burning fireplace help to create a welcome retreat for retirees, artists, writers, and spiritual seekers, as well as a charming alternative for visiting scholars and temporary employees.

This seriously derelict property required great effort and extensive restoration work to restore it to its original beauty. Clearly our concern is to attract renters with a sincere appreciation for the history of Ft Pierce. The house is limited to an occupancy of 4, although in most cases, 2 are the norm. There is ample street parking, but also a large attached garage (that can double as a creative workshop).

The property abuts an alley, which is shared by a commercial enterprise, residential properties on either side (one of which is our private residence, the other our property, separately submitted for permit application). Since we reside immediately next door, we are always available to renters and residents alike.

Our location in the heart of the Peacock Arts District gives special relevance to this rental, as the likely guests would serve to accelerate the establishment of cafes, galleries and performing arts venues.

As professional members of the arts community ourselves, we have a very personal interest in the revitalization of the area west of US1.

The permitting of this property will allow for further enhancement of the community and the arts district, as well as drawing attention to the extraordinary historic fabric of Ft Pierce.

Our thanks in advance for your thoughtful consideration!

Cathy Wassylenko and Michael McLeod
822 Atlantic Av
Ft Pierce FL 34950
347 820 1957





Refund Policy, Fees, and House Rules

1. A 60 day notice is required for 100% refund, 30 day notice for 50% refund. No refunds under 30 days. No reimbursement for early departure.
2. 50% of rental is due on booking and 50% due on arrival
3. Pets are welcome upon approval- must be well-behaved and adorable. There is a daily additional fee of \$10 per pet, limit 2 pets per rental.
4. Additional guests, no charge. Maximum occupancy is 4 persons.
5. Cleaning fee \$65
6. 11.5% state and tourist tax
7. Guests are financially responsible for any loss or damage to property.
8. Not suitable for parties or events
9. Strict no smoking policy on premises
10. We strive for environmental sustainability, and supply filtered water, natural cleaning products and towels and bed linens made of natural fabrics. We also encourage composting, recycling, and the use of reusable shopping bags to minimize plastic in the waste stream.
11. Parking available in driveway and garage at rear of property.
12. We also offer free use of bicycles to encourage a more sustainable and healthy mode of transportation.
13. There is access to property owner/manager at all times, as the property is located next to owners' residence. Property will not be rented unless owners are present.

Planning Board

7.d.

Meeting Date: 01/09/2018

Information

REQUESTED ACTION

Conditional Use - Dwelling Rental - 41 Winghaven Lane

LOCATION

41 Winghaven Lane

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Approve with the following Conditions:

- 1) The maximum occupancy of the home does not exceed six (6) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.5) Limit no more than 2 vehicles (1 in the garage, 1 in the driveway).

Attachments

Staff Report
Application
Location Map
Zoning Map
Floor Plan
Rules & Regulations
TRC Responses

Form Review

Form Started By: Vennis Gilmore
Final Approval Date: 01/04/2018

Started On: 01/03/2018 04:50 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use**
Tomaino Dwelling Rental
41 Winghaven Lane

DATE: January 3, 2018

STAFF REPORT

Owner/Applicant: Coldwell Banker Paradise – Lisa Cataline
 100 Mainsail
 Fort Pierce, FL. 34949

Applicant’s Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as one (1) month.

Location: 41 Winghaven Lane

Parcel ID: 2507-713-0028-000-3

Current Zoning: Hutchinson Island Medium Density Residential Zone (R4-A)

Future Land Use: Hutchinson Island Residential (HIR)

Surrounding Zoning:

North	East	South	West
R4-A	R4-A	R4-A	R4-A

Site Size: .16 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 41 Winghaven Lane, to offer lodging of less than six (6) months and a minimum of one (1) to guests. The subject property consists of a single-family residence. The single-family structure is a one-story single family home with a finished floor area of 1,743 square feet, containing three (3) bedrooms, two (2) bathrooms and traditional support rooms. There is driveway for parking as well as a garage. The property is located within the Ocean Village Community. Ocean Village is a gated planned-community that is nestled on approximately 120 acres with approximately 3,500 feet of beach frontage. Ocean Village offers 24 hour security; a Par-3 9-Hole Executive Golf Course; Tennis Courts; Heated Swimming Pools; Jacuzzi; Sauna; Fitness Center; Card Room; Library with wi-fi; and clubhouses. The property is zoned Hutchinson Island Medium Density Residential Zone (R4-A).

The property is located south of Winghaven Lane; between Southpointe Drive and Windward Drive. The site is surrounded by single family residences and condominiums to the south, east and west.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a “Dwelling rental (dwelling unit)”, and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly_or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a “Vacation rental”, and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than one (1) month. The rental of a dwelling for periods at a minimum of one (1) month, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	Vacation Rental
<i>Length of Stay</i>	Less than 6 months	30 days or less
<i>Lodging Type(s)</i>	Non-Transient (more than 30 days)	Transient Lodging
<i>State License Requirement</i>	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
<i>Public lodging establishment (ADA & Misc. Regulations)</i>	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R4-A) district which is designed to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous “Medium Density Residential Hutchinson Island (Rmhi)” has been renamed.

Traffic & Parking

The traffic generation from the proposed use is undetermined based upon numerous variables present, and the absence of complete data by the Institute of Transportation Engineers (ITE) Trip Generation Manuel. Review of similar uses of this scale, in comparison to impacts of a multifamily housing development, suggest an insignificant effect overall evaluation; however the absence of maximum occupancy, occurrence of short lengths of stay, and frequency of cleaning services are variables that may concentrate trips during seasonal months and weekends, causing elevated traffic impacts during such times.

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject site features a garage and driveway space.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than one (1) month would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

- 1) The maximum occupancy of the home does not exceed six (6) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
- 5) Limit no more than 2 vehicles (1 in the garage, 1 in the driveway).



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

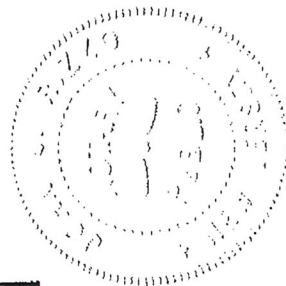
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

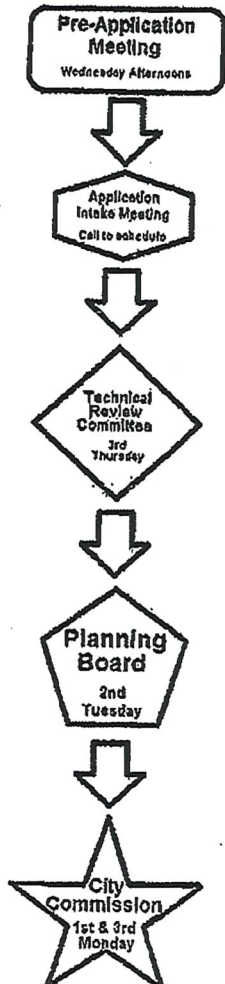
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

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
Tax Year	Grant Year	Code	Description	Amount
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%

Ocean Village



Imagery © 2016 Google, Map data © 2016 Google

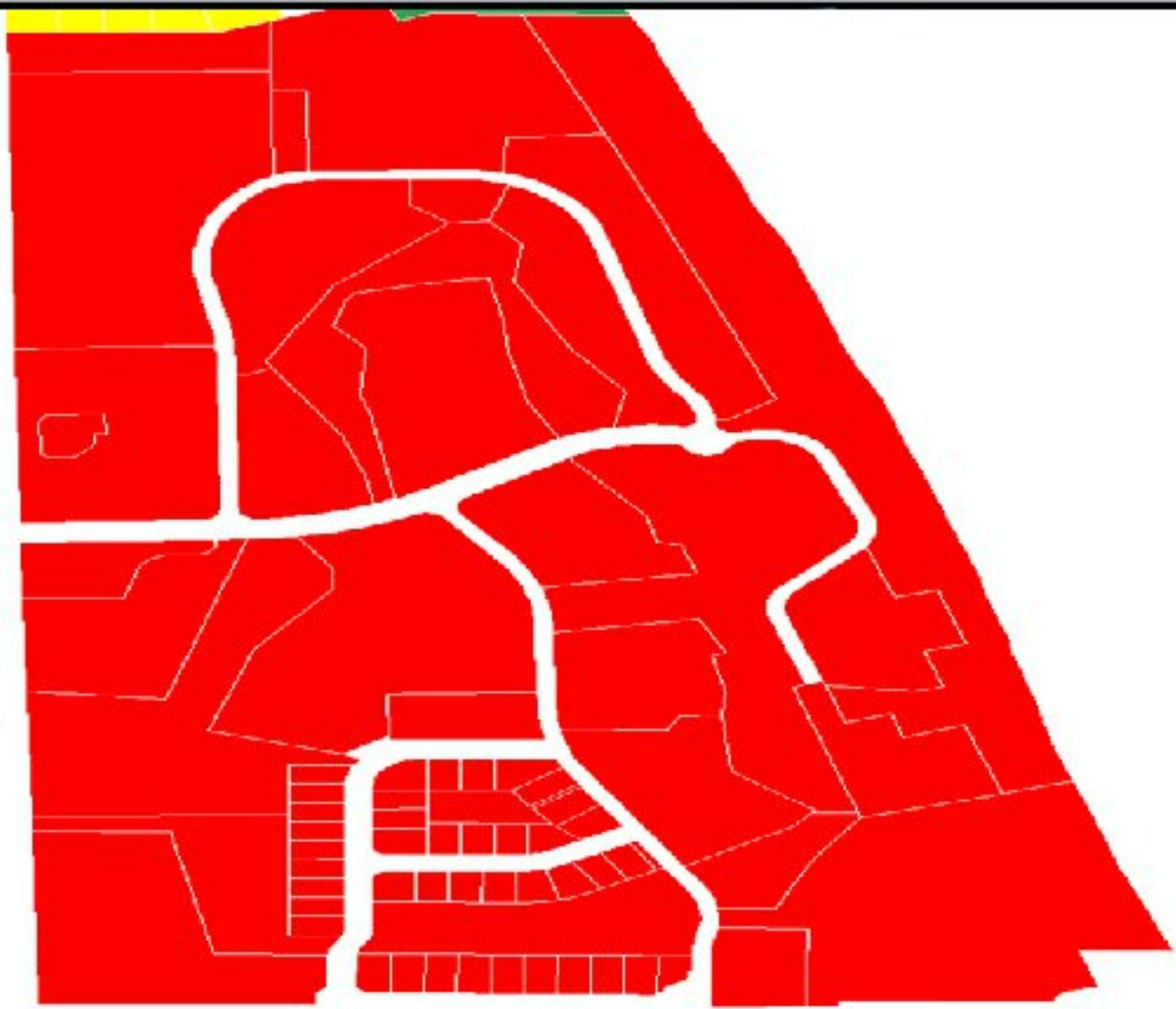
Northern Legend

- | | | |
|------------------|--------------------------|-------------------------|
| A. Capstan | D. Beachtree I | G. Catamaran I |
| B. Golf Villas | E. Beachtree II | H. Cayman Center & Pool |
| C. Coral Cluster | F. Bermuda Center & Pool | I. Seascape I |

Southern Legend

- | | | | |
|--------------------|------------------------|----------------------|----------------|
| J. Office | K. Tennis Courts | L. Tennis Pro Shop | M. Golf Shack |
| N. Restaurant | O. Club House | P. Tiki Bar | Q. Seascape II |
| R. Ocean House | S. Aruba Center & Pool | T. Ocean Villas I | |
| U. Ocean Villas II | V. Ocean Villas III | W. Southpoint Homes | |
| X. Catamaran II | Y. Golf Lodges South | Z. Golf Lodges North | |

S. Ocean Drive



Blue Heron Blvd.



**Tomaino Dwelling Rental
Conditional Use w/ No New Construction**

41 Winghaven Lane

R4-A = [Red Box] R-2 = [Yellow Box]



**THE SUNRISE CITY
FORT PIERCE
Florida**

Zoning Map

Property Identification

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 Parcel ID: 2507-713-0028-000-3
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 Use Type: 0100
 Zoning:
 City/County: Fort Pierce

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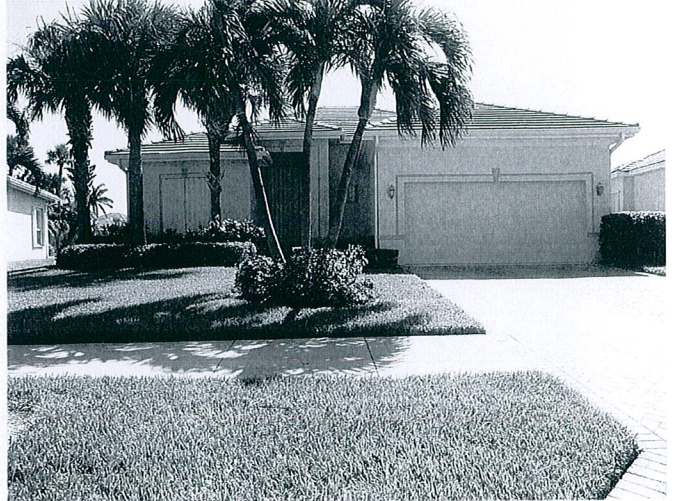
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Deed:	WD
Grantor:	R C R Development Co Inc.
Price:	\$62,800

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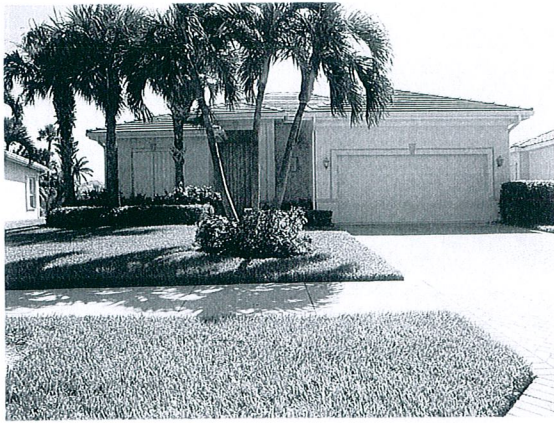
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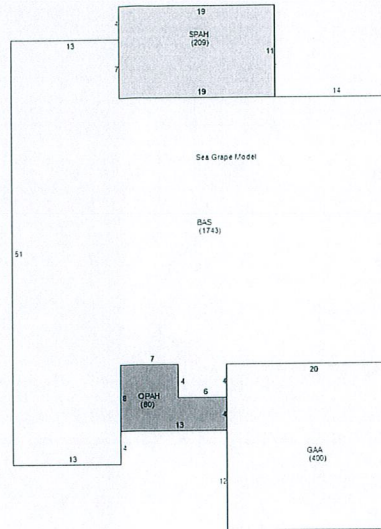
View:	Roof Cover: Conc Shingle	Roof Structure: Hip
Building Type: HB+	Year Built: 2002	Frame:
Grade: B+	Effective Year: 2002	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

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41 Winghamen



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Description:
Amount:
Fee:

Number:
Issue Date:
Description:
Amount:
Fee:

Number:
Issue Date:
Description:
Amount:
Fee:

Number:
Issue Date:
Description:
Amount:
Fee:

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F01-0000504
Apr 27, 2001
Residential New Construction
\$97,235
\$0

F01-0000504A
Apr 27, 2001
Heat and Air Conditioning
\$0
\$0

F01-0504
Jun 18, 2002
Sprinkler System
\$0
\$75

BP-091384
Aug 20, 2009
Air Conditioning Only
\$4,650
\$75



ocean village
property owners association, inc.

2400 S. Ocean Drive, Hutchinson Island, Florida 34949-8098

Administrative Offices
(772) 489-0300

Facsimile
(772) 468-1037

Rentals & Resales Office
(772) 489-6100



RULES & REGULATIONS



MISSION STATEMENT

OF THE OCEAN VILLAGE PROPERTY OWNERS' ASSOCIATION

The Ocean Village Property Owners' association (OVPOA) is a Florida not-for-profit corporation chartered to operate, maintain and improve the common areas in our community. Effective operation of these common areas is integral to preserving the quality of life that the 1228 owners of the OVPOA have reason to expect.

HOW DO WE FULFILL THE MISSION?

- By operating a legal and ethical homeowners' association according to the provisions of FL statute 720, applicable national, state and local ordinances, and the OVPOA governing documents.
- By raising sufficient funds to operate, maintain and improve common amenities – pool, tennis courts, golf course and restaurant – so as to meet the diverse needs of our ownership.
- By strategically improving common amenities and infrastructure (roads and buildings) to ensure continuing market competitiveness.

***RULES AND REGULATIONS
OF
OCEAN VILLAGE***

The following is a compilation of the overall Rules & Regulations established by the Board of Directors of the Ocean Property Owners Association, Inc. in accordance with the authority granted it in the P.O.A. Bylaws.

All owners, renters and guests are obligated to adhere to these Rules & Regulations so as to ensure the proper usage of the facilities and perpetuate the high quality of our community.

ENTRANCE AND REGISTRATION

Upon entrance to Ocean Village all renters and guests must register at the Security Gatehouse. Owners may be issued Automobile Identification Decals and Entrance Bar Codes at the Administration Office. Identification Decals and Bar Codes will be issued at no charge for owners' cars (maximum 2 vehicles). A fee will be charged for additional decals and bar codes. Seasonal (minimum of 2 months) and long term renters may obtain a bar code with proof of lease and cluster permission for a fee. **ALL BARCODES MUST BE AFFIXED TO VEHICLES BY ADMINISTRATIVE STAFF – BARCODES WILL NOT BE GIVEN TO RESIDENTS TO USE FOR MULTIPLE VEHICLES.** Private golf carts or golf cars are NOT permitted on Ocean Village property at any time.

Residents should notify Security of expected guests, deliveries, or service companies to facilitate entrance to the Village. A gatehouse input form should be completed and submitted to the Administration Office alerting Security of regular permanent visitors or vendors. On this form, you will need to submit a "Primary Contact Number" and a four digit numerical "Pin" number – NOTE: This is a new procedure for 2015 – please complete this form as soon as possible. The form is available on www.oceanvillage.com on the POA page or may be obtained at the Administration Office.

PARKING

Overnight parking IS NOT PERMITTED ON POA property. Pickup trucks and motorcycles are permitted to park overnight on cluster property **with cluster permission only.**

NO OTHER INTERPRETATION OF THESE RULES WILL BE ACCEPTED!

GENERAL PROVISIONS

ALL PERSONS USING THE RECREATIONAL FACILITIES AT OCEAN VILLAGE DO SO AT THEIR OWN RISK!

- a) All owners, renters and guests must display a valid ID wristband while using the recreational facilities. SEE ATTACHED WRISTBAND POLICY. Wristbands must be worn at all times when using the recreational facilities and Tiki Bar. The recreation and security staffs will restrict facility privileges unless ID wristbands are displayed and worn in plain sight.
- b) The number of guests from any one unit using the recreational facilities in a given day is limited to four. If a larger number of guests are expected, contact the Recreation Office for temporary wristbands. (772-429-7415).
- c) All persons under 13 years of age must be accompanied by a responsible adult while using any of the recreational facilities. (NOTE: See sauna, Fitness Center and spa rules for age restrictions).
- d) Persons must wear cover ups in the Beach Club while wearing wet clothing, especially going to and from the restroom and sauna. Outside restrooms are available adjacent to the Beach Club pool.
- e) If any injury occurs while using a recreational facility, a staff member of the Recreation Department should be notified immediately (772-429-7415) between the hours of 8 a.m. and 6 p.m.; at all other times, notify the Security Department at 772-467-2901.
- f) No nuisances or disturbances will be permitted which interfere with the peaceful pursuit of leisure activities at Ocean Village.
- g) Trash cans in the recreation areas, including golf course, must **not** be used for the disposal of raw garbage, dead fish, unwrapped food, diapers, or animal waste.
- h) Owners and renters are responsible for damage to, or the defacing of, any property at Ocean Village which they or their guests have caused.
- i) Recreational equipment, including bocce balls, tennis racquets, golf clubs, shuffleboard equipment, beach volleyball, etc., may be rented at the Recreation Office. Persons under 13 must have adult supervision. All equipment must be returned in satisfactory condition to the office at the conclusion of play.
- j) When wearing bathing suits, cover-ups are to be worn (both genders) at all times when not in the areas of the pool or the beach.

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- k) When using the beach, State Law requires the use of beach access walkways. This is for the protection of the dune line.
- l) All recreation facilities, including but not limited to bocce courts, shuffleboard courts, pickleball tennis courts and basketball courts, must have playing time arranged through the Recreation Department so as to not interfere with regularly scheduled league play.
- m) The facilities owned by Ocean Village Property Owners Association, Inc. shall not be utilized by any owner, tenant, occupant and/or guest for commercial purposes. No individual or business entity is permitted to utilize any of the Ocean Village Property Owners Association, Inc. facilities without the express consent of Ocean Village Property Owners Association, Inc., whose decision to approve or disapprove the use of its facilities is final, and to be made in the sole discretion of Ocean Village Property Owners Association, Inc.

PET OWNERSHIP

No animals or pets of any kind shall be kept in any unit or on Ocean Village property without the specific written approval (PET PERMISSION AGREEMENT) of the cluster condominium Board of Directors.

- a) Pets are required to be restrained by leash while outdoors and are not allowed in **any recreational areas**.
- b) Pet waste is the responsibility of the pet owner and must immediately be picked up, wrapped and disposed of in cluster dumpsters.
- c) Renters and guests are not allowed to bring dogs, cats or other pets to Ocean Village **without written cluster permission**.
- d) Pets must be registered with the City of Fort Pierce and exhibit valid license if they are here for a period of 30 days or longer.

SWIMMING POOLS

- a) Everyone entering the pool areas (including Tiki Bar, Bocce, basketball and shuffleboard courts) must have an Ocean Village ID wristband, clearly visible, IN PLAIN SIGHT on their person.
- b) Swimming pool hours are from 7:00 a.m. to 9:00 PM. at all lighted pools. Other pools close at dusk.
- c) Persons using the pool must observe the rules posted in the pool area. The safety line must be in place at all times pursuant to FS 64E-9.006(1)(c)2.b.,F.A.C. Under no circumstances shall this line be moved.
- d) Audio devices must be used with earphones in the pool areas, except for organized activities.
- e) Persons under three (3) years of age are prohibited from being in the pools. They may use the toddler pool only.
- f) **NO** use of infant or adult diapers in pools.
- g) Floats, rafts, surfboards, balls, Frisbees, or any other toy or floatation device are not allowed in the pools.

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- h) The deposit of towels or other possessions may **not** be used to reserve pool furniture. The Recreation Staff shall remove any such items if they have been on the furniture for over ½ hour.
- i) Pool furniture must be covered with a towel for protection from persons using suntan lotions, oils, etc.
- j) Pool furniture is for use at poolside only and may not be moved to the beach or other areas.
- k) Food may not be brought onto or consumed on any pool deck. No glass of any type (bottles, containers, cups, glasses etc.) is allowed within the fenced pool area. Only food and beverages purchased at the Tiki Bar may be consumed on the Tiki deck.
- l) Bicycles, skateboards, scooters, skates, etc., are not permitted in **any recreational areas**.
- m) No drinking, smoking, or eating will be permitted in any pool.
- n) Tar and sand must be removed before entering the pools or using any of the recreational facilities. State law requires that all persons shower before entering the pool.
- o) No diving is allowed in any pool.
- p) No pets allowed in pool areas.
- q) No disturbances will be permitted which interfere with the peaceful pursuit of this facility.
- r) Proper swimming wear is required...No cut offs.
- s) Persons under 13 must have adult supervision.
- t) Persons with infections are not allowed in pools.
- u) Should an injury occur, please contact a member of the Recreation Staff at 772-429-7415.

SPA

- a) Persons under 13 years of age are not allowed in the spa.
- b) Anyone using the spa must shower before entering.
- c) No eating, drinking, or smoking is permitted in the spa.

SAUNA

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- a) Persons under 16 years of age are not allowed unless accompanied by a responsible adult.
- b) Smoking is prohibited.
- c) Appropriate attire is recommended.

FITNESS CENTER

1. Please sign in prior to using equipment and sign out when leaving.
2. A valid Ocean Village ID wristband must be worn at all times and be visible in PLAIN SIGHT while using the facility.
3. Maximum time on any equipment is 30 minutes if others are waiting. Do not rest or loiter on the equipment.
4. Wipe off each piece of equipment after your use, using sanitary towels and sanitizing spray provided. Do not wear cologne or perfume while using equipment.
5. Immediately after use, re-rack all weights and return all equipment to its proper place.
6. Glass containers of any type, all food and all liquids, other than water in capped, plastic bottles are at all times banned from the foyer and Fitness Center.
7. No smoking or other use of tobacco is permitted in the foyer or in the Fitness Center.
8. No one under 16 years of age permitted in Fitness Center or foyer, whether or not exercising. No pets are allowed except dogs which are specifically trained and certified to assist a physically challenged person and are actually being used for that purpose.
9. Owners are responsible for the actions of and any damages caused by their family members and guests, including tenants.
10. No loud noise, disorderly conduct, or profanity is permitted. Due to echo problems in the Fitness Center, all TVs must remain on mute and all personal radios or other audio equipment must only be used with earphones.
11. Turn off cell phones prior to entering the Fitness Center. Do not make or accept cell phone calls while in the Fitness Center.
12. Appropriate exercise attire must be worn at all times. Bare chests and/or bathing suits are not permitted. Clothing shall not bear inappropriate language or images. Athletic shoes are required in the Fitness Center and while using all equipment. No bare feet, street shoes, flip flops, shower shoes, aqua or beach shoes, sandals, or open shoes allowed.

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13. Do not move any equipment. Do not drop weights. Do not take any equipment from the Fitness Center. Leave TV remotes in the storage spaces provided on the cardio equipment.
14. Gym bags, jackets, and personal items must be kept in lockers in the foyer and removed when you leave. Any items left in lockers will be removed at end of day. Do not place personal items on the floor or on the equipment.
15. Exercise and use equipment at your own risk. It is recommended that you have a physical exam and/or consult with a physician and a personal trainer before exercising. Learn proper operation of the equipment prior to use. Ocean Village assumes no responsibility for injury to persons or property or for lost, stolen or damaged property. By your use of this Fitness Center and/or equipment, you agree to indemnify and hold harmless Ocean Village, the POA, its officers, directors, and employees, from any and all claims of injury or damage of any nature, whether to person or property, arising out of or in any way related thereto.
16. Report all equipment malfunctions, personal injuries, and specific concerns immediately to the Recreation Office.
17. NOTE: The use of the Fitness Center is a privilege, not a right. The Fitness Center is monitored by closed circuit TV and Recreation and Security staff members will make periodic inspections. Everyone must comply with these Rules and with any directives from Staff or Management. Failure to do so may result in actions as specified in the Covenants and Rules Enforcement policy.

HOURS ARE POSTED

CLUBHOUSES

(Smoking is prohibited in all OV buildings) – NOTE! Wi-Fi is currently available at the Aruba Center, the Cayman Center and the Ocean Village Library however when a meeting or scheduled event is underway, please be courteous and use another facility. Your neighbors thank you!

The recreation areas (Ocean Village Beach Club, the Ocean Village Clubhouse, the Aruba Center, Cayman Center and the Bermuda Recreation Center) hours of operation are from 7:00 AM to 10:00 PM, unless there are preplanned activities which must be approved and scheduled in advance.

BEACH CLUB facilities include: swimming pool, toddler pool, spa, sauna, Fitness Room (hours for Fitness Room are 5:00 a.m. until 10:00 p.m.), Card Room, Library, Bocce courts, shuffleboard courts, basketball courts, beach volleyball, pickleball courts, horseshoe and corn hole.

ARUBA CENTER facilities include: swimming pool, kitchen, and two meeting rooms.

BERMUDA RECREATION CENTER facilities include: swimming pool, two (2) pickle ball tennis courts, and the screened Bermuda Center, which may be reserved for small gatherings.

CAYMAN CENTER facilities include: swimming pool, Arts & Craft room, kitchen, and shuffleboard

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courts. The Arts & Craft room will be open only during regular programming or by special request. Limited parking facilities are available at the Cayman Center.

OCEAN VILLAGE CLUBHOUSE facilities include: meeting/game room and a kitchen.

A \$300 refundable deposit in addition to completion of the Facilities Reservation Agreement will be required for any owner group wishing to reserve the Aruba Center, Cayman Center or OV Clubhouse for a limited private party or other activity. There is a charge for set-up and clean-up. Reservations should be made well in advance through the Recreation Office.

GOLF COURSE REGULATIONS – YEAR ROUND RULES

Possession and display of valid Ocean Village wristband is required. The bona fide occupants (owners and renters) of the unit to which the wristbands are issued may only use the two (2) owner or renter wristbands issued by the Property Owners Association (POA) to each unit. Anyone - excluding children under 10 years of age - must have an approved wristband.

- a) Each player must have his/her own set of clubs (at least a putter and three (3) others) in a carrier. Rental sets are available from either the Golf Shack or Recreation.
- b) No more than four (4) persons may play in any one group.
- c) Practicing is not allowed on the course. A practice putting and pitching green, in addition to a golf practice net are provided for this purpose.
- d) Paths, where provided, must be used.
- e) All roped-off areas and directional signs must be observed.
- f) Observe all “grounds under repair” signs.
- g) Use caution when crossing the roads in Ocean Village.
- h) Place all refuse in proper receptacles.
- i) Use of tees is required on grass tee boxes (wooden tees are preferred).
- j) Powered golf carts may not be used on the course.
- k) Broken windows should be reported to the Golf Shack so owners can be notified. The POA assumes no liability for any damages to persons or property which may be caused by errant golf balls and, in accordance with Florida law, will take no steps to repair any such damages, on either a permanent or a temporary basis.
- l) Golf course hours are from 7:30 AM until dark.
- m) Proper golf attire is mandatory, including shirts and shoes. (NO BATHING SUITS OR TANK TOPS).

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- n) Fishing for, or retrieval of, balls from golf course ponds is prohibited, except for the right of a player to recover his own ball during play, without unduly delaying play on the golf course.
- o) Any golfer may retrieve an errant golf ball from any planted area as long as destruction of landscaping or property does not occur.
- p) The starters and rangers have the authority to enforce Golf Course Rules and Regulations.
- q) All players must observe the Annual Golf Program Regulations, which are established by Management.

GOLF COURSE – SEASONAL RULES

- a) The season is normally from December 15th to April 15th. Exact dates will be posted prior to the opening of each season.
- b) During the season, play is by reservation. Reservations may be made anytime online at www.oceanvillage.com or after 7:30 a.m. by telephone 772-467-0102. NOTE: Only **same day** reservations may be made by telephone or in person at the Golf and Tennis Shop. Information on the procedures for making reservations, limitations on such reservations and the amount of registration or other fees will be publicized and posted prior to each season.
- c) Foursomes are encouraged. Threesomes or less may be matched with other golfers.
- d) After six (6) strokes per hole, the ball must be picked up and the player must proceed to the next hole. This is required to speed up play.
- e) All players must start at the first tee.

OCEAN VILLAGE TENNIS RULES

Seasonal Tennis Rules & Reservation Policy – December 15 through April 30

Prime Time – for hard courts 8:00 AM to 12:30 PM daily. Prime Time – for soft courts is 7:30 AM to 5:30 PM. Soft courts must be swept by players after each reservation period. Courts will be closed from 12:30 PM to 1:30 PM for maintenance.

Non Prime Time – applies to ONLY hard courts from 12:30 PM – 10:00 PM daily.

Court Times – are 1.5 hours per period.

Tennis Wristbands – Ocean Village owners and renters may purchase wristbands in the Golf and Tennis Shop from December 1 and are valid until November 30 of the following year. During non-Prime Time, wristbands are not required for anyone desiring to use the courts. A list of persons purchasing wristbands will be kept in the Golf and Tennis Shop.

Reservation System – An individual may reserve one (1) court for one time period, per day, during Prime Time. No more than two (2) reservations per unit, per day during Prime Time. All players are limited to no more than 3 hours of play per day during Prime Time. Court reservations are the preferred method of guaranteeing a court

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both during Prime and non-prime times. Reservations not used within 10 minutes after the starting time are cancelled and the court becomes available on a first come/first served basis. Courts may not be reserved during round robin or other sanctioned activities such as Bernie's Games, socials, team tennis or other events determined by the Tennis Committee.

Making a Reservation – Reservations may be made same day and up to two (2) days in advance online at www.oceanvillage.com. Telephone reservations and in person reservations at the Golf and Tennis Shop are available SAME DAY ONLY from 8:00 AM- 5:00 PM by calling 772-467-0113. Reservations require a tennis wristband to be worn by each player while using the court. Players should sign in 15 minutes prior to court time at the Golf and Tennis Shop.

Reservation Priorities – The sequence of tennis events and their priorities are listed from the top down.

1. Round Robin Play – daily 9:00 AM to 11:00 AM on courts 3, 4, 5 and 6. During Bernie's Games Round Robin will run from 8:00 AM until 10:30 AM on Mondays.
2. League Team Tennis – 11:00 AM to 1:30 PM, courts 3, 4, 5 and 6 on scheduled days.
3. Bernie's Games Tennis – 11:00 AM to 5:00 PM on day scheduled, usually Mondays from mid January to end of March.
4. Open Play – 12:30 PM – 10:00 PM, courts 7, 8, 9 and 10.

Court Attire – Proper tennis attire is required. Shirts and tennis shoes (no sneakers allowed on soft courts) must be worn at all times. Half shirts, tank tops, cut-offs, and bathing suits are not permitted.

Outside Guest Privileges – Ocean Village owners and renters may have outside guests for the day, but the owner/renter must accompany such guests while using Ocean Village tennis facilities. Each owner/renter can have no more than 1 outside guest per play.

Family Members as Guests - The same rules that apply to owners/renters apply in this case. Wristbands are required when Prime Time play is desired. Children under the age of 13 do not need a wristband as long as they play with a responsible adult, and play is during non-Prime Time.

Round Robin Play – is available everyday as follows: From 9:00 AM to 11:00 AM on Courts 3, 4, 5, and 6. Players will line up in order of arrival to start play. Replacement players are sequenced by arrival times. This is an honor system. The round robin is not supervised, except for volunteered services of players familiar with the format. Each round of play will consist of five games, 'no add'. Those who have completed one round should sit out the next round, thus allowing those waiting to play. All players are asked to cooperate with the person organizing and running the session so that those participating have as much equal time on court as possible.

Bernie's Games – begin the middle of January and are played for 10 weeks. Historically these games are played on courts 3, 4, 5, and 6 starting at 11:00 AM - 5:00 PM on Mondays. These games take precedence over Prime Time reservations on the day they are played. The 7:30 AM to 9:00 AM reservation time will not be available during Bernie's Games due to court maintenance.

Failure to Comply – with any of the rules stated above may result in the loss of player reservation privileges,

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and/or playing privileges.

Rule Amendments – Rules will be reviewed annually by the Tennis Committee and desired changes will be submitted in writing to the OVPOA. Rules may be amended, in writing by the OVPOA, at other times as necessary to accommodate unforeseen circumstances. These amendments will be published in the Golf and Tennis Shop.

Violations of rules should be reported to the Golf and Tennis Shop when open, or secondly to the Recreation Department, and thirdly to the OV Security if it is warranted and/or damage to any OV amenities is involved.

Non-Seasonal Rules & Reservation Policy – May 1 through December 14

Prime Time – is not applicable during this period.

Tennis wristbands – are not required during this period.

Court Usage - is on a first come/first served basis for owners/renters.

Reservations System – is not operational during this period.

Rules – all other applicable rules apply during this period.

OWNER/RESIDENT RESPONSIBILITIES

If you wish to make an alteration or structural modification to the exterior of your unit, you must first obtain cluster approval and then submit your written request (forms available) to the OV Architectural Board of Review (ABR). Should a violation occur, procedures are in place.

Excessive or loud noise prohibited before 7:30 AM or after 10:00 PM (except for golf and tennis maintenance) not only at pools, but also in cluster areas.

Personal and commercial notices are permitted only on bulletin boards at the Aruba, Cayman, and Bermuda Centers.

Nothing is to be hung over railings on buildings at any time (i.e. rugs, towels, swimsuits, etc.)

No fishing or swimming in ponds/lagoons is permitted.

All unit owners must leave current addresses and telephone numbers with Administration.

COVENANTS AND RULES ENFORCEMENT COMMITTEE

Covenants and Restriction compliance actions may result from complaints by association members or as the result of reviews by the Property Manager. All complaints by association members must be submitted in writing to the Property Manager.

Complaints are reviewed by the Committee which has the power to dismiss the complaint or to penalize violators through monetary penalties (Rules infractions) or through temporary or permanent suspension of the violator's privileges to use some or all of Ocean Village amenities (90+ day delinquencies in maintenance fees

KEY POLICY

Administrative staff will give out keys during regular office hours to cluster employed window washers and exterminators for regular service. Under no circumstances will owner keys be given out to or accepted from contractors, housekeepers, owner-employed window washers and exterminators, tenants, guests, neighbors, delivery services or anyone else other than to the owner himself or herself. Owners requesting their own keys after hours on a non-emergency basis will incur a monetary charge. An owner locking himself out of his apartment is not considered to be an emergency.

Administration will retain owner keys for use in true emergency situations and for the limited uses set out above. Copy of complete key policy is posted in the Reception Area of the Administrative building.

OCEAN VILLAGE WRISTBAND POLICY

All residents, including owners, guests and tenants, (excluding children under 10 years of age) must wear the appropriately designated wristband IN PLAIN SIGHT while using any amenity at Ocean Village. Those amenities include all sports and recreation facilities, including all pools, bocce, tennis, golf, shuffleboard, basketball, pickleball, cornhole, saunas, Fitness Center and the Tiki Bar. Each unit is issued two green owner and four red guest wristbands. Rental units may also be issued two rental wristbands.

Wristbands will be replaced free of charge if broken wristband is brought into the Administration Office.

Cost for replacement wristbands for Owners, Guests and Renters are \$20.00 each. Administration will handle the distribution of permanent Owner and Guest wristbands.

The Association has established a policy for the purchase of “Temporary Wristbands”. Any owner or renter may purchase a wristband at a fee of \$20 each – fully refundable upon return of the temporary wristband. Temporary Wristbands will be issued only by the Recreation Department and only cash will be accepted.

OWNER WRISTBANDS-GREEN & WHITE

- Owners are required to wear wristbands IN PLAIN SIGHT, while using any amenity.
- If the owner does not have a wristband, he/she will be asked to leave and return with a wristband, which must be worn in PLAIN SIGHT.
- If the owner refuses to leave the amenity, Security will ask the owner to leave the amenity and will then file an incident report which will be given to Management.

GUEST WRISTBANDS-RED & WHITE

- Guests are required to wear the wristbands IN PLAIN SIGHT, while using any amenity.
- Owners may utilize the “Temporary Wristband” procedure for their guests.
- If the guest does not have a wristband, he/she will be asked to leave the amenity and return with a wristband, which must be worn in PLAIN SIGHT.
- If guests refuse to leave the amenity, Security will ask the guest to leave the amenity and will then file an

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incident report which will be given to Management.

RENTAL WRISTBANDS-COLORS DETERMINED ANNUALLY

- Renters are required to wear the wristbands IN PLAIN SIGHT while using any amenity.
- Unit owners are required to provide wristbands for their renters (all owners will receive 2 rental wristbands at no charge upon request).
- Rental agencies (Realtors) are required to provide wristbands for their renters.
- RENTERS who for whatever reason do not have wristbands provided (i.e. absentee owners who forgot) may utilize the “Temporary Wristband” procedure.
- If the renter does not have a wristband, he/she will be asked to leave the amenity and return with a wristband, which must be worn in PLAIN SIGHT.
- If the renter refuses to leave the amenity, Security will ask the renter to leave the amenity and will then file an incident report which will be given to Management.

FAILURE TO COMPLY WITH THIS POLICY COULD RESULT IN A TEMPORARY OR PERMANENT REVOCATION OF THE RIGHT OF AN OWNER, GUEST OR RENTER TO USE AMENITIES.

Re: Tomaino Residence – Conditional Use – 41 Winghaven
TRC No. 17-04000031

In reference to the Code Enforcement comments:

1. This property is currently managed by Coldwell Banker Paradise (CBP). There is an onsite office at Ocean Village and the property manager is available 24/7 for any complaints or issues. The CBP office is open Monday - Friday from 9:00am – 5:00pm, Saturday 9:00am – 4:00pm, Sunday 11:00am – 4:00pm and any after hour calls are directed to the property manager's cell phone. The security gate also has the property manager's cell phone for emergencies.
2. We comply with all local ordinances and respond to any noise complaints immediately.
3. Garbage and recycling receptacles are located at this home in the garage and picked up weekly on Tuesday and Friday.
4. Pets are not allowed for any property rented through CBP at Ocean Village unless it is a service dog and the appropriate paperwork is provided.
5. Two (2) people per bedroom are permitted to stay at one time.
6. This home has a garage for parking and a driveway for additional guests.
7. CBP has a designated bookkeeper who collects and pays the appropriate sales tax monthly on behalf of the property owner.
8. CBP works with several vendors who are licensed and insured to handle maintenance issues in a timely fashion.

Please let me know if you need additional information.

Best regards,

Lisa Cataline

**COLDWELL
BANKER** 

PARADISE

Lisa Cataline
Manager

Coldwell Banker Paradise
Fort Pierce, FL 34949
Phone: 772-461-1324
Lisa.Cataline@CBParadise.com

Planning Board

7.e.

Meeting Date: 01/09/2018

Information

REQUESTED ACTION

Conditional Use - Dwelling Rental - 50 Southstar Lane

LOCATION

50 Southstar Drive

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Approve with the following Conditions:

- 1) The maximum occupancy of the home does not exceed six (6) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.5) Limit no more than 2 vehicles (2 in the driveway).

Attachments

Staff Report
Application
Location Map
Zoning Map
Floor Plan
Rules & Regulations
TRC Responses

Form Review

Form Started By: Vennis Gilmore
Final Approval Date: 01/04/2018

Started On: 01/03/2018 05:37 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use**
Kennedy Dwelling Rental
50 Southstar Drive

DATE: January 3, 2018

STAFF REPORT

Owner/Applicant: Coldwell Banker Paradise – Lisa Cataline
 100 Mainsail
 Fort Pierce, FL. 34949

Applicant’s Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as one (1) month.

Location: 50 Southstar Drive

Parcel ID: 2507-713-0020-000-7

Current Zoning: Hutchinson Island Medium Density Residential Zone (R4-A)

Future Land Use: Hutchinson Island Residential (HIR)

Surrounding Zoning:

North	East	South	West
R4-A	R4-A	R4-A	R4-A

Site Size: .17 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 50 Southstar Drive, to offer lodging of less than six (6) months and a minimum of one (1) to guests. The subject property consists of a single-family residence. The single-family structure is a one-story single family home with a finished floor area of 2,164 square feet, containing three (3) bedrooms, three (3) bathrooms and traditional support rooms. There is driveway for parking of two (2) vehicles. The property is located within the Ocean Village Community. Ocean Village is a gated planned-community that is nestled on approximately 120 acres with approximately 3,500 feet of beach frontage. Ocean Village offers 24 hour security; a Par-3 9-Hole Executive Golf Course; Tennis Courts; Heated Swimming Pools; Jacuzzi; Sauna; Fitness Center; Card Room; Library with wi-fi; and clubhouses. The property is zoned Hutchinson Island Medium Density Residential Zone (R4-A).

The property is located north of Southstar Drive; between Southpointe Drive and Windward Drive. The site is surrounded by single family residences and condominiums to the north, east and west.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a “Dwelling rental (dwelling unit)”, and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly, or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a “Vacation rental”, and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than one (1) month. The rental of a dwelling for periods at a minimum of one (1) month, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	Vacation Rental
<i>Length of Stay</i>	Less than 6 months	30 days or less
<i>Lodging Type(s)</i>	Non-Transient (more than 30 days)	Transient Lodging
<i>State License Requirement</i>	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
<i>Public lodging establishment (ADA & Misc. Regulations)</i>	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R4-A) district which is designed to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous “Medium Density Residential Hutchinson Island (Rmhi)” has been renamed.

Traffic & Parking

The traffic generation from the proposed use is undetermined based upon numerous variables present, and the absence of complete data by the Institute of Transportation Engineers (ITE) Trip Generation Manuel. Review of similar uses of this scale, in comparison to impacts of a multifamily housing development, suggest an insignificant effect overall evaluation; however the absence of maximum occupancy, occurrence of short lengths of stay, and frequency of cleaning services are variables that may concentrate trips during seasonal months and weekends, causing elevated traffic impacts during such times.

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject site features driveway space for two (2) vehicles.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than one (1) month would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

- 1) The maximum occupancy of the home does not exceed six (6) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
- 5) Limit no more than 2 vehicles (2 in the driveway).



Conditional Use - No New Construction

Property address or Location 50 South Star Drive, Fort Pierce, FL 34949
 Parcel ID #(s) 2507-113-0020-000-7
 Project description Request for approval to do short term rentals

Tom Kennedy
 Property Owner(s)
17 Crest Drive
 Street Address
White Plains NY 10607
 City State Zip
(914) 693-0192
 Phone Number
Tom Kennedy@etcostalconstruction.com
 Email Address

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

30 day Min

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 WESTCHESTER COUNTY
 The foregoing Instrument was acknowledged before me this 3 day of OCT, 2017, by
[Signature] who is personally known to me or has produced
BRUCE P. BENDISH
NOTARY PUBLIC, State of New York as identification.

No. 01BE4910197
Qualified in Westchester County
Commission Expires October 5, 2021

(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: _____

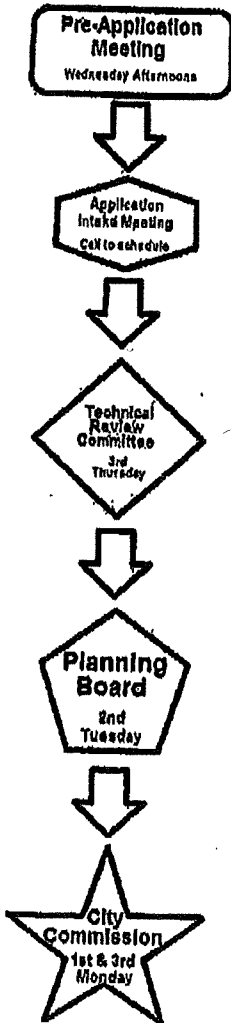
Surrounding Uses: (i.e. single family home, retail, industrial, etc)

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) percent 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



Dec. 21st -TRC

Jan 9th PIB

Feb 5th CC

Property Identification

Site Address: 50 Southstar DR
 Parcel ID: 2507-713-0020-000-7
 Account #: 145053
 Map ID: 25/07F
 Use Type: 0100
 Zoning:
 City/County: Fort Pierce

Ownership

Thomas Kennedy
 50 Southstar DR
 Fort Pierce, FL 34949

Legal Description

SOUTHPOINTE LOT 14(OR 4015-1138)

Current Values

Just/Market Value: \$366,300
 Assessed Value: \$286,919
 Exemptions: \$50,500
 Taxable Value: \$236,419
 Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 2,164
 Gross Area (SF): 4,291
 Land Size (acres): 0.17
 Land Size (SF): 7,535

Sale History

Date:	Jun 8, 2017
Book/Page:	4015 / 1138
Sale Code:	0001
Deed:	TR
Grantor:	Herrel (TR) (EST) Constance J
Price:	\$356,300
Date:	Mar 8, 2016
Book/Page:	3844 / 1191
Sale Code:	0130
Deed:	WD
Grantor:	Herrel Constance J
Price:	\$100
Date:	Nov 18, 2005
Book/Page:	2442 / 2710
Sale Code:	XX00
Deed:	WD
Grantor:	Tuckey,F William
Price:	\$600,000
Date:	Jul 31, 2001
Book/Page:	1421 / 2852
Sale Code:	XX02
Deed:	WD
Grantor:	R C R Development Co Inc,
Price:	\$73,500

Building Information (1 of 1)

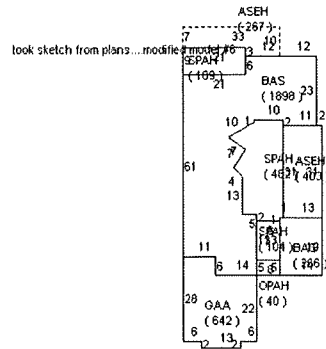
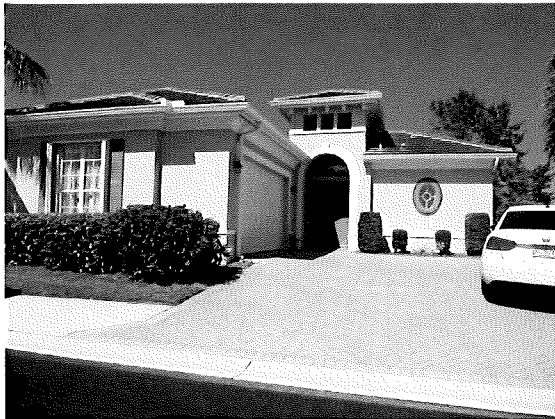
Finished Area: 2,164 SF
 Gross Total Area: 4,291 SF

Exterior Data

View:	Roof Cover: Conc Shingle	Roof Structure: Hip
Building Type: HB+	Year Built: 2003	Frame:
Grade: B+	Effective Year: 2003	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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



3/3

Special Features and Yard Items

Type: Drive-BrkPav
 Quantity: 1
 Units: 720
 Year Built: 2003

Current Year Values

Current Values Breakdown

Building:	\$241,300
Land:	\$125,000
Just/Market:	\$366,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$79,381
Assessed:	\$286,919
Exemption(s):	\$50,500
Taxable:	\$236,419

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2017	2008	0550	Homestead Exemption over \$ 50,000	\$25,000
Tax Year	Grant Year	Code	Description	Amount
2017	2006	0500	Homestead Exemption	\$25,000
Tax Year	Grant Year	Code	Description	Amount
2017	2017	2600	Blind Disability Exemption	\$500

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: F01-1033
 Issue Date: Jun 7, 2002
 Description: Residential New Construction
 Amount: \$164,538
 Fee: \$25

Number: IRR2003-9
 Issue Date: Mar 11, 2003
 Description: Yard Sprinkler System
 Amount: \$700
 Fee: \$75

Number: SHTR2003-12
 Issue Date: Apr 16, 2003
 Description: Alterations/Remodeling
 Amount: \$2,000
 Fee: \$100

Number: SE2003-13
 Issue Date: May 27, 2003
 Description: Screen Room
 Amount: \$3,000
 Fee: \$180

Number: bp09-0259
 Issue Date: Apr 1, 2009
 Description: Screen Porch
 Amount: \$5,040
 Fee: \$126

Ocean Village



Imagery © 2016 Google, Map data © 2016 Google

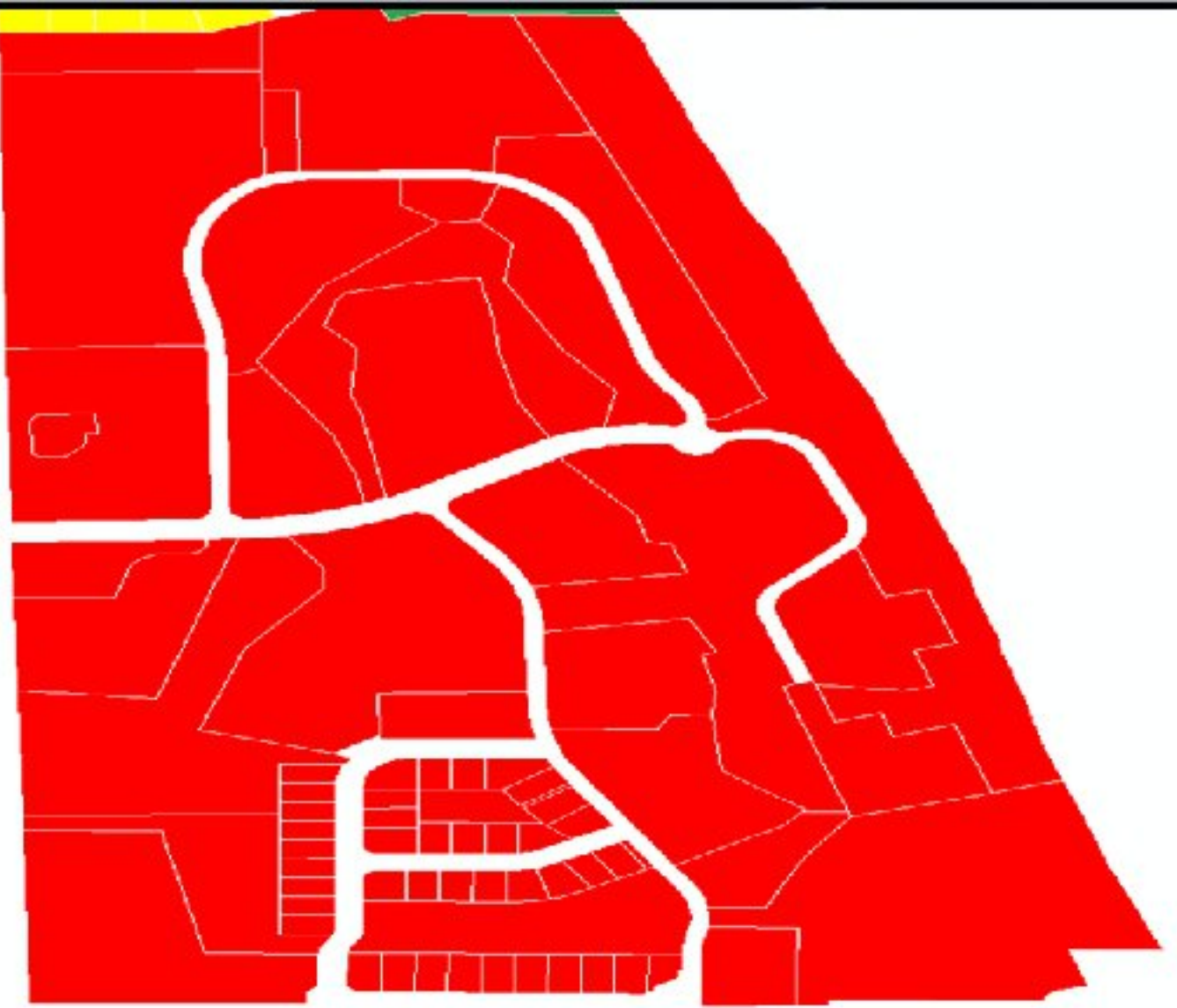
Northern Legend

- | | | |
|------------------|--------------------------|-------------------------|
| A. Capstan | D. Beachtree I | G. Catamaran I |
| B. Golf Villas | E. Beachtree II | H. Cayman Center & Pool |
| C. Coral Cluster | F. Bermuda Center & Pool | I. Seascape I |

Southern Legend

- | | | | |
|--------------------|------------------------|----------------------|----------------|
| J. Office | K. Tennis Courts | L. Tennis Pro Shop | M. Golf Shack |
| N. Restaurant | O. Club House | P. Tiki Bar | Q. Seascape II |
| R. Ocean House | S. Aruba Center & Pool | T. Ocean Villas I | |
| U. Ocean Villas II | V. Ocean Villas III | W. Southpoint Homes | |
| X. Catamaran II | Y. Golf Lodges South | Z. Golf Lodges North | |

S. Ocean Drive



Blue Heron Blvd.



**Kennedy Dwelling Rental
Conditional Use w/ No New Construction**

50 Southstar Drive

R4-A =  R-2 = 

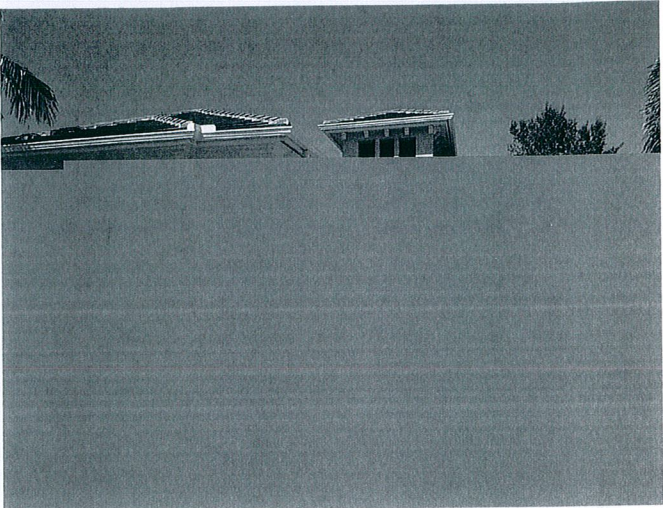


**THE SUNRISE CITY
FORT PIERCE
Florida**

Zoning Map

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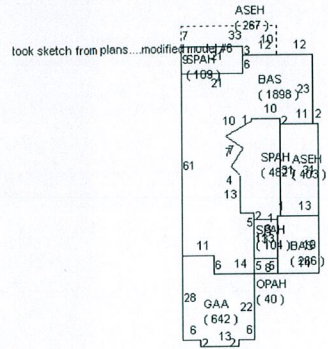
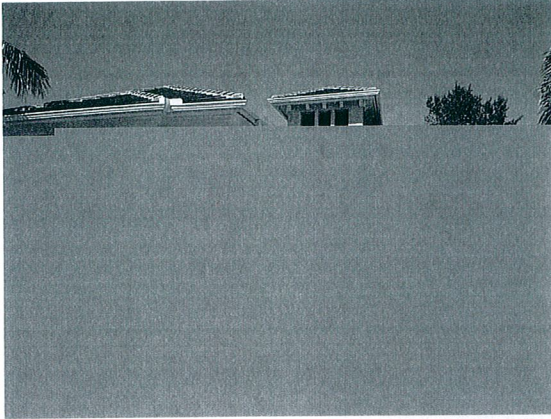
Interior Data

Bedrooms: 3
 Full Baths: 3
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Ceramic
 Sprinkled %: 0%

50 Southstar



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Description:	Screen Room
Amount:	\$3,000
Fee:	\$180
Number:	bp09-0259
Issue Date:	Apr 1, 2009
Description:	Screen Porch
Amount:	\$5,040
Fee:	\$126



ocean village
property owners association, inc.

2400 S. Ocean Drive, Hutchinson Island, Florida 34949-8098

Administrative Offices
(772) 489-0300

Facsimile
(772) 468-1037

Rentals & Resales Office
(772) 489-6100



RULES & REGULATIONS



MISSION STATEMENT

OF THE OCEAN VILLAGE PROPERTY OWNERS' ASSOCIATION

The Ocean Village Property Owners' association (OVPOA) is a Florida not-for-profit corporation chartered to operate, maintain and improve the common areas in our community. Effective operation of these common areas is integral to preserving the quality of life that the 1228 owners of the OVPOA have reason to expect.

HOW DO WE FULFILL THE MISSION?

- By operating a legal and ethical homeowners' association according to the provisions of FL statute 720, applicable national, state and local ordinances, and the OVPOA governing documents.
- By raising sufficient funds to operate, maintain and improve common amenities – pool, tennis courts, golf course and restaurant – so as to meet the diverse needs of our ownership.
- By strategically improving common amenities and infrastructure (roads and buildings) to ensure continuing market competitiveness.

***RULES AND REGULATIONS
OF
OCEAN VILLAGE***

The following is a compilation of the overall Rules & Regulations established by the Board of Directors of the Ocean Property Owners Association, Inc. in accordance with the authority granted it in the P.O.A. Bylaws.

All owners, renters and guests are obligated to adhere to these Rules & Regulations so as to ensure the proper usage of the facilities and perpetuate the high quality of our community.

ENTRANCE AND REGISTRATION

Upon entrance to Ocean Village all renters and guests must register at the Security Gatehouse. Owners may be issued Automobile Identification Decals and Entrance Bar Codes at the Administration Office. Identification Decals and Bar Codes will be issued at no charge for owners' cars (maximum 2 vehicles). A fee will be charged for additional decals and bar codes. Seasonal (minimum of 2 months) and long term renters may obtain a bar code with proof of lease and cluster permission for a fee. **ALL BARCODES MUST BE AFFIXED TO VEHICLES BY ADMINISTRATIVE STAFF – BARCODES WILL NOT BE GIVEN TO RESIDENTS TO USE FOR MULTIPLE VEHICLES.** Private golf carts or golf cars are NOT permitted on Ocean Village property at any time.

Residents should notify Security of expected guests, deliveries, or service companies to facilitate entrance to the Village. A gatehouse input form should be completed and submitted to the Administration Office alerting Security of regular permanent visitors or vendors. On this form, you will need to submit a "Primary Contact Number" and a four digit numerical "Pin" number – NOTE: This is a new procedure for 2015 – please complete this form as soon as possible. The form is available on www.oceanvillage.com on the POA page or may be obtained at the Administration Office.

PARKING

Overnight parking IS NOT PERMITTED ON POA property. Pickup trucks and motorcycles are permitted to park overnight on cluster property **with cluster permission only.**

NO OTHER INTERPRETATION OF THESE RULES WILL BE ACCEPTED!

GENERAL PROVISIONS

ALL PERSONS USING THE RECREATIONAL FACILITIES AT OCEAN VILLAGE DO SO AT THEIR OWN RISK!

- a) All owners, renters and guests must display a valid ID wristband while using the recreational facilities. SEE ATTACHED WRISTBAND POLICY. Wristbands must be worn at all times when using the recreational facilities and Tiki Bar. The recreation and security staffs will restrict facility privileges unless ID wristbands are displayed and worn in plain sight.
- b) The number of guests from any one unit using the recreational facilities in a given day is limited to four. If a larger number of guests are expected, contact the Recreation Office for temporary wristbands. (772-429-7415).
- c) All persons under 13 years of age must be accompanied by a responsible adult while using any of the recreational facilities. (NOTE: See sauna, Fitness Center and spa rules for age restrictions).
- d) Persons must wear cover ups in the Beach Club while wearing wet clothing, especially going to and from the restroom and sauna. Outside restrooms are available adjacent to the Beach Club pool.
- e) If any injury occurs while using a recreational facility, a staff member of the Recreation Department should be notified immediately (772-429-7415) between the hours of 8 a.m. and 6 p.m.; at all other times, notify the Security Department at 772-467-2901.
- f) No nuisances or disturbances will be permitted which interfere with the peaceful pursuit of leisure activities at Ocean Village.
- g) Trash cans in the recreation areas, including golf course, must **not** be used for the disposal of raw garbage, dead fish, unwrapped food, diapers, or animal waste.
- h) Owners and renters are responsible for damage to, or the defacing of, any property at Ocean Village which they or their guests have caused.
- i) Recreational equipment, including bocce balls, tennis racquets, golf clubs, shuffleboard equipment, beach volleyball, etc., may be rented at the Recreation Office. Persons under 13 must have adult supervision. All equipment must be returned in satisfactory condition to the office at the conclusion of play.
- j) When wearing bathing suits, cover-ups are to be worn (both genders) at all times when not in the areas of the pool or the beach.

2015 APPROVED RULES AND REGULATIONS

- k) When using the beach, State Law requires the use of beach access walkways. This is for the protection of the dune line.
- l) All recreation facilities, including but not limited to bocce courts, shuffleboard courts, pickleball tennis courts and basketball courts, must have playing time arranged through the Recreation Department so as to not interfere with regularly scheduled league play.
- m) The facilities owned by Ocean Village Property Owners Association, Inc. shall not be utilized by any owner, tenant, occupant and/or guest for commercial purposes. No individual or business entity is permitted to utilize any of the Ocean Village Property Owners Association, Inc. facilities without the express consent of Ocean Village Property Owners Association, Inc., whose decision to approve or disapprove the use of its facilities is final, and to be made in the sole discretion of Ocean Village Property Owners Association, Inc.

PET OWNERSHIP

No animals or pets of any kind shall be kept in any unit or on Ocean Village property without the specific written approval (PET PERMISSION AGREEMENT) of the cluster condominium Board of Directors.

- a) Pets are required to be restrained by leash while outdoors and are not allowed in **any recreational areas.**
- b) Pet waste is the responsibility of the pet owner and must immediately be picked up, wrapped and disposed of in cluster dumpsters.
- c) Renters and guests are not allowed to bring dogs, cats or other pets to Ocean Village **without written cluster permission.**
- d) Pets must be registered with the City of Fort Pierce and exhibit valid license if they are here for a period of 30 days or longer.

SWIMMING POOLS

- a) Everyone entering the pool areas (including Tiki Bar, Bocce, basketball and shuffleboard courts) must have an Ocean Village ID wristband, clearly visible, IN PLAIN SIGHT on their person.
- b) Swimming pool hours are from 7:00 a.m. to 9:00 PM. at all lighted pools. Other pools close at dusk.
- c) Persons using the pool must observe the rules posted in the pool area. The safety line must be in place at all times pursuant to FS 64E-9.006(1)(c)2.b.,F.A.C. Under no circumstances shall this line be moved.
- d) Audio devices must be used with earphones in the pool areas, except for organized activities.
- e) Persons under three (3) years of age are prohibited from being in the pools. They may use the toddler pool only.
- f) **NO** use of infant or adult diapers in pools.
- g) Floats, rafts, surfboards, balls, Frisbees, or any other toy or floatation device are not allowed in the pools.

2015 APPROVED RULES AND REGULATIONS

- h) The deposit of towels or other possessions may **not** be used to reserve pool furniture. The Recreation Staff shall remove any such items if they have been on the furniture for over ½ hour.
- i) Pool furniture must be covered with a towel for protection from persons using suntan lotions, oils, etc.
- j) Pool furniture is for use at poolside only and may not be moved to the beach or other areas.
- k) Food may not be brought onto or consumed on any pool deck. No glass of any type (bottles, containers, cups, glasses etc.) is allowed within the fenced pool area. Only food and beverages purchased at the Tiki Bar may be consumed on the Tiki deck.
- l) Bicycles, skateboards, scooters, skates, etc., are not permitted in **any recreational areas**.
- m) No drinking, smoking, or eating will be permitted in any pool.
- n) Tar and sand must be removed before entering the pools or using any of the recreational facilities. State law requires that all persons shower before entering the pool.
- o) No diving is allowed in any pool.
- p) No pets allowed in pool areas.
- q) No disturbances will be permitted which interfere with the peaceful pursuit of this facility.
- r) Proper swimming wear is required...No cut offs.
- s) Persons under 13 must have adult supervision.
- t) Persons with infections are not allowed in pools.
- u) Should an injury occur, please contact a member of the Recreation Staff at 772-429-7415.

SPA

- a) Persons under 13 years of age are not allowed in the spa.
- b) Anyone using the spa must shower before entering.
- c) No eating, drinking, or smoking is permitted in the spa.

SAUNA

2015 APPROVED RULES AND REGULATIONS

- a) Persons under 16 years of age are not allowed unless accompanied by a responsible adult.
- b) Smoking is prohibited.
- c) Appropriate attire is recommended.

FITNESS CENTER

1. Please sign in prior to using equipment and sign out when leaving.
2. A valid Ocean Village ID wristband must be worn at all times and be visible in PLAIN SIGHT while using the facility.
3. Maximum time on any equipment is 30 minutes if others are waiting. Do not rest or loiter on the equipment.
4. Wipe off each piece of equipment after your use, using sanitary towels and sanitizing spray provided. Do not wear cologne or perfume while using equipment.
5. Immediately after use, re-rack all weights and return all equipment to its proper place.
6. Glass containers of any type, all food and all liquids, other than water in capped, plastic bottles are at all times banned from the foyer and Fitness Center.
7. No smoking or other use of tobacco is permitted in the foyer or in the Fitness Center.
8. No one under 16 years of age permitted in Fitness Center or foyer, whether or not exercising. No pets are allowed except dogs which are specifically trained and certified to assist a physically challenged person and are actually being used for that purpose.
9. Owners are responsible for the actions of and any damages caused by their family members and guests, including tenants.
10. No loud noise, disorderly conduct, or profanity is permitted. Due to echo problems in the Fitness Center, all TVs must remain on mute and all personal radios or other audio equipment must only be used with earphones.
11. Turn off cell phones prior to entering the Fitness Center. Do not make or accept cell phone calls while in the Fitness Center.
12. Appropriate exercise attire must be worn at all times. Bare chests and/or bathing suits are not permitted. Clothing shall not bear inappropriate language or images. Athletic shoes are required in the Fitness Center and while using all equipment. No bare feet, street shoes, flip flops, shower shoes, aqua or beach shoes, sandals, or open shoes allowed.

2015 APPROVED RULES AND REGULATIONS

13. Do not move any equipment. Do not drop weights. Do not take any equipment from the Fitness Center. Leave TV remotes in the storage spaces provided on the cardio equipment.
14. Gym bags, jackets, and personal items must be kept in lockers in the foyer and removed when you leave. Any items left in lockers will be removed at end of day. Do not place personal items on the floor or on the equipment.
15. Exercise and use equipment at your own risk. It is recommended that you have a physical exam and/or consult with a physician and a personal trainer before exercising. Learn proper operation of the equipment prior to use. Ocean Village assumes no responsibility for injury to persons or property or for lost, stolen or damaged property. By your use of this Fitness Center and/or equipment, you agree to indemnify and hold harmless Ocean Village, the POA, its officers, directors, and employees, from any and all claims of injury or damage of any nature, whether to person or property, arising out of or in any way related thereto.
16. Report all equipment malfunctions, personal injuries, and specific concerns immediately to the Recreation Office.
17. NOTE: The use of the Fitness Center is a privilege, not a right. The Fitness Center is monitored by closed circuit TV and Recreation and Security staff members will make periodic inspections. Everyone must comply with these Rules and with any directives from Staff or Management. Failure to do so may result in actions as specified in the Covenants and Rules Enforcement policy.

HOURS ARE POSTED

CLUBHOUSES

(Smoking is prohibited in all OV buildings) – NOTE! Wi-Fi is currently available at the Aruba Center, the Cayman Center and the Ocean Village Library however when a meeting or scheduled event is underway, please be courteous and use another facility. Your neighbors thank you!

The recreation areas (Ocean Village Beach Club, the Ocean Village Clubhouse, the Aruba Center, Cayman Center and the Bermuda Recreation Center) hours of operation are from 7:00 AM to 10:00 PM, unless there are preplanned activities which must be approved and scheduled in advance.

BEACH CLUB facilities include: swimming pool, toddler pool, spa, sauna, Fitness Room (hours for Fitness Room are 5:00 a.m. until 10:00 p.m.), Card Room, Library, Bocce courts, shuffleboard courts, basketball courts, beach volleyball, pickleball courts, horseshoe and corn hole.

ARUBA CENTER facilities include: swimming pool, kitchen, and two meeting rooms.

BERMUDA RECREATION CENTER facilities include: swimming pool, two (2) pickle ball tennis courts, and the screened Bermuda Center, which may be reserved for small gatherings.

CAYMAN CENTER facilities include: swimming pool, Arts & Craft room, kitchen, and shuffleboard

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courts. The Arts & Craft room will be open only during regular programming or by special request. Limited parking facilities are available at the Cayman Center.

OCEAN VILLAGE CLUBHOUSE facilities include: meeting/game room and a kitchen.

A \$300 refundable deposit in addition to completion of the Facilities Reservation Agreement will be required for any owner group wishing to reserve the Aruba Center, Cayman Center or OV Clubhouse for a limited private party or other activity. There is a charge for set-up and clean-up. Reservations should be made well in advance through the Recreation Office.

GOLF COURSE REGULATIONS – YEAR ROUND RULES

Possession and display of valid Ocean Village wristband is required. The bona fide occupants (owners and renters) of the unit to which the wristbands are issued may only use the two (2) owner or renter wristbands issued by the Property Owners Association (POA) to each unit. Anyone - excluding children under 10 years of age - must have an approved wristband.

- a) Each player must have his/her own set of clubs (at least a putter and three (3) others) in a carrier. Rental sets are available from either the Golf Shack or Recreation.
- b) No more than four (4) persons may play in any one group.
- c) Practicing is not allowed on the course. A practice putting and pitching green, in addition to a golf practice net are provided for this purpose.
- d) Paths, where provided, must be used.
- e) All roped-off areas and directional signs must be observed.
- f) Observe all “grounds under repair” signs.
- g) Use caution when crossing the roads in Ocean Village.
- h) Place all refuse in proper receptacles.
- i) Use of tees is required on grass tee boxes (wooden tees are preferred).
- j) Powered golf carts may not be used on the course.
- k) Broken windows should be reported to the Golf Shack so owners can be notified. The POA assumes no liability for any damages to persons or property which may be caused by errant golf balls and, in accordance with Florida law, will take no steps to repair any such damages, on either a permanent or a temporary basis.
- l) Golf course hours are from 7:30 AM until dark.
- m) Proper golf attire is mandatory, including shirts and shoes. (NO BATHING SUITS OR TANK TOPS).

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- n) Fishing for, or retrieval of, balls from golf course ponds is prohibited, except for the right of a player to recover his own ball during play, without unduly delaying play on the golf course.
- o) Any golfer may retrieve an errant golf ball from any planted area as long as destruction of landscaping or property does not occur.
- p) The starters and rangers have the authority to enforce Golf Course Rules and Regulations.
- q) All players must observe the Annual Golf Program Regulations, which are established by Management.

GOLF COURSE – SEASONAL RULES

- a) The season is normally from December 15th to April 15th. Exact dates will be posted prior to the opening of each season.
- b) During the season, play is by reservation. Reservations may be made anytime online at www.oceanvillage.com or after 7:30 a.m. by telephone 772-467-0102. NOTE: Only **same day** reservations may be made by telephone or in person at the Golf and Tennis Shop. Information on the procedures for making reservations, limitations on such reservations and the amount of registration or other fees will be publicized and posted prior to each season.
- c) Foursomes are encouraged. Threesomes or less may be matched with other golfers.
- d) After six (6) strokes per hole, the ball must be picked up and the player must proceed to the next hole. This is required to speed up play.
- e) All players must start at the first tee.

OCEAN VILLAGE TENNIS RULES

Seasonal Tennis Rules & Reservation Policy – December 15 through April 30

Prime Time – for hard courts 8:00 AM to 12:30 PM daily. Prime Time – for soft courts is 7:30 AM to 5:30 PM. Soft courts must be swept by players after each reservation period. Courts will be closed from 12:30 PM to 1:30 PM for maintenance.

Non Prime Time – applies to ONLY hard courts from 12:30 PM – 10:00 PM daily.

Court Times – are 1.5 hours per period.

Tennis Wristbands – Ocean Village owners and renters may purchase wristbands in the Golf and Tennis Shop from December 1 and are valid until November 30 of the following year. During non-Prime Time, wristbands are not required for anyone desiring to use the courts. A list of persons purchasing wristbands will be kept in the Golf and Tennis Shop.

Reservation System – An individual may reserve one (1) court for one time period, per day, during Prime Time. No more than two (2) reservations per unit, per day during Prime Time. All players are limited to no more than 3 hours of play per day during Prime Time. Court reservations are the preferred method of guaranteeing a court

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both during Prime and non-prime times. Reservations not used within 10 minutes after the starting time are cancelled and the court becomes available on a first come/first served basis. Courts may not be reserved during round robin or other sanctioned activities such as Bernie's Games, socials, team tennis or other events determined by the Tennis Committee.

Making a Reservation – Reservations may be made same day and up to two (2) days in advance online at www.oceanvillage.com. Telephone reservations and in person reservations at the Golf and Tennis Shop are available SAME DAY ONLY from 8:00 AM- 5:00 PM by calling 772-467-0113. Reservations require a tennis wristband to be worn by each player while using the court. Players should sign in 15 minutes prior to court time at the Golf and Tennis Shop.

Reservation Priorities – The sequence of tennis events and their priorities are listed from the top down.

1. Round Robin Play – daily 9:00 AM to 11:00 AM on courts 3, 4, 5 and 6. During Bernie's Games Round Robin will run from 8:00 AM until 10:30 AM on Mondays.
2. League Team Tennis – 11:00 AM to 1:30 PM, courts 3, 4, 5 and 6 on scheduled days.
3. Bernie's Games Tennis – 11:00 AM to 5:00 PM on day scheduled, usually Mondays from mid January to end of March.
4. Open Play – 12:30 PM – 10:00 PM, courts 7, 8, 9 and 10.

Court Attire – Proper tennis attire is required. Shirts and tennis shoes (no sneakers allowed on soft courts) must be worn at all times. Half shirts, tank tops, cut-offs, and bathing suits are not permitted.

Outside Guest Privileges – Ocean Village owners and renters may have outside guests for the day, but the owner/renter must accompany such guests while using Ocean Village tennis facilities. Each owner/renter can have no more than 1 outside guest per play.

Family Members as Guests - The same rules that apply to owners/renters apply in this case. Wristbands are required when Prime Time play is desired. Children under the age of 13 do not need a wristband as long as they play with a responsible adult, and play is during non-Prime Time.

Round Robin Play – is available everyday as follows: From 9:00 AM to 11:00 AM on Courts 3, 4, 5, and 6. Players will line up in order of arrival to start play. Replacement players are sequenced by arrival times. This is an honor system. The round robin is not supervised, except for volunteered services of players familiar with the format. Each round of play will consist of five games, 'no add'. Those who have completed one round should sit out the next round, thus allowing those waiting to play. All players are asked to cooperate with the person organizing and running the session so that those participating have as much equal time on court as possible.

Bernie's Games – begin the middle of January and are played for 10 weeks. Historically these games are played on courts 3, 4, 5, and 6 starting at 11:00 AM - 5:00 PM on Mondays. These games take precedence over Prime Time reservations on the day they are played. The 7:30 AM to 9:00 AM reservation time will not be available during Bernie's Games due to court maintenance.

Failure to Comply – with any of the rules stated above may result in the loss of player reservation privileges,

2015 APPROVED RULES AND REGULATIONS
and/or playing privileges.

Rule Amendments – Rules will be reviewed annually by the Tennis Committee and desired changes will be submitted in writing to the OVPOA. Rules may be amended, in writing by the OVPOA, at other times as necessary to accommodate unforeseen circumstances. These amendments will be published in the Golf and Tennis Shop.

Violations of rules should be reported to the Golf and Tennis Shop when open, or secondly to the Recreation Department, and thirdly to the OV Security if it is warranted and/or damage to any OV amenities is involved.

Non-Seasonal Rules & Reservation Policy – May 1 through December 14

Prime Time – is not applicable during this period.

Tennis wristbands – are not required during this period.

Court Usage - is on a first come/first served basis for owners/renters.

Reservations System – is not operational during this period.

Rules – all other applicable rules apply during this period.

OWNER/RESIDENT RESPONSIBILITIES

If you wish to make an alteration or structural modification to the exterior of your unit, you must first obtain cluster approval and then submit your written request (forms available) to the OV Architectural Board of Review (ABR). Should a violation occur, procedures are in place.

Excessive or loud noise prohibited before 7:30 AM or after 10:00 PM (except for golf and tennis maintenance) not only at pools, but also in cluster areas.

Personal and commercial notices are permitted only on bulletin boards at the Aruba, Cayman, and Bermuda Centers.

Nothing is to be hung over railings on buildings at any time (i.e. rugs, towels, swimsuits, etc.)

No fishing or swimming in ponds/lagoons is permitted.

All unit owners must leave current addresses and telephone numbers with Administration.

COVENANTS AND RULES ENFORCEMENT COMMITTEE

Covenants and Restriction compliance actions may result from complaints by association members or as the result of reviews by the Property Manager. All complaints by association members must be submitted in writing to the Property Manager.

Complaints are reviewed by the Committee which has the power to dismiss the complaint or to penalize violators through monetary penalties (Rules infractions) or through temporary or permanent suspension of the violator's privileges to use some or all of Ocean Village amenities (90+ day delinquencies in maintenance fees

KEY POLICY

Administrative staff will give out keys during regular office hours to cluster employed window washers and exterminators for regular service. Under no circumstances will owner keys be given out to or accepted from contractors, housekeepers, owner-employed window washers and exterminators, tenants, guests, neighbors, delivery services or anyone else other than to the owner himself or herself. Owners requesting their own keys after hours on a non-emergency basis will incur a monetary charge. An owner locking himself out of his apartment is not considered to be an emergency.

Administration will retain owner keys for use in true emergency situations and for the limited uses set out above. Copy of complete key policy is posted in the Reception Area of the Administrative building.

OCEAN VILLAGE WRISTBAND POLICY

All residents, including owners, guests and tenants, (excluding children under 10 years of age) must wear the appropriately designated wristband IN PLAIN SIGHT while using any amenity at Ocean Village. Those amenities include all sports and recreation facilities, including all pools, bocce, tennis, golf, shuffleboard, basketball, pickleball, cornhole, saunas, Fitness Center and the Tiki Bar. Each unit is issued two green owner and four red guest wristbands. Rental units may also be issued two rental wristbands.

Wristbands will be replaced free of charge if broken wristband is brought into the Administration Office.

Cost for replacement wristbands for Owners, Guests and Renters are \$20.00 each. Administration will handle the distribution of permanent Owner and Guest wristbands.

The Association has established a policy for the purchase of “Temporary Wristbands”. Any owner or renter may purchase a wristband at a fee of \$20 each – fully refundable upon return of the temporary wristband. Temporary Wristbands will be issued only by the Recreation Department and only cash will be accepted.

OWNER WRISTBANDS-GREEN & WHITE

- Owners are required to wear wristbands IN PLAIN SIGHT, while using any amenity.
- If the owner does not have a wristband, he/she will be asked to leave and return with a wristband, which must be worn in PLAIN SIGHT.
- If the owner refuses to leave the amenity, Security will ask the owner to leave the amenity and will then file an incident report which will be given to Management.

GUEST WRISTBANDS-RED & WHITE

- Guests are required to wear the wristbands IN PLAIN SIGHT, while using any amenity.
- Owners may utilize the “Temporary Wristband” procedure for their guests.
- If the guest does not have a wristband, he/she will be asked to leave the amenity and return with a wristband, which must be worn in PLAIN SIGHT.
- If guests refuse to leave the amenity, Security will ask the guest to leave the amenity and will then file an

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incident report which will be given to Management.

RENTAL WRISTBANDS-COLORS DETERMINED ANNUALLY

- Renters are required to wear the wristbands IN PLAIN SIGHT while using any amenity.
- Unit owners are required to provide wristbands for their renters (all owners will receive 2 rental wristbands at no charge upon request).
- Rental agencies (Realtors) are required to provide wristbands for their renters.
- RENTERS who for whatever reason do not have wristbands provided (i.e. absentee owners who forgot) may utilize the “Temporary Wristband” procedure.
- If the renter does not have a wristband, he/she will be asked to leave the amenity and return with a wristband, which must be worn in PLAIN SIGHT.
- If the renter refuses to leave the amenity, Security will ask the renter to leave the amenity and will then file an incident report which will be given to Management.

**FAILURE TO COMPLY WITH THIS POLICY COULD RESULT IN A TEMPORARY OR PERMANENT
REVOCAION OF THE RIGHT OF AN OWNER, GUEST OR RENTER TO USE AMENITIES.**

Re: Kennedy Residence – Conditional Use – 50 Southstar
TRC No. 17-04000017

In reference to the Code Enforcement comments:

1. This property is currently managed by Coldwell Banker Paradise (CBP). There is an onsite office at Ocean Village and the property manager is available 24/7 for any complaints or issues. The CBP office is open Monday - Friday from 9:00am – 5:00pm, Saturday 9:00am – 4:00pm, Sunday 11:00am – 4:00pm and any after hour calls are directed to the property manager's cell phone. The security gate also has the property manager's cell phone for emergencies.
2. We comply with all local ordinances and respond to any noise complaints immediately.
3. Garbage and recycling receptacles are located at this home in the garage and picked up weekly on Tuesday and Friday.
4. Pets are not allowed for any property rented through CBP at Ocean Village unless it is a service dog and the appropriate paperwork is provided.
5. Two (2) people per bedroom are permitted to stay at one time.
6. This home has a garage for parking and a driveway for additional guests.
7. CBP has a designated bookkeeper who collects and pays the appropriate sales tax monthly on behalf of the property owner.
8. CBP works with several vendors who are licensed and insured to handle maintenance issues in a timely fashion.

Please let me know if you need additional information.

Best regards,

Lisa Cataline

**COLDWELL
BANKER** 

PARADISE

Lisa Cataline
Manager

Coldwell Banker Paradise
Fort Pierce, FL 34949
Phone: 772-461-1324
Lisa.Cataline@CBParadise.com

Planning Board

7.f.

Meeting Date: 01/09/2018

Information

REQUESTED ACTION

Conditional Use - Dwelling Rental - 401 Southstar Drive

LOCATION

401 Southstar Drive

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Approve with the following Conditions:

- 1) The maximum occupancy of the home does not exceed six (6) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
 - 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
 - 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
 - 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.5) Limit no more than 2 vehicles (1 in the driveway, 1 in the garage).
-

Attachments

Staff Report
Application
Location Map
Zoning Map
Floor Plan
Rules & Regulations
TRC Responses

Form Review

Form Started By: Vennis Gilmore
Final Approval Date: 01/04/2018

Started On: 01/03/2018 06:11 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use
 Mitchell Dwelling Rental
 401 Southstar Drive**

DATE: January 3, 2018

STAFF REPORT

Owner/Applicant: Coldwell Banker Paradise – Lisa Cataline
 100 Mainsail
 Fort Pierce, FL. 34949

Applicant’s Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as one (1) month.

Location: 401 Southstar Drive

Parcel ID: 2518-666-0048-000-0

Current Zoning: Hutchinson Island Medium Density Residential Zone (R4-A)

Future Land Use: Hutchinson Island Residential (HIR)

Surrounding Zoning:

North	East	South	West
R4-A	R4-A	OS-1	R-1, HIRD (SLC)

Site Size: .02 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 401 Southstar Drive, to offer lodging of less than six (6) months and a minimum of one (1) to guests. The subject property consists of a townhome residence. The townhome structure is a one-story townhome with a finished floor area of 1,553 square feet, containing three (3) bedrooms, two (2) bathrooms and traditional support rooms. There is driveway for parking of two (2) vehicles and a garage. The property is located within the Ocean Village Community. Ocean Village is a gated planned-community that is nestled on approximately 120 acres with approximately 3,500 feet of beach frontage. Ocean Village offers 24 hour security; a Par-3 9-Hole Executive Golf Course; Tennis Courts; Heated Swimming Pools; Jacuzzi; Sauna; Fitness Center; Card Room; Library with wi-fi; and clubhouses. The property is zoned Hutchinson Island Medium Density Residential Zone (R4-A).

The property is located north of Blue Heron Blvd; west of Southpointe Drive. The site is surrounded by single family residences to the east.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a “Dwelling rental (dwelling unit)”, and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly, or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a “Vacation rental”, and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than one (1) month. The rental of a dwelling for periods at a minimum of one (1) month, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	Vacation Rental
<i>Length of Stay</i>	Less than 6 months	30 days or less
<i>Lodging Type(s)</i>	Non-Transient (more than 30 days)	Transient Lodging
<i>State License Requirement</i>	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
<i>Public lodging establishment (ADA & Misc. Regulations)</i>	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R4-A) district which is designed to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous “Medium Density Residential Hutchinson Island (Rmhi)” has been renamed.

Traffic & Parking

The traffic generation from the proposed use is undetermined based upon numerous variables present, and the absence of complete data by the Institute of Transportation Engineers (ITE) Trip Generation Manuel. Review of similar uses of this scale, in comparison to impacts of a multifamily housing development, suggest an insignificant effect overall evaluation; however the absence of maximum occupancy, occurrence of short lengths of stay, and frequency of cleaning services are variables that may concentrate trips during seasonal months and weekends, causing elevated traffic impacts during such times.

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject site features driveway space for two (2) vehicles and one (1) additional vehicle in the garage.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than one (1) month would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

- 1) The maximum occupancy of the home does not exceed six (6) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
- 5) Limit no more than 2 vehicles (1 in the driveway, 1 in the garage).



Conditional Use – No New Construction

Property address or Location 401 Southstar Dr., Ft. Pierce, FL 34949
 Parcel ID #(s) 2518-666-0048-000-0
 Project description Request for approval to do short term rentals

Vicki & Pany Mitchell
Property Owner(s)
12500 Chesterfield Ln
Street Address
Chesterland, OH 44026
City State Zip
216-214-4068
Phone Number
vm927@hotmail.com
Email Address

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

Vicki Mitchell
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 18 day of Oct, 2017, by Vicki Mitchell who is personally known to me or has produced DRIVERS License as identification.

S. Martz
 Signature of Notary



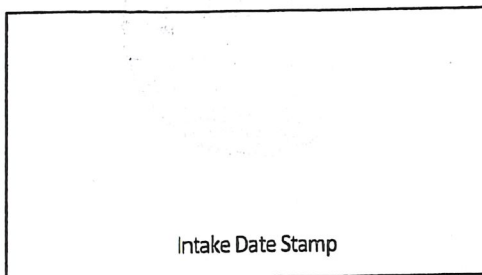
SANDRA L. MARTZ
 Notary Public, State of Ohio
 My Commission Expires
 February 19, 2019

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 _____



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



Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

401 Southstar DR 1204
2518-666-0048-000-0
150098
25/18N
0400

Fort Pierce

Ownership

Gary J Mitchell
Vickie L Mitchell
12560 Chesterfield LN
Chesterland, OH 44026

Legal Description

GOLF LODGES AT SOUTHPOINTE (OR 1680-1352) UNIT 1204 (OR 4050-866)

Current Values

Just/Market Value: \$190,800
Assessed Value: \$190,800
Exemptions: \$0
Taxable Value: \$190,800
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 1,553
Gross Area (SF): 1,953
Land Size (acres): 0.02
Land Size (SF): 1,000

Sale History

Date:	Oct 4, 2017
Book/Page:	4050 / 0866
Sale Code:	0001
Deed:	WD
Grantor:	Alexander Richard A
Price:	\$257,000
Date:	Sep 25, 2009
Book/Page:	3134 / 1821
Sale Code:	0112
Deed:	SP
Grantor:	Federal National Mort Assn,
Price:	\$129,000
Date:	Jul 10, 2008
Book/Page:	2999 / 1133
Sale Code:	XX01
Deed:	SP
Grantor:	McCabe,Stephen J
Price:	\$260,200
Date:	Mar 1, 2005
Book/Page:	2190 / 2223
Sale Code:	XX00
Deed:	WD
Grantor:	Conroy,Michael
Price:	\$339,000
Date:	Jun 15, 2004
Book/Page:	1995 / 0835
Sale Code:	XX00
Deed:	WD
Grantor:	Hiltzer,Deborah
Price:	\$270,000
Date:	Apr 22, 2003
Book/Page:	1699 / 0723
Sale Code:	XX00
Deed:	SP
Grantor:	R C R Development Co Inc.
Price:	\$127,500
Date:	Jan 1, 1900
Book/Page:	NA / NA

Sale Code:
 Deed:
 Grantor:
 Price:

S0

Building Information (1 of 1)

Finished Area: 1,553 SF
 Gross Total Area: 1,953 SF

View:
 Building Type: X211
 Grade: 211B
 Story Height: 1 Story

Roof Cover:
 Year Built: 2003
 Effective Year: 2003
 No. Units: 1

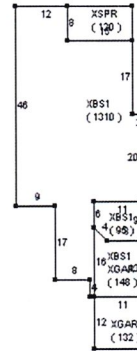
Roof Structure:
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Bedrooms: 3
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Interior Data

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$190,800
Land:	\$0
Just/Market:	\$190,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$190,800
Exemption(s):	\$0
Taxable:	\$190,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	0.6	Fort Pierce Stormwater Charge	\$32.40

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:	BP10-1111
Issue Date:	Jun 2, 2010
Description:	Storm Shutters
Amount:	\$8,501
Fee:	\$86

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce

Ocean Village



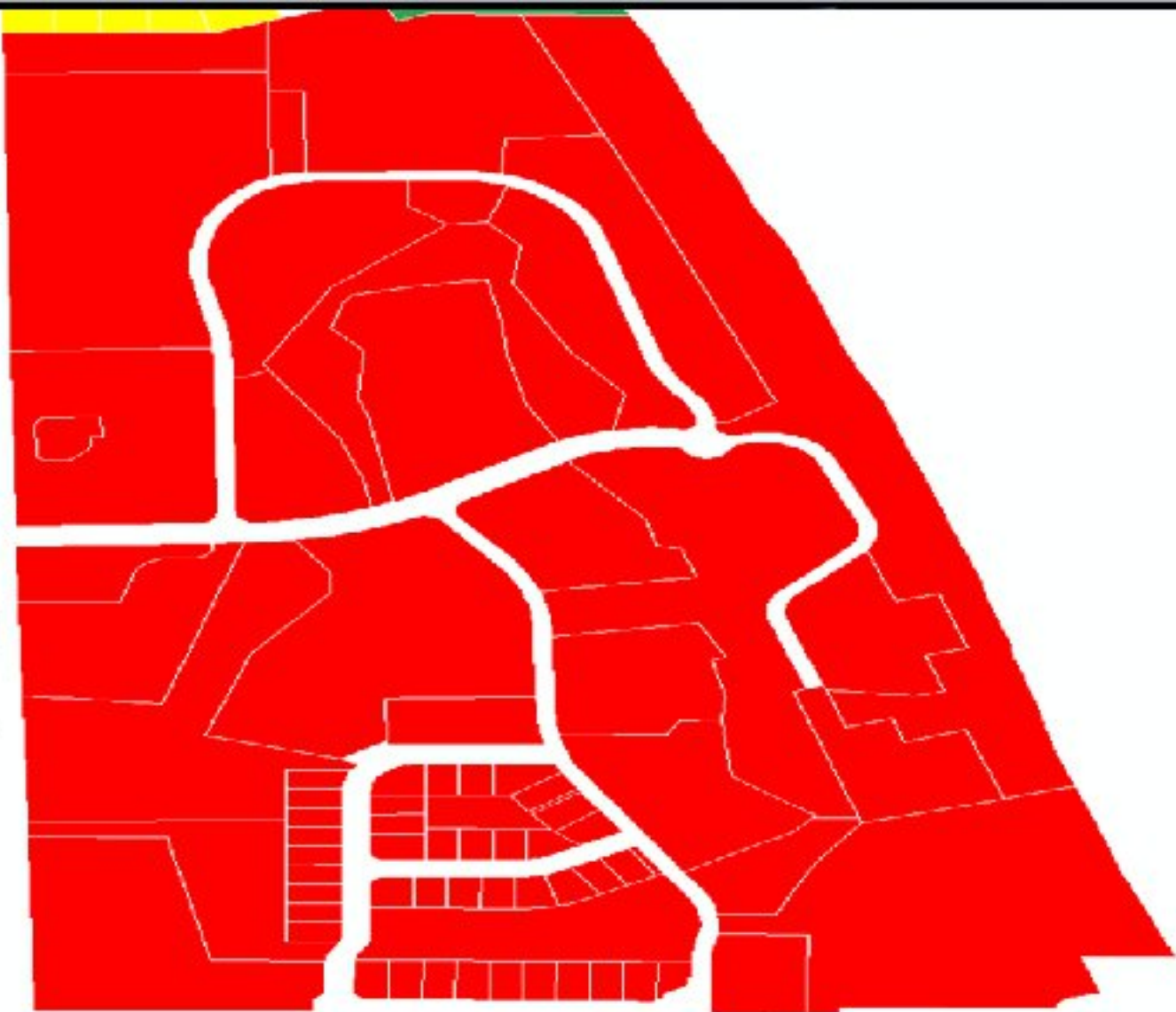
Northern Legend

- | | | |
|------------------|--------------------------|-------------------------|
| A. Capstan | D. Beachtree I | G. Catamaran I |
| B. Golf Villas | E. Beachtree II | H. Cayman Center & Pool |
| C. Coral Cluster | F. Bermuda Center & Pool | I. Seascape I |

Southern Legend

- | | | | |
|--------------------|------------------------|----------------------|----------------|
| J. Office | K. Tennis Courts | L. Tennis Pro Shop | M. Golf Shack |
| N. Restaurant | O. Club House | P. Tiki Bar | Q. Seascape II |
| R. Ocean House | S. Aruba Center & Pool | T. Ocean Villas I | |
| U. Ocean Villas II | V. Ocean Villas III | W. Southpoint Homes | |
| X. Catamaran II | Y. Golf Lodges South | Z. Golf Lodges North | |

S. Ocean Drive



Blue Heron Blvd.



Mitchell Dwelling Rental
Conditional Use w/ No New Construction
401 Southstar Drive

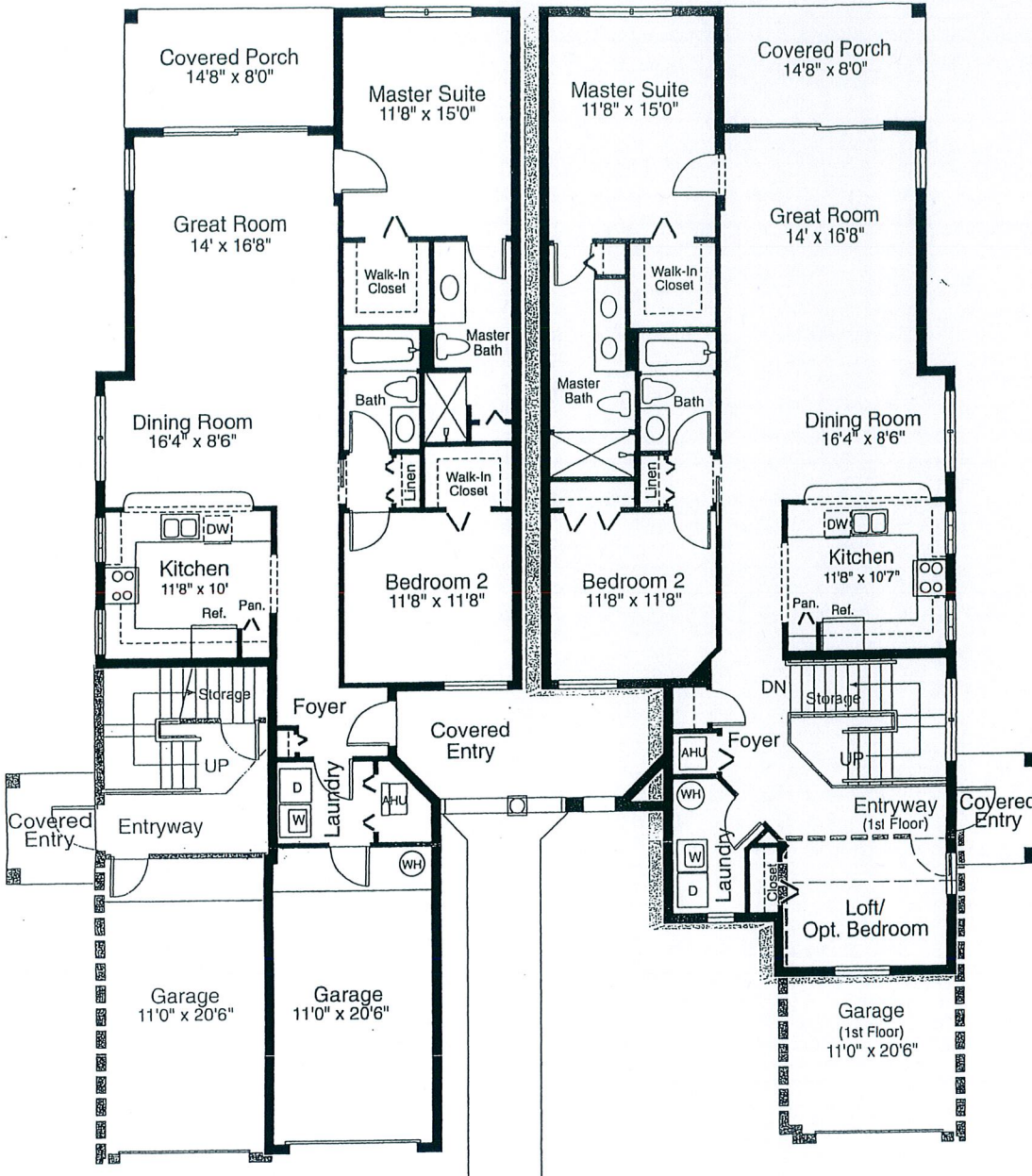


THE SUNRISE CITY
FORT PIERCE
Florida

R4-A =  **R-2 =** 

Zoning Map

Golf Lodge



Ground Floor
Residences A&B

2nd Floor
Residences C&D

Southpointe
at Ocean Village
South Hutchinson Island

Golf Lodges

Unit A & B	
Living Area	1301 Sq. Ft.
Covered Porch	117 Sq. Ft.
Covered Entry	61 Sq. Ft.
Garage	254 Sq. Ft.
Total Footage	1733 Sq. Ft.

Unit C & D	
Living Area	1778 Sq. Ft.
Covered Porch	117 Sq. Ft.
Covered Entry	41 Sq. Ft.
Garage	254 Sq. Ft.
Total Footage	2190 Sq. Ft.

All dimensions are approximate. The developer reserves the right to change and/or alter materials, specifications, features, designs and pricing without notice.



ocean village
property owners association, inc.

2400 S. Ocean Drive, Hutchinson Island, Florida 34949-8098

Administrative Offices
(772) 489-0300

Facsimile
(772) 468-1037

Rentals & Resales Office
(772) 489-6100



RULES & REGULATIONS



MISSION STATEMENT

OF THE OCEAN VILLAGE PROPERTY OWNERS' ASSOCIATION

The Ocean Village Property Owners' association (OVPOA) is a Florida not-for-profit corporation chartered to operate, maintain and improve the common areas in our community. Effective operation of these common areas is integral to preserving the quality of life that the 1228 owners of the OVPOA have reason to expect.

HOW DO WE FULFILL THE MISSION?

- By operating a legal and ethical homeowners' association according to the provisions of FL statute 720, applicable national, state and local ordinances, and the OVPOA governing documents.
- By raising sufficient funds to operate, maintain and improve common amenities – pool, tennis courts, golf course and restaurant – so as to meet the diverse needs of our ownership.
- By strategically improving common amenities and infrastructure (roads and buildings) to ensure continuing market competitiveness.

***RULES AND REGULATIONS
OF
OCEAN VILLAGE***

The following is a compilation of the overall Rules & Regulations established by the Board of Directors of the Ocean Property Owners Association, Inc. in accordance with the authority granted it in the P.O.A. Bylaws.

All owners, renters and guests are obligated to adhere to these Rules & Regulations so as to ensure the proper usage of the facilities and perpetuate the high quality of our community.

ENTRANCE AND REGISTRATION

Upon entrance to Ocean Village all renters and guests must register at the Security Gatehouse. Owners may be issued Automobile Identification Decals and Entrance Bar Codes at the Administration Office. Identification Decals and Bar Codes will be issued at no charge for owners' cars (maximum 2 vehicles). A fee will be charged for additional decals and bar codes. Seasonal (minimum of 2 months) and long term renters may obtain a bar code with proof of lease and cluster permission for a fee. **ALL BARCODES MUST BE AFFIXED TO VEHICLES BY ADMINISTRATIVE STAFF – BARCODES WILL NOT BE GIVEN TO RESIDENTS TO USE FOR MULTIPLE VEHICLES.** Private golf carts or golf cars are NOT permitted on Ocean Village property at any time.

Residents should notify Security of expected guests, deliveries, or service companies to facilitate entrance to the Village. A gatehouse input form should be completed and submitted to the Administration Office alerting Security of regular permanent visitors or vendors. On this form, you will need to submit a "Primary Contact Number" and a four digit numerical "Pin" number – NOTE: This is a new procedure for 2015 – please complete this form as soon as possible. The form is available on www.oceanvillage.com on the POA page or may be obtained at the Administration Office.

PARKING

Overnight parking IS NOT PERMITTED ON POA property. Pickup trucks and motorcycles are permitted to park overnight on cluster property **with cluster permission only.**

NO OTHER INTERPRETATION OF THESE RULES WILL BE ACCEPTED!

GENERAL PROVISIONS

ALL PERSONS USING THE RECREATIONAL FACILITIES AT OCEAN VILLAGE DO SO AT THEIR OWN RISK!

- a) All owners, renters and guests must display a valid ID wristband while using the recreational facilities. SEE ATTACHED WRISTBAND POLICY. Wristbands must be worn at all times when using the recreational facilities and Tiki Bar. The recreation and security staffs will restrict facility privileges unless ID wristbands are displayed and worn in plain sight.
- b) The number of guests from any one unit using the recreational facilities in a given day is limited to four. If a larger number of guests are expected, contact the Recreation Office for temporary wristbands. (772-429-7415).
- c) All persons under 13 years of age must be accompanied by a responsible adult while using any of the recreational facilities. (NOTE: See sauna, Fitness Center and spa rules for age restrictions).
- d) Persons must wear cover ups in the Beach Club while wearing wet clothing, especially going to and from the restroom and sauna. Outside restrooms are available adjacent to the Beach Club pool.
- e) If any injury occurs while using a recreational facility, a staff member of the Recreation Department should be notified immediately (772-429-7415) between the hours of 8 a.m. and 6 p.m.; at all other times, notify the Security Department at 772-467-2901.
- f) No nuisances or disturbances will be permitted which interfere with the peaceful pursuit of leisure activities at Ocean Village.
- g) Trash cans in the recreation areas, including golf course, must **not** be used for the disposal of raw garbage, dead fish, unwrapped food, diapers, or animal waste.
- h) Owners and renters are responsible for damage to, or the defacing of, any property at Ocean Village which they or their guests have caused.
- i) Recreational equipment, including bocce balls, tennis racquets, golf clubs, shuffleboard equipment, beach volleyball, etc., may be rented at the Recreation Office. Persons under 13 must have adult supervision. All equipment must be returned in satisfactory condition to the office at the conclusion of play.
- j) When wearing bathing suits, cover-ups are to be worn (both genders) at all times when not in the areas of the pool or the beach.

2015 APPROVED RULES AND REGULATIONS

- k) When using the beach, State Law requires the use of beach access walkways. This is for the protection of the dune line.
- l) All recreation facilities, including but not limited to bocce courts, shuffleboard courts, pickleball tennis courts and basketball courts, must have playing time arranged through the Recreation Department so as to not interfere with regularly scheduled league play.
- m) The facilities owned by Ocean Village Property Owners Association, Inc. shall not be utilized by any owner, tenant, occupant and/or guest for commercial purposes. No individual or business entity is permitted to utilize any of the Ocean Village Property Owners Association, Inc. facilities without the express consent of Ocean Village Property Owners Association, Inc., whose decision to approve or disapprove the use of its facilities is final, and to be made in the sole discretion of Ocean Village Property Owners Association, Inc.

PET OWNERSHIP

No animals or pets of any kind shall be kept in any unit or on Ocean Village property without the specific written approval (PET PERMISSION AGREEMENT) of the cluster condominium Board of Directors.

- a) Pets are required to be restrained by leash while outdoors and are not allowed in **any recreational areas.**
- b) Pet waste is the responsibility of the pet owner and must immediately be picked up, wrapped and disposed of in cluster dumpsters.
- c) Renters and guests are not allowed to bring dogs, cats or other pets to Ocean Village **without written cluster permission.**
- d) Pets must be registered with the City of Fort Pierce and exhibit valid license if they are here for a period of 30 days or longer.

SWIMMING POOLS

- a) Everyone entering the pool areas (including Tiki Bar, Bocce, basketball and shuffleboard courts) must have an Ocean Village ID wristband, clearly visible, IN PLAIN SIGHT on their person.
- b) Swimming pool hours are from 7:00 a.m. to 9:00 PM. at all lighted pools. Other pools close at dusk.
- c) Persons using the pool must observe the rules posted in the pool area. The safety line must be in place at all times pursuant to FS 64E-9.006(1)(c)2.b.,F.A.C. Under no circumstances shall this line be moved.
- d) Audio devices must be used with earphones in the pool areas, except for organized activities.
- e) Persons under three (3) years of age are prohibited from being in the pools. They may use the toddler pool only.
- f) **NO** use of infant or adult diapers in pools.
- g) Floats, rafts, surfboards, balls, Frisbees, or any other toy or floatation device are not allowed in the pools.

2015 APPROVED RULES AND REGULATIONS

- h) The deposit of towels or other possessions may **not** be used to reserve pool furniture. The Recreation Staff shall remove any such items if they have been on the furniture for over ½ hour.
- i) Pool furniture must be covered with a towel for protection from persons using suntan lotions, oils, etc.
- j) Pool furniture is for use at poolside only and may not be moved to the beach or other areas.
- k) Food may not be brought onto or consumed on any pool deck. No glass of any type (bottles, containers, cups, glasses etc.) is allowed within the fenced pool area. Only food and beverages purchased at the Tiki Bar may be consumed on the Tiki deck.
- l) Bicycles, skateboards, scooters, skates, etc., are not permitted in **any recreational areas**.
- m) No drinking, smoking, or eating will be permitted in any pool.
- n) Tar and sand must be removed before entering the pools or using any of the recreational facilities. State law requires that all persons shower before entering the pool.
- o) No diving is allowed in any pool.
- p) No pets allowed in pool areas.
- q) No disturbances will be permitted which interfere with the peaceful pursuit of this facility.
- r) Proper swimming wear is required...No cut offs.
- s) Persons under 13 must have adult supervision.
- t) Persons with infections are not allowed in pools.
- u) Should an injury occur, please contact a member of the Recreation Staff at 772-429-7415.

SPA

- a) Persons under 13 years of age are not allowed in the spa.
- b) Anyone using the spa must shower before entering.
- c) No eating, drinking, or smoking is permitted in the spa.

SAUNA

2015 APPROVED RULES AND REGULATIONS

- a) Persons under 16 years of age are not allowed unless accompanied by a responsible adult.
- b) Smoking is prohibited.
- c) Appropriate attire is recommended.

FITNESS CENTER

1. Please sign in prior to using equipment and sign out when leaving.
2. A valid Ocean Village ID wristband must be worn at all times and be visible in PLAIN SIGHT while using the facility.
3. Maximum time on any equipment is 30 minutes if others are waiting. Do not rest or loiter on the equipment.
4. Wipe off each piece of equipment after your use, using sanitary towels and sanitizing spray provided. Do not wear cologne or perfume while using equipment.
5. Immediately after use, re-rack all weights and return all equipment to its proper place.
6. Glass containers of any type, all food and all liquids, other than water in capped, plastic bottles are at all times banned from the foyer and Fitness Center.
7. No smoking or other use of tobacco is permitted in the foyer or in the Fitness Center.
8. No one under 16 years of age permitted in Fitness Center or foyer, whether or not exercising. No pets are allowed except dogs which are specifically trained and certified to assist a physically challenged person and are actually being used for that purpose.
9. Owners are responsible for the actions of and any damages caused by their family members and guests, including tenants.
10. No loud noise, disorderly conduct, or profanity is permitted. Due to echo problems in the Fitness Center, all TVs must remain on mute and all personal radios or other audio equipment must only be used with earphones.
11. Turn off cell phones prior to entering the Fitness Center. Do not make or accept cell phone calls while in the Fitness Center.
12. Appropriate exercise attire must be worn at all times. Bare chests and/or bathing suits are not permitted. Clothing shall not bear inappropriate language or images. Athletic shoes are required in the Fitness Center and while using all equipment. No bare feet, street shoes, flip flops, shower shoes, aqua or beach shoes, sandals, or open shoes allowed.

2015 APPROVED RULES AND REGULATIONS

13. Do not move any equipment. Do not drop weights. Do not take any equipment from the Fitness Center. Leave TV remotes in the storage spaces provided on the cardio equipment.
14. Gym bags, jackets, and personal items must be kept in lockers in the foyer and removed when you leave. Any items left in lockers will be removed at end of day. Do not place personal items on the floor or on the equipment.
15. Exercise and use equipment at your own risk. It is recommended that you have a physical exam and/or consult with a physician and a personal trainer before exercising. Learn proper operation of the equipment prior to use. Ocean Village assumes no responsibility for injury to persons or property or for lost, stolen or damaged property. By your use of this Fitness Center and/or equipment, you agree to indemnify and hold harmless Ocean Village, the POA, its officers, directors, and employees, from any and all claims of injury or damage of any nature, whether to person or property, arising out of or in any way related thereto.
16. Report all equipment malfunctions, personal injuries, and specific concerns immediately to the Recreation Office.
17. NOTE: The use of the Fitness Center is a privilege, not a right. The Fitness Center is monitored by closed circuit TV and Recreation and Security staff members will make periodic inspections. Everyone must comply with these Rules and with any directives from Staff or Management. Failure to do so may result in actions as specified in the Covenants and Rules Enforcement policy.

HOURS ARE POSTED

CLUBHOUSES

(Smoking is prohibited in all OV buildings) – NOTE! Wi-Fi is currently available at the Aruba Center, the Cayman Center and the Ocean Village Library however when a meeting or scheduled event is underway, please be courteous and use another facility. Your neighbors thank you!

The recreation areas (Ocean Village Beach Club, the Ocean Village Clubhouse, the Aruba Center, Cayman Center and the Bermuda Recreation Center) hours of operation are from 7:00 AM to 10:00 PM, unless there are preplanned activities which must be approved and scheduled in advance.

BEACH CLUB facilities include: swimming pool, toddler pool, spa, sauna, Fitness Room (hours for Fitness Room are 5:00 a.m. until 10:00 p.m.), Card Room, Library, Bocce courts, shuffleboard courts, basketball courts, beach volleyball, pickleball courts, horseshoe and corn hole.

ARUBA CENTER facilities include: swimming pool, kitchen, and two meeting rooms.

BERMUDA RECREATION CENTER facilities include: swimming pool, two (2) pickle ball tennis courts, and the screened Bermuda Center, which may be reserved for small gatherings.

CAYMAN CENTER facilities include: swimming pool, Arts & Craft room, kitchen, and shuffleboard

2015 APPROVED RULES AND REGULATIONS

courts. The Arts & Craft room will be open only during regular programming or by special request. Limited parking facilities are available at the Cayman Center.

OCEAN VILLAGE CLUBHOUSE facilities include: meeting/game room and a kitchen.

A \$300 refundable deposit in addition to completion of the Facilities Reservation Agreement will be required for any owner group wishing to reserve the Aruba Center, Cayman Center or OV Clubhouse for a limited private party or other activity. There is a charge for set-up and clean-up. Reservations should be made well in advance through the Recreation Office.

GOLF COURSE REGULATIONS – YEAR ROUND RULES

Possession and display of valid Ocean Village wristband is required. The bona fide occupants (owners and renters) of the unit to which the wristbands are issued may only use the two (2) owner or renter wristbands issued by the Property Owners Association (POA) to each unit. Anyone - excluding children under 10 years of age - must have an approved wristband.

- a) Each player must have his/her own set of clubs (at least a putter and three (3) others) in a carrier. Rental sets are available from either the Golf Shack or Recreation.
- b) No more than four (4) persons may play in any one group.
- c) Practicing is not allowed on the course. A practice putting and pitching green, in addition to a golf practice net are provided for this purpose.
- d) Paths, where provided, must be used.
- e) All roped-off areas and directional signs must be observed.
- f) Observe all “grounds under repair” signs.
- g) Use caution when crossing the roads in Ocean Village.
- h) Place all refuse in proper receptacles.
- i) Use of tees is required on grass tee boxes (wooden tees are preferred).
- j) Powered golf carts may not be used on the course.
- k) Broken windows should be reported to the Golf Shack so owners can be notified. The POA assumes no liability for any damages to persons or property which may be caused by errant golf balls and, in accordance with Florida law, will take no steps to repair any such damages, on either a permanent or a temporary basis.
- l) Golf course hours are from 7:30 AM until dark.
- m) Proper golf attire is mandatory, including shirts and shoes. (NO BATHING SUITS OR TANK TOPS).

2015 APPROVED RULES AND REGULATIONS

- n) Fishing for, or retrieval of, balls from golf course ponds is prohibited, except for the right of a player to recover his own ball during play, without unduly delaying play on the golf course.
- o) Any golfer may retrieve an errant golf ball from any planted area as long as destruction of landscaping or property does not occur.
- p) The starters and rangers have the authority to enforce Golf Course Rules and Regulations.
- q) All players must observe the Annual Golf Program Regulations, which are established by Management.

GOLF COURSE – SEASONAL RULES

- a) The season is normally from December 15th to April 15th. Exact dates will be posted prior to the opening of each season.
- b) During the season, play is by reservation. Reservations may be made anytime online at www.oceanvillage.com or after 7:30 a.m. by telephone 772-467-0102. NOTE: Only **same day** reservations may be made by telephone or in person at the Golf and Tennis Shop. Information on the procedures for making reservations, limitations on such reservations and the amount of registration or other fees will be publicized and posted prior to each season.
- c) Foursomes are encouraged. Threesomes or less may be matched with other golfers.
- d) After six (6) strokes per hole, the ball must be picked up and the player must proceed to the next hole. This is required to speed up play.
- e) All players must start at the first tee.

OCEAN VILLAGE TENNIS RULES

Seasonal Tennis Rules & Reservation Policy – December 15 through April 30

Prime Time – for hard courts 8:00 AM to 12:30 PM daily. Prime Time – for soft courts is 7:30 AM to 5:30 PM. Soft courts must be swept by players after each reservation period. Courts will be closed from 12:30 PM to 1:30 PM for maintenance.

Non Prime Time – applies to ONLY hard courts from 12:30 PM – 10:00 PM daily.

Court Times – are 1.5 hours per period.

Tennis Wristbands – Ocean Village owners and renters may purchase wristbands in the Golf and Tennis Shop from December 1 and are valid until November 30 of the following year. During non-Prime Time, wristbands are not required for anyone desiring to use the courts. A list of persons purchasing wristbands will be kept in the Golf and Tennis Shop.

Reservation System – An individual may reserve one (1) court for one time period, per day, during Prime Time. No more than two (2) reservations per unit, per day during Prime Time. All players are limited to no more than 3 hours of play per day during Prime Time. Court reservations are the preferred method of guaranteeing a court

2015 APPROVED RULES AND REGULATIONS

both during Prime and non-prime times. Reservations not used within 10 minutes after the starting time are cancelled and the court becomes available on a first come/first served basis. Courts may not be reserved during round robin or other sanctioned activities such as Bernie's Games, socials, team tennis or other events determined by the Tennis Committee.

Making a Reservation – Reservations may be made same day and up to two (2) days in advance online at www.oceanvillage.com. Telephone reservations and in person reservations at the Golf and Tennis Shop are available SAME DAY ONLY from 8:00 AM- 5:00 PM by calling 772-467-0113. Reservations require a tennis wristband to be worn by each player while using the court. Players should sign in 15 minutes prior to court time at the Golf and Tennis Shop.

Reservation Priorities – The sequence of tennis events and their priorities are listed from the top down.

1. Round Robin Play – daily 9:00 AM to 11:00 AM on courts 3, 4, 5 and 6. During Bernie's Games Round Robin will run from 8:00 AM until 10:30 AM on Mondays.
2. League Team Tennis – 11:00 AM to 1:30 PM, courts 3, 4, 5 and 6 on scheduled days.
3. Bernie's Games Tennis – 11:00 AM to 5:00 PM on day scheduled, usually Mondays from mid January to end of March.
4. Open Play – 12:30 PM – 10:00 PM, courts 7, 8, 9 and 10.

Court Attire – Proper tennis attire is required. Shirts and tennis shoes (no sneakers allowed on soft courts) must be worn at all times. Half shirts, tank tops, cut-offs, and bathing suits are not permitted.

Outside Guest Privileges – Ocean Village owners and renters may have outside guests for the day, but the owner/renter must accompany such guests while using Ocean Village tennis facilities. Each owner/renter can have no more than 1 outside guest per play.

Family Members as Guests - The same rules that apply to owners/renters apply in this case. Wristbands are required when Prime Time play is desired. Children under the age of 13 do not need a wristband as long as they play with a responsible adult, and play is during non-Prime Time.

Round Robin Play – is available everyday as follows: From 9:00 AM to 11:00 AM on Courts 3, 4, 5, and 6. Players will line up in order of arrival to start play. Replacement players are sequenced by arrival times. This is an honor system. The round robin is not supervised, except for volunteered services of players familiar with the format. Each round of play will consist of five games, 'no add'. Those who have completed one round should sit out the next round, thus allowing those waiting to play. All players are asked to cooperate with the person organizing and running the session so that those participating have as much equal time on court as possible.

Bernie's Games – begin the middle of January and are played for 10 weeks. Historically these games are played on courts 3, 4, 5, and 6 starting at 11:00 AM - 5:00 PM on Mondays. These games take precedence over Prime Time reservations on the day they are played. The 7:30 AM to 9:00 AM reservation time will not be available during Bernie's Games due to court maintenance.

Failure to Comply – with any of the rules stated above may result in the loss of player reservation privileges,

2015 APPROVED RULES AND REGULATIONS
and/or playing privileges.

Rule Amendments – Rules will be reviewed annually by the Tennis Committee and desired changes will be submitted in writing to the OVPOA. Rules may be amended, in writing by the OVPOA, at other times as necessary to accommodate unforeseen circumstances. These amendments will be published in the Golf and Tennis Shop.

Violations of rules should be reported to the Golf and Tennis Shop when open, or secondly to the Recreation Department, and thirdly to the OV Security if it is warranted and/or damage to any OV amenities is involved.

Non-Seasonal Rules & Reservation Policy – May 1 through December 14

Prime Time – is not applicable during this period.

Tennis wristbands – are not required during this period.

Court Usage - is on a first come/first served basis for owners/renters.

Reservations System – is not operational during this period.

Rules – all other applicable rules apply during this period.

OWNER/RESIDENT RESPONSIBILITIES

If you wish to make an alteration or structural modification to the exterior of your unit, you must first obtain cluster approval and then submit your written request (forms available) to the OV Architectural Board of Review (ABR). Should a violation occur, procedures are in place.

Excessive or loud noise prohibited before 7:30 AM or after 10:00 PM (except for golf and tennis maintenance) not only at pools, but also in cluster areas.

Personal and commercial notices are permitted only on bulletin boards at the Aruba, Cayman, and Bermuda Centers.

Nothing is to be hung over railings on buildings at any time (i.e. rugs, towels, swimsuits, etc.)

No fishing or swimming in ponds/lagoons is permitted.

All unit owners must leave current addresses and telephone numbers with Administration.

COVENANTS AND RULES ENFORCEMENT COMMITTEE

Covenants and Restriction compliance actions may result from complaints by association members or as the result of reviews by the Property Manager. All complaints by association members must be submitted in writing to the Property Manager.

Complaints are reviewed by the Committee which has the power to dismiss the complaint or to penalize violators through monetary penalties (Rules infractions) or through temporary or permanent suspension of the violator's privileges to use some or all of Ocean Village amenities (90+ day delinquencies in maintenance fees

KEY POLICY

Administrative staff will give out keys during regular office hours to cluster employed window washers and exterminators for regular service. Under no circumstances will owner keys be given out to or accepted from contractors, housekeepers, owner-employed window washers and exterminators, tenants, guests, neighbors, delivery services or anyone else other than to the owner himself or herself. Owners requesting their own keys after hours on a non-emergency basis will incur a monetary charge. An owner locking himself out of his apartment is not considered to be an emergency.

Administration will retain owner keys for use in true emergency situations and for the limited uses set out above. Copy of complete key policy is posted in the Reception Area of the Administrative building.

OCEAN VILLAGE WRISTBAND POLICY

All residents, including owners, guests and tenants, (excluding children under 10 years of age) must wear the appropriately designated wristband IN PLAIN SIGHT while using any amenity at Ocean Village. Those amenities include all sports and recreation facilities, including all pools, bocce, tennis, golf, shuffleboard, basketball, pickleball, cornhole, saunas, Fitness Center and the Tiki Bar. Each unit is issued two green owner and four red guest wristbands. Rental units may also be issued two rental wristbands.

Wristbands will be replaced free of charge if broken wristband is brought into the Administration Office.

Cost for replacement wristbands for Owners, Guests and Renters are \$20.00 each. Administration will handle the distribution of permanent Owner and Guest wristbands.

The Association has established a policy for the purchase of “Temporary Wristbands”. Any owner or renter may purchase a wristband at a fee of \$20 each – fully refundable upon return of the temporary wristband. Temporary Wristbands will be issued only by the Recreation Department and only cash will be accepted.

OWNER WRISTBANDS-GREEN & WHITE

- Owners are required to wear wristbands IN PLAIN SIGHT, while using any amenity.
- If the owner does not have a wristband, he/she will be asked to leave and return with a wristband, which must be worn in PLAIN SIGHT.
- If the owner refuses to leave the amenity, Security will ask the owner to leave the amenity and will then file an incident report which will be given to Management.

GUEST WRISTBANDS-RED & WHITE

- Guests are required to wear the wristbands IN PLAIN SIGHT, while using any amenity.
- Owners may utilize the “Temporary Wristband” procedure for their guests.
- If the guest does not have a wristband, he/she will be asked to leave the amenity and return with a wristband, which must be worn in PLAIN SIGHT.
- If guests refuse to leave the amenity, Security will ask the guest to leave the amenity and will then file an

2015 APPROVED RULES AND REGULATIONS
incident report which will be given to Management.

RENTAL WRISTBANDS-COLORS DETERMINED ANNUALLY

- Renters are required to wear the wristbands IN PLAIN SIGHT while using any amenity.
- Unit owners are required to provide wristbands for their renters (all owners will receive 2 rental wristbands at no charge upon request).
- Rental agencies (Realtors) are required to provide wristbands for their renters.
- RENTERS who for whatever reason do not have wristbands provided (i.e. absentee owners who forgot) may utilize the “Temporary Wristband” procedure.
- If the renter does not have a wristband, he/she will be asked to leave the amenity and return with a wristband, which must be worn in PLAIN SIGHT.
- If the renter refuses to leave the amenity, Security will ask the renter to leave the amenity and will then file an incident report which will be given to Management.

FAILURE TO COMPLY WITH THIS POLICY COULD RESULT IN A TEMPORARY OR PERMANENT REVOCATION OF THE RIGHT OF AN OWNER, GUEST OR RENTER TO USE AMENITIES.

Re: Mitchell Residence – Conditional Use – 401 Southstar
TRC No. 17-04000032

In reference to the Code Enforcement comments:

1. This property is currently managed by Coldwell Banker Paradise (CBP). There is an onsite office at Ocean Village and the property manager is available 24/7 for any complaints or issues. The CBP office is open Monday - Friday from 9:00am – 5:00pm, Saturday 9:00am – 4:00pm, Sunday 11:00am – 4:00pm and any after hour calls are directed to the property manager's cell phone. The security gate also has the property manager's cell phone for emergencies.
2. We comply with all local ordinances and respond to any noise complaints immediately.
3. Garbage and recycling receptacles are located at this home in the garage and picked up weekly on Tuesday and Friday.
4. Pets are not allowed for any property rented through CBP at Ocean Village unless it is a service dog and the appropriate paperwork is provided.
5. Two (2) people per bedroom are permitted to stay at one time.
6. This home has a garage for parking and a driveway for additional guests.
7. CBP has a designated bookkeeper who collects and pays the appropriate sales tax monthly on behalf of the property owner.
8. CBP works with several vendors who are licensed and insured to handle maintenance issues in a timely fashion.

Please let me know if you need additional information.

Best regards,

Lisa Cataline



PARADISE

Lisa Cataline
Manager

Coldwell Banker Paradise
Fort Pierce, FL 34949
Phone: 772-461-1324
Lisa.Cataline@CBParadise.com

Information

REQUESTED ACTION

Conditional Use - Dwelling Rental Cluster - 2400 S. Ocean Drive:

- Golf Lodge 204
- Golf Lodge 405
- Golf Lodge 500
- Golf Lodge 602
- Golf Lodge 606
- Ocean House 1006
- Ocean House 1016
- Ocean House 1030
- Ocean House 3028
- Ocean House 3034
- Ocean House 3040

LOCATION

2400 S. Ocean Drive – Golf Lodge 204, Golf Lodge 405, Golf Lodge 500, Golf Lodge 602, Golf Lodge 606, Ocean House 1006, Ocean House 1016, Ocean House 1030, Ocean House 3028, Ocean House 3034, Ocean House 3040

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Approve with the following conditions:

- 1) The maximum occupancy of the home does not exceed four (4) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
- 5) Limit no more than 2 vehicles (1 in the assigned parking space, 1 in guest parking).

Attachments

Staff Report

Applications
Location Map
Zoning Map
Floor Plans
Rules & Regulations
TRC Responses

Form Review

Form Started By: Vennis Gilmore
Final Approval Date: 01/04/2018

Started On: 01/03/2018 03:49 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use
 Ocean Village Cluster Dwelling Rentals
 2400 S. Ocean Drive**

DATE: January 3, 2018

STAFF REPORT

Applicant: Coldwell Banker Paradise – Lisa Cataline
 100 Mainsail
 Fort Pierce, FL. 34949

Applicant’s Request: Approval of a Conditional Use to operate a Dwelling Rentals, offering lodging for less than six months. The identified minimum rental period is identified as one (1) month.

Location(s): 2400 S. Ocean Drive – Golf Lodge 204, Golf Lodge 405, Golf Lodge 500, Golf Lodge 602, Golf Lodge 606, Ocean House 1006, Ocean House 1016, Ocean House 1030, Ocean House 3028, Ocean House 3034, Ocean House 3040.

Parcel ID: 2507-888-0014-000-1, 2507-888-0017-000-2, 2507-888-0020-000-6, 2507-888-0020-000-6, 2507-888-0063-000-9, 2507-888-0056-000-7, 2507-888-0051-000-2, 2507-714-0024-000-8, 2507-714-0022-000-4, 2507-714-0017-000-6, 2507-714-0007-000-3, 2518-666-0045-000-9

Current Zoning: Hutchinson Island Medium Density Residential Zone (R4-A)

Future Land Use: Hutchinson Island Residential Residential (HIR)

Surrounding Zoning:

North	East	South	West
R-4A	Atlantic Ocean	R4-A	R-1, HIRD (SLC)

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rentals at 2400 S. Ocean Drive – Golf Lodge 204, 405, 500, 602, 606 and Ocean House 1006, 1016, 1030, 3028, 3034, 3040, to offer lodging of less than six (6) months and a minimum of one (1) to guests. The subject properties consist of condominiums. The condo structures contain two (2) bedrooms, two (2) bathrooms and traditional support rooms. Ocean Houses have one (1) designated parking spot per home along with designated guest parking. The properties are all located within the Ocean Village Community. Ocean Village is a gated planned-community that is nestled on approximately 120 acres with approximately 3,500 feet of beach frontage. Ocean Village offers 24 hour security; a Par-3 9-Hole Executive Golf Course; Tennis Courts; Heated Swimming Pools; Jacuzzi; Sauna; Fitness Center; Card Room; Library with wi-fi; and clubhouses. The property is zoned Hutchinson Island Medium Density Residential Zone (R4-A).

The properties are located near the northeast corner of S. Ocean Drive and Blue Heron Blvd.; south of Coconut Drive. The site is surrounded by single family residences to the north, vacant property to the south and west, and the Atlantic Ocean to the east.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a “Dwelling rental (dwelling unit)”, and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a “Vacation rental”, and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than one (1) month. The rental of a dwelling for periods at a minimum of one (1) month, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	Vacation Rental
<i>Length of Stay</i>	Less than 6 months	30 days or less
<i>Lodging Type(s)</i>	Non-Transient (more than 30 days)	Transient Lodging
<i>State License Requirement</i>	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
<i>Public lodging establishment (ADA & Misc. Regulations)</i>	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R4-A) district which is designed to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous “Medium Density Residential Hutchinson Island (Rmhi)” has been renamed.

Traffic & Parking

The traffic generation from the proposed use is undetermined based upon numerous variables present, and the absence of complete data by the Institute of Transportation Engineers (ITE) Trip Generation Manuel. Review of similar uses of this scale, in comparison to impacts of a multifamily housing development, suggest an insignificant effect overall evaluation; however the absence of maximum occupancy, occurrence of short lengths of stay, and frequency of cleaning services are variables that may concentrate trips during seasonal months and weekends, causing elevated traffic impacts during such times.

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject site features a one (1) parking space per unit plus additional guest parking.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than one (1) month would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

- 1) The maximum occupancy of the home does not exceed four (4) individuals; two individuals per bedroom, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
- 5) Limit no more than 2 vehicles (1 in the assigned parking space, 1 in guest parking).

GL 204



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 2400 S Ocean Dr, Unit 204 Ft. Pierce, FL 34949
Parcel ID #(s) 2507-714-0007-000-3
Project description Request for approval to do short term rentals

Michelle Soli
Property Owner(s)
14 June Ann Drive
Street Address
Clifton NJ 08312
City State Zip
7009-923-7498
Phone Number
msoli56@hotmail.com
Email Address

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

Michelle Soli
Property Owner(s) Signature(s)

STATE OF FLORIDA -- Fl. COUNTY St Lucie
The foregoing instrument was acknowledged before me this 16 day of May, 2017, by

Michelle Soli who is personally known to me or has produced
N.J. driver's license as identification.

Katherine M. McClure
Signature of Notary

(seal)



KATHERINE M. MCCLURE
MY COMMISSION # FF 215914
EXPIRES: May 29, 2019
Bonded Thru Budget Notary Services

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 _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

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: _____

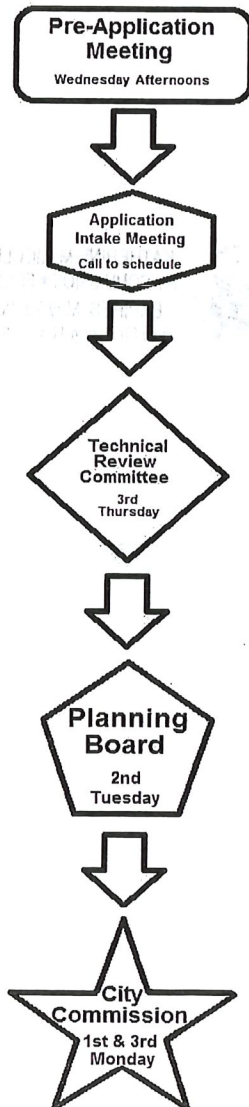
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

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



Property Identification

Site Address:	204 S Compass DR 204
Parcel ID:	2507-714-0007-000-3
Account #:	166618
Map ID:	25/07S
Use Type:	0400
Zoning:	
City/County:	Fort Pierce

Ownership

Joseph F Soli
Michelle Soli
19 June Ann DR
Clayton, NJ 08312

Legal Description

GOLF LODGES NORTH AT SOUTHPOINTE (OR 2492-1161) BLDG 2 UNIT 204 (OR 3317-2785)

Current Values

Just/Market Value:	\$171,200
Assessed Value:	\$165,044
Exemptions:	\$0
Taxable Value:	\$165,044

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

Download TRIM for this parcel: [Download PDF](#) 

Image
or
Sketch
unavailable
for display

Total Areas

Finished/Under Air (SF):	1,253
Gross Area (SF):	1,672
Land Size (acres):	0.02
Land Size (SF):	1,000

Sale History

Date:	Aug 15, 2011
Book/Page:	3317 / 2785
Sale Code:	0002
Deed:	TR
Grantor:	Mann (TR), Donna M
Price:	\$127,000
Date:	May 31, 2006
Book/Page:	2594 / 2637
Sale Code:	XX00
Deed:	SP
Grantor:	R C R Development Co Inc,
Price:	\$275,000
Date:	May 6, 1998
Book/Page:	1144 / 0493
Sale Code:	XX01
Deed:	WD
Grantor:	OCEAN ESTATES INC
Price:	\$2,100,000

Building Information (1 of 1)

Finished Area: 1,253 SF
Gross Total Area: 1,672 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type: X211	Year Built: 2006	Frame:
Grade: 211A	Effective Year: 2006	Primary Wall: CB Stucco
Story Height:	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric:	Primary Int Wall:
Full Baths: 2	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image
or
Sketch
unavailable
for display

Floor Plan
or
Sketch 2/2
unavailable
for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$171,200
Land:	\$0
Just/Market:	\$171,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$6,156
Assessed:	\$165,044
Exemption(s):	\$0
Taxable:	\$165,044

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	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:	BP13-3519
Issue Date:	Dec 19, 2013
Description:	Enclosure
Amount:	\$640
Fee:	\$80
Number:	BP14-2250
Issue Date:	Oct 8, 2014
Description:	Air Conditioning Only
Amount:	\$3,800
Fee:	\$155

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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EL 405



Conditional Use - No New Construction

Property address or Location 2400 S Ocean Dr, Unit 405 Ft. Pierce, FL 34949
Parcel ID #(s) 2518-1010-0045-000-9
Project description Request for approval to do short term rentals

Debra Connolly
Property Owner(s)
Street Address
City 772-465-8523 State Zip
Phone Number djconnollygotonline.de
Email Address

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

[Signature]

STATE OF FLORIDA COUNTY
The foregoing Instrument was acknowledged before me this ___ day of ___, 20___, by
who is personally known to me or has produced
as identification.

Signature of Notary (seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Table with columns: Zoning, Future Land Use, Total Acres, Historic District, Historic Designation (Contributing, Individual, Non-Contributing, None)

Pre-Application Meeting Date
Intake Planner
Planner Assigned
Approved By Date
Comments

Fees Control # B, Permit #

Intake Date Stamp

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.466.5809

Die vorstehende Unterschrift ist von Debra Connolly
(Vorname, Familienname, ggf. Geburtsname)
wohnhaft in Orlingheim (Pfale), Ortsteil Piesenheim
(Cit, Straße und Hausnummer) Weidenweg 15
geboren am 26.08.1956
(Ceburtsdatum, evtl. weitere Zusätze)

persönlich bekannt ausgewiesen durch
Ratepass Nr. 481570142



...ist...
(Dienstort)
Verbandsgemeindeverwaltung Günstach-Land:
(Unterschrift und Amtsbezeichnung)
(Wem.f. angst.)

[Signature]

Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

405 Southstar DR 1201
2518-666-0045-000-9
150095
25/18N
0400

Fort Pierce



Ownership

Debra Connolly
Weidenweg #15
67283 O brigheim-Albshem, 00000

Legal Description

GOLF LODGES AT SOUTHPONTE (OR 1680-1352) UNIT 1201 (OR 1894-1751)

Current Values

Just/Market Value: \$159,200
Assessed Value: \$153,597
Exemptions: \$0
Taxable Value: \$153,597
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF): 1,253
Gross Area (SF): 1,903
Land Size (acres): 0.02
Land Size (SF): 1,000

Sale History

Date:	Jan 29, 2004
Book/Page:	1894 / 1751
Sale Code:	XX00
Deed:	WD
Grantor:	Bunten,Maxine C
Price:	\$181,500
Date:	Apr 17, 2003
Book/Page:	1697 / 0396
Sale Code:	XX00
Deed:	SP
Grantor:	R C R Development Co Inc,
Price:	\$117,500
Date:	Jan 1, 1900
Book/Page:	NA / NA
Sale Code:	
Deed:	
Grantor:	
Price:	\$0

Building Information (1 of 1)

Finished Area: 1,253 SF
Gross Total Area: 1,903 SF

Exterior Data

View:
Building Type: X211
Grade: 211A
Story Height: 1 Story

Roof Cover:
Year Built: 2003
Effective Year: 2003
No. Units: 1

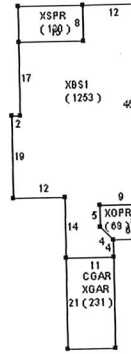
Roof Structure:
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 2
Full Baths: 2
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%



2/2

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$159,200
Land:	\$0
Just/Market:	\$159,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$5,603
Assessed:	\$153,597
Exemption(s):	\$0
Taxable:	\$153,597

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	0.6	Fort Pierce Stormwater Charge	\$32.40

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:	BP14-0176
Issue Date:	Jan 23, 2014
Description:	Air Conditioning Only
Amount:	\$3,025
Fee:	\$155

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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GL 500



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 2400 S Ocean Dr, Unit 500 Ft. Pierce, FL 34949
Parcel ID #(s) 2507-714-0017-000-6
Project description Request for approval to do short term rentals

Doug & Susan Warshaver
Property Owner(s)
Street Address
City State Zip
Phone Number
Warshaver@comcast.net
Email Address

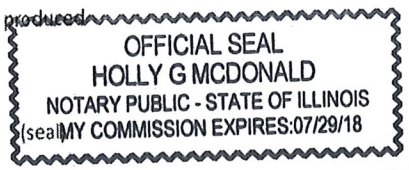
Coldwell Banker Paradise - Property Manager
Applicant/Representative, Title, Company
100 Mainsail
Street Address
Ft. Pierce, FL 34949
City State Zip
772-489-6100
Phone Number
oceanvillage@cbparadise.com
Email Address

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.

[Signatures]
Property Owner(s) Signature(s)

STATE OF FLORIDA COUNTY Lake
The foregoing instrument was acknowledged before me this 11 day of April, 2017 by
Susan Warshaver & Douglas Warshaver who is personally known to me or has produced
Illinois Drivers license as identification.

[Signature]
Signature of Notary

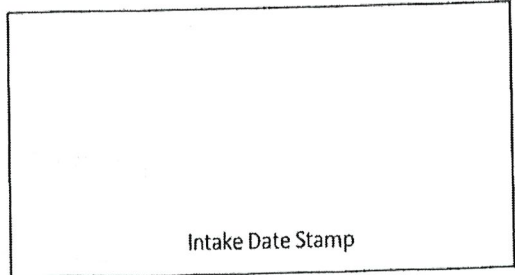


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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 _____



Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

500 S Compass DR 500
2507-714-0017-000-6
166628
25/07S
0400

Fort Pierce



Ownership

Douglas R Warshauer
Susan Warshauer
330 Shadowood Ln
North Field, IL 60093

Legal Description

GOLF LODGES NORTH AT SOUTHPOINTE (OR 2492-1161) BLDG 5 UNIT 500 (OR 2579-1663)

Current Values

Just/Market Value: \$206,500
Assessed Value: \$199,117
Exemptions: \$0
Taxable Value: \$199,117
Taxes for this parcel: SLC Tax Collector's Office [\[icon\]](#)
Download TRIM for this parcel: [Download PDF \[icon\]](#)

Total Areas

Finished/Under Air (SF): 1,553
Gross Area (SF): 1,953
Land Size (acres): 0.02
Land Size (SF): 1,000

Sale History

Date:	May 23, 2006
Book/Page:	2579 / 1663
Sale Code:	XX00
Deed:	SP
Grantor:	R C R Development Co Inc,
Price:	\$330,000
Date:	May 6, 1998
Book/Page:	1144 / 0493
Sale Code:	XX01
Deed:	WD
Grantor:	OCEAN ESTATES INC
Price:	\$2,100,000

Building Information (1 of 1)

Finished Area: 1,553 SF
Gross Total Area: 1,953 SF

Exterior Data

View:
Building Type: X211
Grade: 211B
Story Height:

Roof Cover:
Year Built: 2006
Effective Year: 2006
No. Units: 1

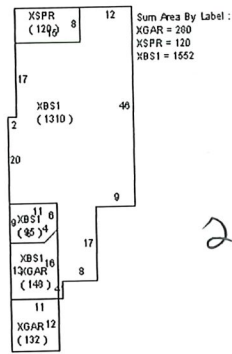
Roof Structure:
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 2
Full Baths: 2
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$206,500
Land:	\$0
Just/Market:	\$206,500
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$7,383
Assessed:	\$199,117
Exemption(s):	\$0
Taxable:	\$199,117

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	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:	QUAD200413
Issue Date:	Jan 24, 2005
Description:	New Residential Multi Family
Amount:	\$455,723
Fee:	\$18,776
Number:	BP13-2360
Issue Date:	Dec 5, 2013
Description:	Enclosure
Amount:	\$630
Fee:	\$80

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted. © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

GL 402



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use - No New Construction

Property address or Location 2400 S Ocean Dr, Unit 602 Ft. Pierce, FL 34949
Parcel ID #(s) 2507-714-0022-000-4
Project description Request for approval to do short term rentals

Luis Roca Herminez Herrera
Property Owner(s)
Street Address
City 305-418-4898 State Zip
Phone Number Mini 0523@aol.com
Email Address

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

[Signatures]
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 3 day of March, 2017 by

Luis Roca who is personally known to me or has produced
[Signature] as identification
Signature of Notary

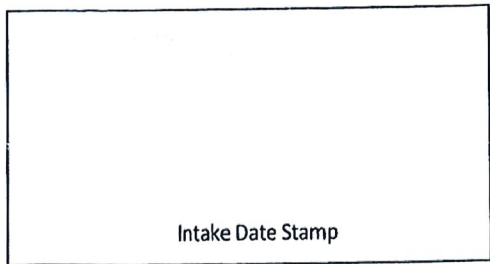


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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 _____



Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

602 S Compass DR 602
2507-714-0022-000-4
166633
25/07S
0400

Fort Pierce



Ownership

Luis E Rosa
Herminia Herrera
7700 SW 68th Terr
Miami, FL 33143

Legal Description

GOLF LODGES NORTH AT SOUTHPOINTE (OR 2492-1161) BLDG 6 UNIT 602 (OR 3648-1248)

Current Values

Just/Market Value: \$179,800
Assessed Value: \$176,000
Exemptions: \$0
Taxable Value: \$176,000
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF): 1,253
Gross Area (SF): 1,672
Land Size (acres): 0.02
Land Size (SF): 1,000

Sale History

Date:	Jun 25, 2014
Book/Page:	3648 / 1248
Sale Code:	0001
Deed:	WD
Grantor:	Diaz Jr, Alfonso
Price:	\$200,000
Date:	May 23, 2006
Book/Page:	2579 / 0711
Sale Code:	XX00
Deed:	SP
Grantor:	R C R Development Co Inc,
Price:	\$295,000
Date:	May 6, 1998
Book/Page:	1144 / 0493
Sale Code:	XX01
Deed:	WD
Grantor:	OCEAN ESTATES INC
Price:	\$2,100,000

2/2
Need FP
2nd page of PRC

Building Information (1 of 1)

Finished Area: 1,253 SF
Gross Total Area: 1,672 SF

Exterior Data

View:
Building Type: X211
Grade: 211A
Story Height:

Roof Cover:
Year Built: 2006
Effective Year: 2006
No. Units: 1

Roof Structure:
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 2
Full Baths: 2
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%

62 604



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use - No New Construction

Property address or Location 2400 S Ocean Dr, Unit 606 Ft. Pierce, FL 34949
Parcel ID #(s) 2507-714-0024-000-8
Project description Request for approval to do short term rentals

Sabrina Musto
Property Owner(s)
2400 S. Ocean Dr./ 606 S. Compass Drive
Street Address
Fort Pierce, FL 34949
City 305-253-2455 State 305 Zip 989-7215 cell
Phone Number
yrhtc@aol.com
Email Address

Coldwell Banker Paradise - Property Manager
Applicant/Representative, Title, Company
100 Mainsail
Street Address
Ft. Pierce, FL 34949
City State Zip
772-489-6100
Phone Number
oceanvillage@cbparadise.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 9 day of April, 2017, by
[Signature] who is personally known to me or has produced
[Signature] as identification.



JENNIFER LYNN HARRIGAN
MY COMMISSION # FF 996756
EXPIRES: May 26, 2020
Bonded Thru Budget Notary Services

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 _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

606 S Compass DR 606
2507-714-0024-000-8
166635
25/07S
0400
Fort Pierce

Ownership

Sabrina Musto
%Reynaldo Ros
9820 SW 148th Ter
Miami, FL 33176

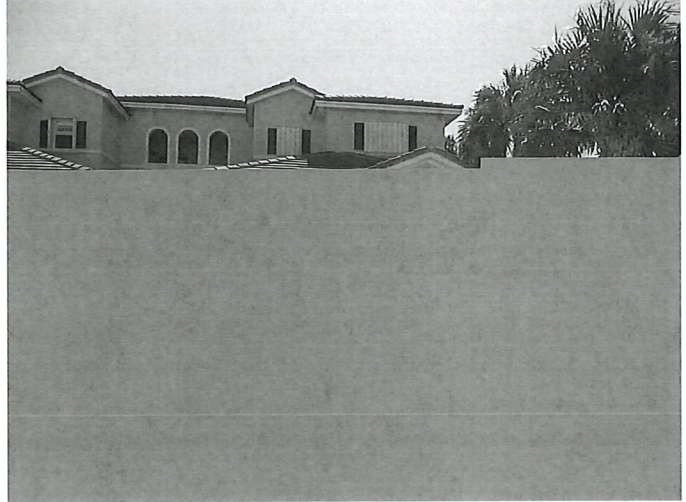
Legal Description

GOLF LODGES NORTH AT SOUTHPOINTE (OR 2492-1161) BLDG 6 UNIT 606 (OR 3211-1442)

Current Values

Just/Market Value: \$206,500
Assessed Value: \$154,130
Exemptions: \$50,000
Taxable Value: \$104,130

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 1,553
Gross Area (SF): 1,953
Land Size (acres): 0.02
Land Size (SF): 1,000

FP

Sale History

Date:	Jun 25, 2010
Book/Page:	3211 / 1442
Sale Code:	0001
Deed:	WD
Grantor:	Zilai, Mark C
Price:	\$170,000
Date:	May 31, 2006
Book/Page:	2604 / 2130
Sale Code:	XX00
Deed:	SP
Grantor:	R C R Development Co Inc,
Price:	\$295,000
Date:	May 6, 1998
Book/Page:	1144 / 0493
Sale Code:	XX01
Deed:	WD
Grantor:	OCEAN ESTATES INC
Price:	\$2,100,000

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building: \$206,500
Land: \$0
Just/Market: \$206,500
Ag Credit: \$0
Save Our Homes or 10% Cap: \$52,370
Assessed: \$154,130
Exemption(s): \$50,000
Taxable: \$104,130

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2016	2011	0500	Homestead Exemption	\$25,000
Tax Year	Grant Year	Code	Description	Amount
2016	2011	0550	Homestead Exemption over \$ 50,000	\$25,000

041006



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 2400 S Ocean Dr, Unit 041006 Ft. Pierce, FL 34949

Parcel ID #(s) 2507-888-0051-006-2

Project description Request for approval to do short term rentals

Joseph L. Hughes
Property Owner(s)

Street Address

City 802-274-8546 State Zip

Phone Number nicelife@kingcon.com
Email Address

Coldwell Banker Paradise - Property Manager
Applicant/Representative, Title, Company

100 Mainsail
Street Address

Ft. Pierce, FL 34949
City State Zip

City 772-489-6100 State Zip

Phone Number .oceanvillage@cbparadise.com
Email Address

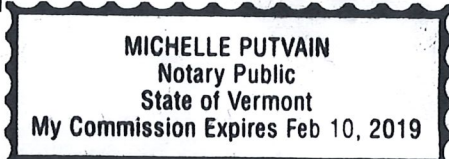
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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 Vermont Caledonia
The foregoing instrument was acknowledged before me this 28th day of September 2017, by

Joseph L Hughes who is personally known to me or has produced
FLDL Photo # H220-492-38-1680 as identification.

[Signature]
Signature of Notary

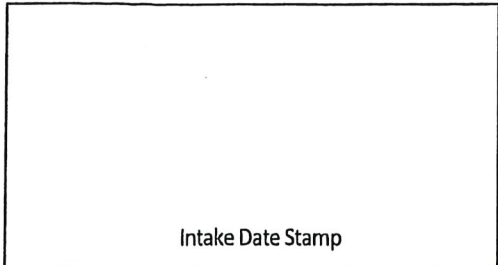


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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 _____





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: _____

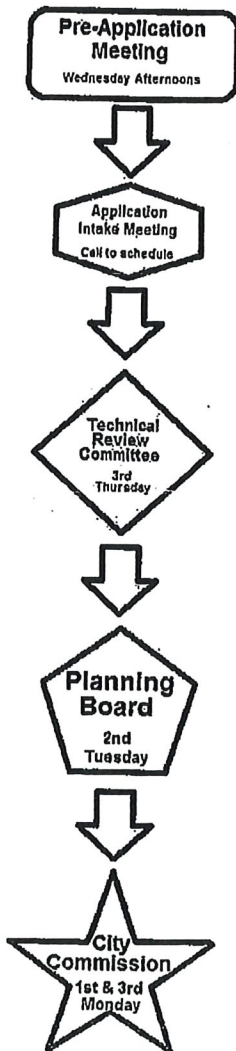
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

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



Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

1006 Windward DR 3103
2507-888-0051-000-2
155677
25/18N
0400

Fort Pierce

Ownership

Joseph L Hughes (TR)
Deborah S Fagan-Hughes (TR)
1448 Crepeault Hill RD
Saint Johnsbury, VT 05819

Legal Description

OCEANHOUSES AT SOUTHPOINTE PHASE III (OR 1996-1228) UNIT 3103 (OR 2910-1229; 3814-1282)

Current Values

Just/Market Value: \$292,800
Assessed Value: \$292,800
Exemptions: \$0
Taxable Value: \$292,800
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF



2/2

Total Areas

Finished/Under Air (SF): 1,372
Gross Area (SF): 1,534
Land Size (acres): 0.02
Land Size (SF): 1,000

Sale History

Date:	Nov 19, 2015
Book/Page:	3814 / 1282
Sale Code:	0130
Deed:	WD
Grantor:	Hughes Joseph L
Price:	\$100
Date:	Nov 26, 2007
Book/Page:	2910 / 1229
Sale Code:	XX00
Deed:	WD
Grantor:	Cirulnick, Ira
Price:	\$430,000
Date:	Jul 8, 2004
Book/Page:	2014 / 0571
Sale Code:	XX00
Deed:	SP
Grantor:	R C R Development Co Inc,
Price:	\$272,000
Date:	May 6, 1998
Book/Page:	1144 / 0493
Sale Code:	XX01
Deed:	WD
Grantor:	OCEAN ESTATES INC
Price:	\$2,100,000

Building Information (1 of 1)

Finished Area: 1,372 SF
Gross Total Area: 1,534 SF

Exterior Data

View:
Building Type: X212
Grade: X12C
Story Height: 1 Story

Roof Cover:
Year Built: 2003
Effective Year: 2003
No. Units: 1

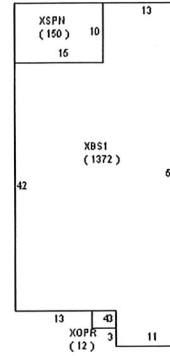
Roof Structure:
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 2
Full Baths: 2
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:	\$292,800
Land:	\$0
Just/Market:	\$292,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$292,800
Exemption(s):	\$0
Taxable:	\$292,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2005	0041	0.6	Fort Pierce Stormwater Charge	\$32.40

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:	P111919
Issue Date:	Aug 23, 2011
Description:	Storm Shutters
Amount:	\$2,400
Fee:	\$154

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted. © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

OH 1030



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 2400 S Ocean Dr, Unit 1030 Ft. Pierce, FL 34949
Parcel ID #(s) 2507-888-0003-000-9
Project description Request for approval to do short term rentals

Frank & Peggy Marsico
Property Owner(s)
1030 Windward Dr.
Street Address
Ft. Pierce FL 34949
City State Zip
302-368-7127
Phone Number
fmm3@aol.com
Email Address

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

Frank Marsico Peggy J. Marsico
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY 4th day of April, 2017, by

Frank and Peggy Marsico who is personally known to me or has produced Driver License as identification.

[Signature]
Signature of Notary



Fedon John Capas
Notary Public
State of Florida
MY COMMISSION # FF 30236
Expires: August 18, 2017

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 _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

Property Identification

Site Address:
 Parcel ID:
 Account #:
 Map ID:
 Use Type:
 Zoning:
 City/County:

Ownership

Legal Description

Current Values

Just/Market Value: \$304,500
 Assessed Value: \$283,019
 Exemptions: \$0
 Taxable Value: \$283,019
 Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 1,372
 Gross Area (SF): 1,534
 Land Size (acres): 0.02
 Land Size (SF): 1,000

Sale History

Building Information (1 of 1)

Finished Area: 1,372 SF
 Gross Total Area: 1,534 SF

Exterior Data

View:
 Building Type: X212
 Grade: X12C
 Story Height: 1 Story

Roof Cover:
 Year Built: 2003
 Effective Year: 2003
 No. Units: 1

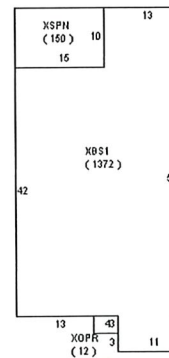
Roof Structure:
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 2
 Full Baths: 2
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:	\$304,500
Land:	\$0
Just/Market:	\$304,500
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$21,481
Assessed:	\$283,019
Exemption(s):	\$0
Taxable:	\$283,019

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2005	0041	0.6	Fort Pierce Stormwater Charge	\$32.40

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

Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Saint Lucie County

This information is believed to be correct at this time but it is subject to change and is not warranted.
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OH 3028



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 2400 S Ocean Dr, Unit 3028 Ft. Pierce, FL 34949

Parcel ID #(s) 2507-888-0014-000-1

Project description Request for approval to do short term rentals

Lana McLaughlin
Property Owner(s)

Coldwell Banker Paradise - Property Manager
Applicant/Representative, Title, Company
100 Mainsail

Street Address

Street Address
Ft. Pierce, FL 34949

City 248-399-1033 State Zip

City 772-489-6100 State Zip

Phone Number lanamclaughlin@rocketmail.com

Phone Number oceanvillage@cbparadise.com

Email Address

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 Michigan COUNTY Oakland 21st
The foregoing instrument was acknowledged before me this 21st day of June, 2017, by

[Signature] who is personally known to me or has produced

[Signature]
Signature of Notary

B. A. KROZEK
Notary Public, State of Michigan
County of Oakland
(seal) My Commission Expires Jun. 17, 2018
Acting in the County of

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

Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

3028 Windward DR 1302
2507-888-0014-000-1
150116
25/18N
0400
Fort Pierce

Ownership

Charles M McLaughlin
Lana J McLaughlin
1305 Greenleaf Dr
Royal Oak, MI 48067

Legal Description

OCEANHOUSES AT SOUTHPOINTE PHASE I (OR 1668-205) UNIT 1302 (OR 1686-695)

Current Values

Just/Market Value: \$344,100
Assessed Value: \$310,244
Exemptions: \$0
Taxable Value: \$310,244
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 1,504
Gross Area (SF): 1,659
Land Size (acres): 0.02
Land Size (SF): 1,000

Sale History

Date:	Apr 2, 2003
Book/Page:	1686 / 0695
Sale Code:	XX00
Deed:	SP
Grantor:	R C R Development Co Inc,
Price:	\$247,000
Date:	May 6, 1998
Book/Page:	1144 / 0493
Sale Code:	XX01
Deed:	WD
Grantor:	OCEAN ESTATES INC
Price:	\$2,100,000

Building Information (1 of 1)

Finished Area: 1,504 SF
Gross Total Area: 1,659 SF

Exterior Data

View:
Building Type: X212
Grade: X12B
Story Height: 1 Story

Roof Cover:
Year Built: 2003
Effective Year: 2003
No. Units: 1

Roof Structure:
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 2
Full Baths: 2
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%

OH 3034



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use - No New Construction

Property address or Location 2400 S Ocean Dr, Unit 3034 Ft. Pierce, FL 34949
Parcel ID #(s) 2507-888-0017-000-2
Project description Request for approval to do short term rentals

John & Mary Iglehart
Property Owner(s)
10200 Addison CT
Street Address
Bethesda, MD, 20817
City 301-530-4316 State Zip
Phone Number
minglehart@verizon.net
Email Address

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

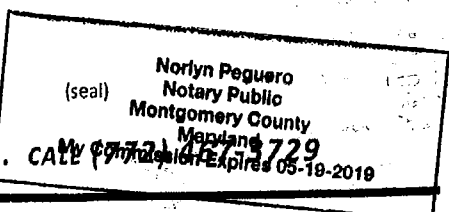
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

John Iglehart Mary Iglehart
Property Owner(s) Signature(s)

STATE OF FLORIDA Montgomery COUNTY
The foregoing instrument was acknowledged before me this 6th day of June, 2017 by

John and Mary Iglehart who is personally known to me or has produced
Maryland Drivers license as identification.

[Signature]
Signature of Notary



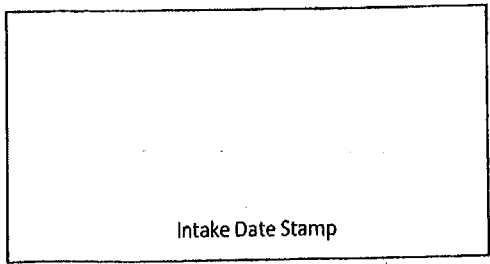
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 466-7799

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 _____



Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

3034 Windward DR 1305
2507-888-0017-000-2
150119
25/18N
0400

Fort Pierce

Ownership

John K Iglehart
Mary L Iglehart
10200 Addison Ct
Bethesda, MD 20817

Legal Description

OCEANHOUSES AT SOUTHPOINTE PHASE I (OR 1668-205) UNIT 1305 (OR 2487-1964)

Current Values

Just/Market Value: \$344,100
Assessed Value: \$310,244
Exemptions: \$0
Taxable Value: \$310,244
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 1,504
Gross Area (SF): 1,639
Land Size (acres): 0.02
Land Size (SF): 1,000

Sale History

Date:	Feb 10, 2006
Book/Page:	2487 / 1964
Sale Code:	XX00
Deed:	WD
Grantor:	Tuttle, Daniel S
Price:	\$699,900
Date:	Apr 7, 2003
Book/Page:	1688 / 1878
Sale Code:	XX00
Deed:	SP
Grantor:	R C R Development Co Inc,
Price:	\$240,800
Date:	May 6, 1998
Book/Page:	1144 / 0493
Sale Code:	XX01
Deed:	WD
Grantor:	OCEAN ESTATES INC
Price:	\$2,100,000

Building Information (1 of 1)

Finished Area: 1,504 SF
Gross Total Area: 1,639 SF

Exterior Data

View:
Building Type: X212
Grade: X12B
Story Height: 1 Story

Roof Cover:
Year Built: 2003
Effective Year: 2003
No. Units: 1

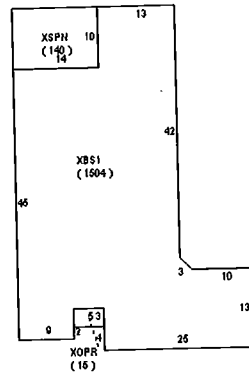
Roof Structure:
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 2
Full Baths: 2
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$344,100
Land:	\$0
Just/Market:	\$344,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$33,856
Assessed:	\$310,244
Exemption(s):	\$0
Taxable:	\$310,244

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2003	0041	0.6	Fort Pierce Stormwater Charge	\$32.40

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

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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04 2040



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Conditional Use – No New Construction

Property address or Location 2400 S Ocean Dr, Unit 3040 Ft. Pierce, FL 34949
Parcel ID #(s) 25M-888-6620-000-6
Project description Request for approval to do short term rentals

Clay Wilson + Carol Wilson Coldwell Banker Paradise - Property Manager
Property Owner(s) 100 Mainsail
Street Address Ft. Pierce, FL 34949
City 305-992-9696 State FL Zip 34949
Phone Number 772-489-6100
Email Address cfwrw@ymail.com
Email Address oceanvillage@cbparadise.com

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.

Carol Wilson
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Miami-Dade
The foregoing instrument was acknowledged before me this 3 day of April, 2017, by
Carol R. Wilson who is personally known to me or has produced
_____ as identification.

[Signature]
Signature of Notary

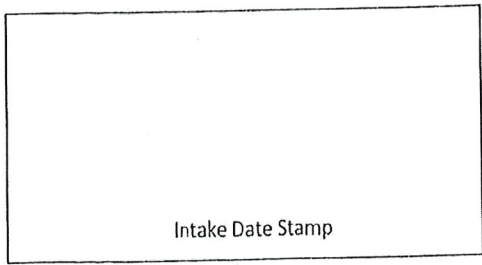


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 489-6100

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 _____





THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Conditional Use – No New Construction

Property address or Location 2400 S Ocean Dr, Unit 3040 Ft. Pierce, FL 34949
 Parcel ID #(s) 2501-888-6620-000-6
 Project description Request for approval to do short term rentals

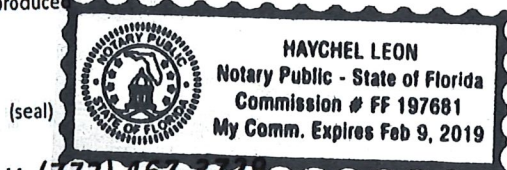
<u>Clay Wilson + Coral Wilson</u> Property Owner(s)	<u>Coldwell Banker Paradise - Property Manager</u> Applicant/Representative, Title, Company
Street Address	<u>100 Mainsail</u> Street Address
City <u>305-992-9646</u> State Zip	City <u>Ft. Pierce, FL 34949</u> State Zip
Phone Number <u>cfwrw@gmail.com</u>	Phone Number <u>772-489-6100</u>
Email Address	Email Address <u>oceanvillage@cbparadise.com</u>

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 acknowledgment 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 3rd day of April, 2017, by
Clay F. Wilson who is personally known to me or has produced

[Signature]
Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-5729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

3040 Windward DR 1402
2507-888-0020-000-6
150122
25/18N
0400

Fort Pierce

Ownership

Clay F Wilson
Carol R Wilson
1531 Ancona Ave
Coral Gables, FL 33146

Legal Description

OCEANHOUSES AT SOUTHPOINTE PHASE 1 (OR 1668-205) UNIT 1402 (OR 3439-81)

Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF):	1,504
Gross Area (SF):	1,659
Land Size (acres):	0.02
Land Size (SF):	1,000

Sale History

Date:	Sep 10, 2012
Book/Page:	3439 / 0081
Sale Code:	0001
Deed:	WD
Grantor:	Traystman,Lorraine
Price:	\$282,500
Date:	Jan 17, 2007
Book/Page:	2746 / 2607
Sale Code:	XX01
Deed:	QC
Grantor:	Traystman,Harry R
Price:	\$100
Date:	Mar 28, 2003
Book/Page:	1683 / 0563
Sale Code:	XX00
Deed:	SP
Grantor:	R C R Development Co Inc,
Price:	\$252,000
Date:	May 6, 1998
Book/Page:	1144 / 0493
Sale Code:	XX01
Deed:	WD
Grantor:	OCEAN ESTATES INC
Price:	\$2,100,000

Building Information (1 of 1)

Finished Area: 1,504 SF
Gross Total Area: 1,659 SF

Exterior Data

Roof Cover:
Year Built: 2003
Effective Year: 2003
No. Units: 1

Roof Structure:
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%

View:
Building Type: X212
Grade: X12B
Story Height: 1 Story

Bedrooms: 2
Full Baths: 2
Half Baths: 0
A/C %: 0%

OH 1016



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 2400 S Ocean Dr, Unit 1016 Ft. Pierce, FL 34949
Parcel ID #(s) 2507-888-0056-000-7
Project description Request for approval to do short term rentals

1016 WINDWARD DRIVE LLC
Property Owner(s)
1016 Windward Dr
Street Address
Ft Pierce FL
City State Zip
954-682-5601
Phone Number
maria-laynisse@hotmail.com
Email Address

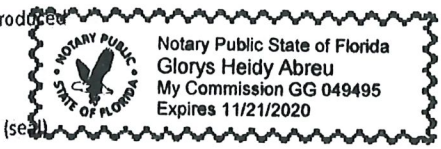
Coldwell Banker Paradise - Property Manager
Applicant/Representative, Title, Company
100 Mainsail
Street Address
Ft. Pierce, FL 34949
City State Zip
772-489-6100
Phone Number
oceanvillage@cbparadise.com
Email Address

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.

Maria Elena Laynisse, manager
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ORANGE
The foregoing instrument was acknowledged before me this 08 day of June, 2017, by
MARIA E. LAYNISSE who is personally known to me or has produced
DRIVER LICENSE as identification.

[Signature]
Signature of Notary



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 _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

1016 Windward DR 3202
2507-888-0056-000-7
155682
25/18N
0400

Fort Pierce

Ownership

1016 Windward Drive LLC
8745 Windsor Pointe DR
Orlando, FL 32829-7800

Legal Description

OCEANHOUSES AT SOUTHPOINTE PHASE III (OR 1996-1228) UNIT 3202 (OR 2010-2832 : 2105-2368; 2865-12; 3143-868; 3928-400; 3928-402)

Current Values

Just/Market Value: \$337,500
Assessed Value: \$304,315
Exemptions: \$0
Taxable Value: \$304,315
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 1,504
Gross Area (SF): 1,659
Land Size (acres): 0.02
Land Size (SF): 1,000

Sale History

Building Information (1 of 1)

Finished Area: 1,504 SF
Gross Total Area: 1,659 SF

Exterior Data

View:
Building Type: X212
Grade: X12B
Story Height: 1 Story

Roof Cover:
Year Built: 2003
Effective Year: 2003
No. Units: 1

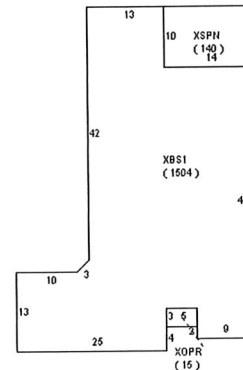
Roof Structure:
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 2
Full Baths: 2
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:	\$337,500
Land:	\$0
Just/Market:	\$337,500
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$33,185
Assessed:	\$304,315
Exemption(s):	\$0
Taxable:	\$304,315

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2005	0041	0.6	Fort Pierce Stormwater Charge	\$32.40

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

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted. © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

Ocean Village



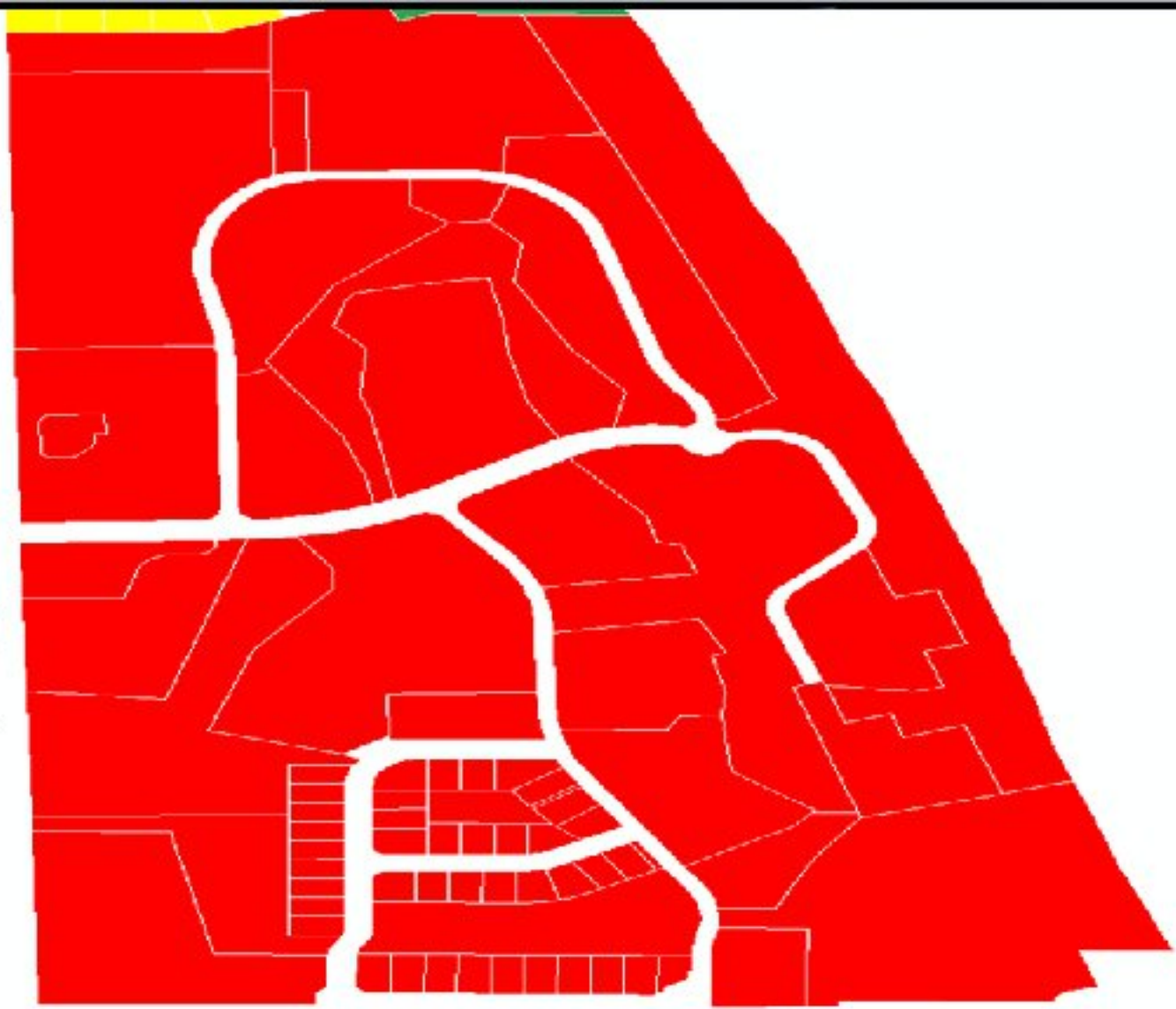
Northern Legend

- | | | |
|------------------|--------------------------|-------------------------|
| A. Capstan | D. Beachtree I | G. Catamaran I |
| B. Golf Villas | E. Beachtree II | H. Cayman Center & Pool |
| C. Coral Cluster | F. Bermuda Center & Pool | I. Seascape I |

Southern Legend

- | | | | |
|--------------------|------------------------|----------------------|----------------|
| J. Office | K. Tennis Courts | L. Tennis Pro Shop | M. Golf Shack |
| N. Restaurant | O. Club House | P. Tiki Bar | Q. Seascape II |
| R. Ocean House | S. Aruba Center & Pool | T. Ocean Villas I | |
| U. Ocean Villas II | V. Ocean Villas III | W. Southpoint Homes | |
| X. Catamaran II | Y. Golf Lodges South | Z. Golf Lodges North | |

S. Ocean Drive



Blue Heron Blvd.



Ocean Village Cluster
Conditional Use w/ No New Construction
2400 S. Ocean Drive

R4-A = [Red Box] R-2 = [Yellow Box]



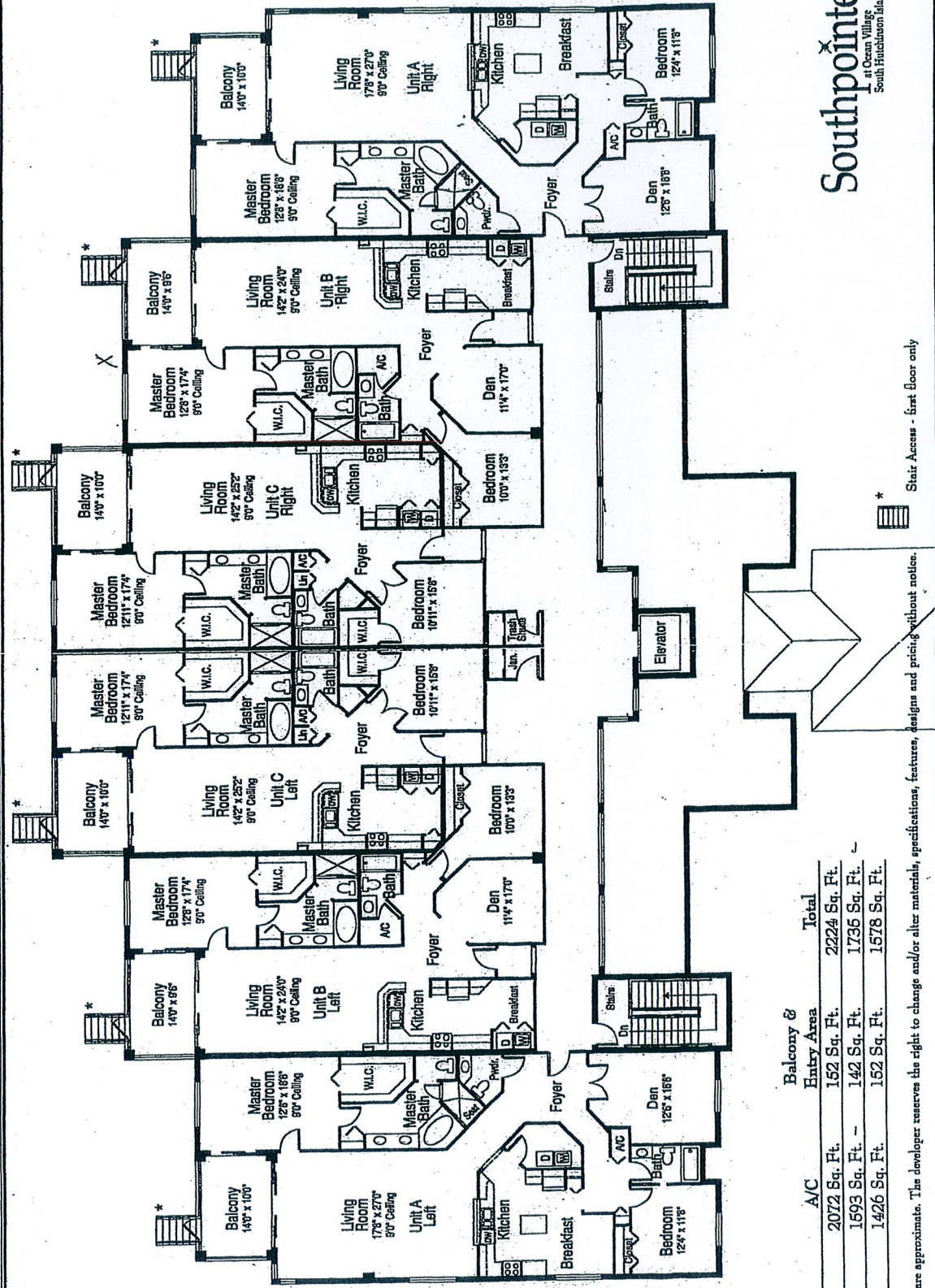
THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Map

Ocean House

Southpointe

at Ocean Village
South Hutchinson Island

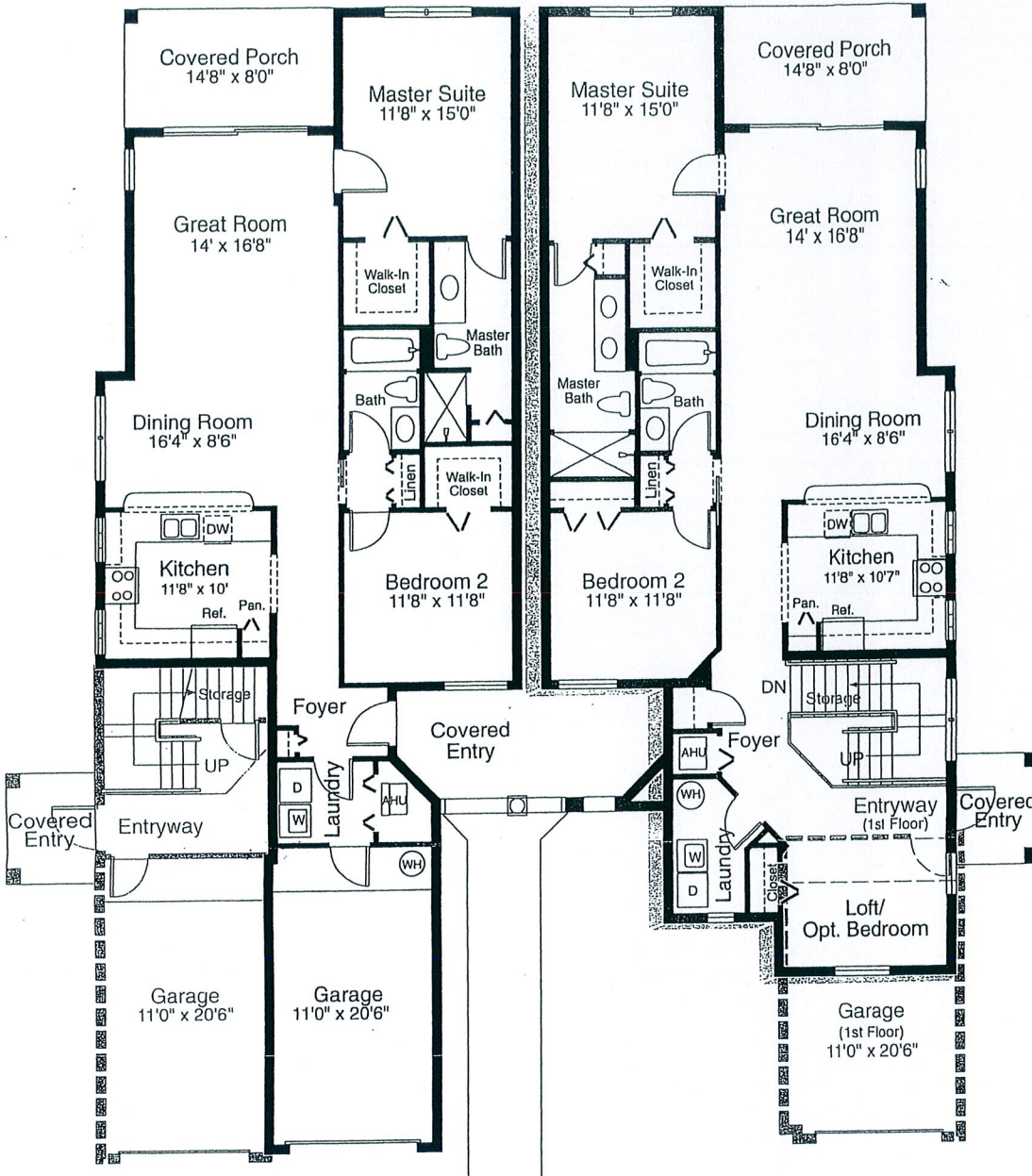


Unit	A/C	Balcony & Entry Area	Total
Unit A	2072 Sq. Ft.	152 Sq. Ft.	2224 Sq. Ft.
Unit B	1593 Sq. Ft.	142 Sq. Ft.	1735 Sq. Ft.
Unit C	1426 Sq. Ft.	152 Sq. Ft.	1578 Sq. Ft.

All dimensions are approximate. The developer reserves the right to change and/or alter materials, specifications, features, designs and pricing without notice.

* Stair Access - first floor only

Golf Lodge



Ground Floor
Residences A&B

2nd Floor
Residences C&D

Southpointe
at Ocean Village
South Hutchinson Island

Golf Lodges

Unit A & B	
Living Area	1301 Sq. Ft.
Covered Porch	117 Sq. Ft.
Covered Entry	61 Sq. Ft.
Garage	254 Sq. Ft.
Total Footage	1733 Sq. Ft.

Unit C & D	
Living Area	1778 Sq. Ft.
Covered Porch	117 Sq. Ft.
Covered Entry	41 Sq. Ft.
Garage	254 Sq. Ft.
Total Footage	2190 Sq. Ft.

All dimensions are approximate. The developer reserves the right to change and/or alter materials, specifications, features, designs and pricing without notice.



ocean village
property owners association, inc.

2400 S. Ocean Drive, Hutchinson Island, Florida 34949-8098

Administrative Offices
(772) 489-0300

Facsimile
(772) 468-1037

Rentals & Resales Office
(772) 489-6100



RULES & REGULATIONS



MISSION STATEMENT

OF THE OCEAN VILLAGE PROPERTY OWNERS' ASSOCIATION

The Ocean Village Property Owners' association (OVPOA) is a Florida not-for-profit corporation chartered to operate, maintain and improve the common areas in our community. Effective operation of these common areas is integral to preserving the quality of life that the 1228 owners of the OVPOA have reason to expect.

HOW DO WE FULFILL THE MISSION?

- By operating a legal and ethical homeowners' association according to the provisions of FL statute 720, applicable national, state and local ordinances, and the OVPOA governing documents.
- By raising sufficient funds to operate, maintain and improve common amenities – pool, tennis courts, golf course and restaurant – so as to meet the diverse needs of our ownership.
- By strategically improving common amenities and infrastructure (roads and buildings) to ensure continuing market competitiveness.

***RULES AND REGULATIONS
OF
OCEAN VILLAGE***

The following is a compilation of the overall Rules & Regulations established by the Board of Directors of the Ocean Property Owners Association, Inc. in accordance with the authority granted it in the P.O.A. Bylaws.

All owners, renters and guests are obligated to adhere to these Rules & Regulations so as to ensure the proper usage of the facilities and perpetuate the high quality of our community.

ENTRANCE AND REGISTRATION

Upon entrance to Ocean Village all renters and guests must register at the Security Gatehouse. Owners may be issued Automobile Identification Decals and Entrance Bar Codes at the Administration Office. Identification Decals and Bar Codes will be issued at no charge for owners' cars (maximum 2 vehicles). A fee will be charged for additional decals and bar codes. Seasonal (minimum of 2 months) and long term renters may obtain a bar code with proof of lease and cluster permission for a fee. **ALL BARCODES MUST BE AFFIXED TO VEHICLES BY ADMINISTRATIVE STAFF – BARCODES WILL NOT BE GIVEN TO RESIDENTS TO USE FOR MULTIPLE VEHICLES.** Private golf carts or golf cars are NOT permitted on Ocean Village property at any time.

Residents should notify Security of expected guests, deliveries, or service companies to facilitate entrance to the Village. A gatehouse input form should be completed and submitted to the Administration Office alerting Security of regular permanent visitors or vendors. On this form, you will need to submit a "Primary Contact Number" and a four digit numerical "Pin" number – NOTE: This is a new procedure for 2015 – please complete this form as soon as possible. The form is available on www.oceanvillage.com on the POA page or may be obtained at the Administration Office.

PARKING

Overnight parking IS NOT PERMITTED ON POA property. Pickup trucks and motorcycles are permitted to park overnight on cluster property **with cluster permission only.**

NO OTHER INTERPRETATION OF THESE RULES WILL BE ACCEPTED!

GENERAL PROVISIONS

ALL PERSONS USING THE RECREATIONAL FACILITIES AT OCEAN VILLAGE DO SO AT THEIR OWN RISK!

- a) All owners, renters and guests must display a valid ID wristband while using the recreational facilities. SEE ATTACHED WRISTBAND POLICY. Wristbands must be worn at all times when using the recreational facilities and Tiki Bar. The recreation and security staffs will restrict facility privileges unless ID wristbands are displayed and worn in plain sight.
- b) The number of guests from any one unit using the recreational facilities in a given day is limited to four. If a larger number of guests are expected, contact the Recreation Office for temporary wristbands. (772-429-7415).
- c) All persons under 13 years of age must be accompanied by a responsible adult while using any of the recreational facilities. (NOTE: See sauna, Fitness Center and spa rules for age restrictions).
- d) Persons must wear cover ups in the Beach Club while wearing wet clothing, especially going to and from the restroom and sauna. Outside restrooms are available adjacent to the Beach Club pool.
- e) If any injury occurs while using a recreational facility, a staff member of the Recreation Department should be notified immediately (772-429-7415) between the hours of 8 a.m. and 6 p.m.; at all other times, notify the Security Department at 772-467-2901.
- f) No nuisances or disturbances will be permitted which interfere with the peaceful pursuit of leisure activities at Ocean Village.
- g) Trash cans in the recreation areas, including golf course, must **not** be used for the disposal of raw garbage, dead fish, unwrapped food, diapers, or animal waste.
- h) Owners and renters are responsible for damage to, or the defacing of, any property at Ocean Village which they or their guests have caused.
- i) Recreational equipment, including bocce balls, tennis racquets, golf clubs, shuffleboard equipment, beach volleyball, etc., may be rented at the Recreation Office. Persons under 13 must have adult supervision. All equipment must be returned in satisfactory condition to the office at the conclusion of play.
- j) When wearing bathing suits, cover-ups are to be worn (both genders) at all times when not in the areas of the pool or the beach.

2015 APPROVED RULES AND REGULATIONS

- k) When using the beach, State Law requires the use of beach access walkways. This is for the protection of the dune line.
- l) All recreation facilities, including but not limited to bocce courts, shuffleboard courts, pickleball tennis courts and basketball courts, must have playing time arranged through the Recreation Department so as to not interfere with regularly scheduled league play.
- m) The facilities owned by Ocean Village Property Owners Association, Inc. shall not be utilized by any owner, tenant, occupant and/or guest for commercial purposes. No individual or business entity is permitted to utilize any of the Ocean Village Property Owners Association, Inc. facilities without the express consent of Ocean Village Property Owners Association, Inc., whose decision to approve or disapprove the use of its facilities is final, and to be made in the sole discretion of Ocean Village Property Owners Association, Inc.

PET OWNERSHIP

No animals or pets of any kind shall be kept in any unit or on Ocean Village property without the specific written approval (PET PERMISSION AGREEMENT) of the cluster condominium Board of Directors.

- a) Pets are required to be restrained by leash while outdoors and are not allowed in **any recreational areas**.
- b) Pet waste is the responsibility of the pet owner and must immediately be picked up, wrapped and disposed of in cluster dumpsters.
- c) Renters and guests are not allowed to bring dogs, cats or other pets to Ocean Village **without written cluster permission**.
- d) Pets must be registered with the City of Fort Pierce and exhibit valid license if they are here for a period of 30 days or longer.

SWIMMING POOLS

- a) Everyone entering the pool areas (including Tiki Bar, Bocce, basketball and shuffleboard courts) must have an Ocean Village ID wristband, clearly visible, IN PLAIN SIGHT on their person.
- b) Swimming pool hours are from 7:00 a.m. to 9:00 PM. at all lighted pools. Other pools close at dusk.
- c) Persons using the pool must observe the rules posted in the pool area. The safety line must be in place at all times pursuant to FS 64E-9.006(1)(c)2.b.,F.A.C. Under no circumstances shall this line be moved.
- d) Audio devices must be used with earphones in the pool areas, except for organized activities.
- e) Persons under three (3) years of age are prohibited from being in the pools. They may use the toddler pool only.
- f) **NO** use of infant or adult diapers in pools.
- g) Floats, rafts, surfboards, balls, Frisbees, or any other toy or floatation device are not allowed in the pools.

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- h) The deposit of towels or other possessions may **not** be used to reserve pool furniture. The Recreation Staff shall remove any such items if they have been on the furniture for over ½ hour.
- i) Pool furniture must be covered with a towel for protection from persons using suntan lotions, oils, etc.
- j) Pool furniture is for use at poolside only and may not be moved to the beach or other areas.
- k) Food may not be brought onto or consumed on any pool deck. No glass of any type (bottles, containers, cups, glasses etc.) is allowed within the fenced pool area. Only food and beverages purchased at the Tiki Bar may be consumed on the Tiki deck.
- l) Bicycles, skateboards, scooters, skates, etc., are not permitted in **any recreational areas**.
- m) No drinking, smoking, or eating will be permitted in any pool.
- n) Tar and sand must be removed before entering the pools or using any of the recreational facilities. State law requires that all persons shower before entering the pool.
- o) No diving is allowed in any pool.
- p) No pets allowed in pool areas.
- q) No disturbances will be permitted which interfere with the peaceful pursuit of this facility.
- r) Proper swimming wear is required...No cut offs.
- s) Persons under 13 must have adult supervision.
- t) Persons with infections are not allowed in pools.
- u) Should an injury occur, please contact a member of the Recreation Staff at 772-429-7415.

SPA

- a) Persons under 13 years of age are not allowed in the spa.
- b) Anyone using the spa must shower before entering.
- c) No eating, drinking, or smoking is permitted in the spa.

SAUNA

2015 APPROVED RULES AND REGULATIONS

- a) Persons under 16 years of age are not allowed unless accompanied by a responsible adult.
- b) Smoking is prohibited.
- c) Appropriate attire is recommended.

FITNESS CENTER

- 1. Please sign in prior to using equipment and sign out when leaving.
- 2. A valid Ocean Village ID wristband must be worn at all times and be visible in PLAIN SIGHT while using the facility.
- 3. Maximum time on any equipment is 30 minutes if others are waiting. Do not rest or loiter on the equipment.
- 4. Wipe off each piece of equipment after your use, using sanitary towels and sanitizing spray provided. Do not wear cologne or perfume while using equipment.
- 5. Immediately after use, re-rack all weights and return all equipment to its proper place.
- 6. Glass containers of any type, all food and all liquids, other than water in capped, plastic bottles are at all times banned from the foyer and Fitness Center.
- 7. No smoking or other use of tobacco is permitted in the foyer or in the Fitness Center.
- 8. No one under 16 years of age permitted in Fitness Center or foyer, whether or not exercising. No pets are allowed except dogs which are specifically trained and certified to assist a physically challenged person and are actually being used for that purpose.
- 9. Owners are responsible for the actions of and any damages caused by their family members and guests, including tenants.
- 10. No loud noise, disorderly conduct, or profanity is permitted. Due to echo problems in the Fitness Center, all TVs must remain on mute and all personal radios or other audio equipment must only be used with earphones.
- 11. Turn off cell phones prior to entering the Fitness Center. Do not make or accept cell phone calls while in the Fitness Center.
- 12. Appropriate exercise attire must be worn at all times. Bare chests and/or bathing suits are not permitted. Clothing shall not bear inappropriate language or images. Athletic shoes are required in the Fitness Center and while using all equipment. No bare feet, street shoes, flip flops, shower shoes, aqua or beach shoes, sandals, or open shoes allowed.

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13. Do not move any equipment. Do not drop weights. Do not take any equipment from the Fitness Center. Leave TV remotes in the storage spaces provided on the cardio equipment.
14. Gym bags, jackets, and personal items must be kept in lockers in the foyer and removed when you leave. Any items left in lockers will be removed at end of day. Do not place personal items on the floor or on the equipment.
15. Exercise and use equipment at your own risk. It is recommended that you have a physical exam and/or consult with a physician and a personal trainer before exercising. Learn proper operation of the equipment prior to use. Ocean Village assumes no responsibility for injury to persons or property or for lost, stolen or damaged property. By your use of this Fitness Center and/or equipment, you agree to indemnify and hold harmless Ocean Village, the POA, its officers, directors, and employees, from any and all claims of injury or damage of any nature, whether to person or property, arising out of or in any way related thereto.
16. Report all equipment malfunctions, personal injuries, and specific concerns immediately to the Recreation Office.
17. NOTE: The use of the Fitness Center is a privilege, not a right. The Fitness Center is monitored by closed circuit TV and Recreation and Security staff members will make periodic inspections. Everyone must comply with these Rules and with any directives from Staff or Management. Failure to do so may result in actions as specified in the Covenants and Rules Enforcement policy.

HOURS ARE POSTED

CLUBHOUSES

(Smoking is prohibited in all OV buildings) – NOTE! Wi-Fi is currently available at the Aruba Center, the Cayman Center and the Ocean Village Library however when a meeting or scheduled event is underway, please be courteous and use another facility. Your neighbors thank you!

The recreation areas (Ocean Village Beach Club, the Ocean Village Clubhouse, the Aruba Center, Cayman Center and the Bermuda Recreation Center) hours of operation are from 7:00 AM to 10:00 PM, unless there are preplanned activities which must be approved and scheduled in advance.

BEACH CLUB facilities include: swimming pool, toddler pool, spa, sauna, Fitness Room (hours for Fitness Room are 5:00 a.m. until 10:00 p.m.), Card Room, Library, Bocce courts, shuffleboard courts, basketball courts, beach volleyball, pickleball courts, horseshoe and corn hole.

ARUBA CENTER facilities include: swimming pool, kitchen, and two meeting rooms.

BERMUDA RECREATION CENTER facilities include: swimming pool, two (2) pickle ball tennis courts, and the screened Bermuda Center, which may be reserved for small gatherings.

CAYMAN CENTER facilities include: swimming pool, Arts & Craft room, kitchen, and shuffleboard

2015 APPROVED RULES AND REGULATIONS

courts. The Arts & Craft room will be open only during regular programming or by special request. Limited parking facilities are available at the Cayman Center.

OCEAN VILLAGE CLUBHOUSE facilities include: meeting/game room and a kitchen.

A \$300 refundable deposit in addition to completion of the Facilities Reservation Agreement will be required for any owner group wishing to reserve the Aruba Center, Cayman Center or OV Clubhouse for a limited private party or other activity. There is a charge for set-up and clean-up. Reservations should be made well in advance through the Recreation Office.

GOLF COURSE REGULATIONS – YEAR ROUND RULES

Possession and display of valid Ocean Village wristband is required. The bona fide occupants (owners and renters) of the unit to which the wristbands are issued may only use the two (2) owner or renter wristbands issued by the Property Owners Association (POA) to each unit. Anyone - excluding children under 10 years of age - must have an approved wristband.

- a) Each player must have his/her own set of clubs (at least a putter and three (3) others) in a carrier. Rental sets are available from either the Golf Shack or Recreation.
- b) No more than four (4) persons may play in any one group.
- c) Practicing is not allowed on the course. A practice putting and pitching green, in addition to a golf practice net are provided for this purpose.
- d) Paths, where provided, must be used.
- e) All roped-off areas and directional signs must be observed.
- f) Observe all “grounds under repair” signs.
- g) Use caution when crossing the roads in Ocean Village.
- h) Place all refuse in proper receptacles.
- i) Use of tees is required on grass tee boxes (wooden tees are preferred).
- j) Powered golf carts may not be used on the course.
- k) Broken windows should be reported to the Golf Shack so owners can be notified. The POA assumes no liability for any damages to persons or property which may be caused by errant golf balls and, in accordance with Florida law, will take no steps to repair any such damages, on either a permanent or a temporary basis.
- l) Golf course hours are from 7:30 AM until dark.
- m) Proper golf attire is mandatory, including shirts and shoes. (NO BATHING SUITS OR TANK TOPS).

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- n) Fishing for, or retrieval of, balls from golf course ponds is prohibited, except for the right of a player to recover his own ball during play, without unduly delaying play on the golf course.
- o) Any golfer may retrieve an errant golf ball from any planted area as long as destruction of landscaping or property does not occur.
- p) The starters and rangers have the authority to enforce Golf Course Rules and Regulations.
- q) All players must observe the Annual Golf Program Regulations, which are established by Management.

GOLF COURSE – SEASONAL RULES

- a) The season is normally from December 15th to April 15th. Exact dates will be posted prior to the opening of each season.
- b) During the season, play is by reservation. Reservations may be made anytime online at www.oceanvillage.com or after 7:30 a.m. by telephone 772-467-0102. NOTE: Only **same day** reservations may be made by telephone or in person at the Golf and Tennis Shop. Information on the procedures for making reservations, limitations on such reservations and the amount of registration or other fees will be publicized and posted prior to each season.
- c) Foursomes are encouraged. Threesomes or less may be matched with other golfers.
- d) After six (6) strokes per hole, the ball must be picked up and the player must proceed to the next hole. This is required to speed up play.
- e) All players must start at the first tee.

OCEAN VILLAGE TENNIS RULES

Seasonal Tennis Rules & Reservation Policy – December 15 through April 30

Prime Time – for hard courts 8:00 AM to 12:30 PM daily. Prime Time – for soft courts is 7:30 AM to 5:30 PM. Soft courts must be swept by players after each reservation period. Courts will be closed from 12:30 PM to 1:30 PM for maintenance.

Non Prime Time – applies to ONLY hard courts from 12:30 PM – 10:00 PM daily.

Court Times – are 1.5 hours per period.

Tennis Wristbands – Ocean Village owners and renters may purchase wristbands in the Golf and Tennis Shop from December 1 and are valid until November 30 of the following year. During non-Prime Time, wristbands are not required for anyone desiring to use the courts. A list of persons purchasing wristbands will be kept in the Golf and Tennis Shop.

Reservation System – An individual may reserve one (1) court for one time period, per day, during Prime Time. No more than two (2) reservations per unit, per day during Prime Time. All players are limited to no more than 3 hours of play per day during Prime Time. Court reservations are the preferred method of guaranteeing a court

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both during Prime and non-prime times. Reservations not used within 10 minutes after the starting time are cancelled and the court becomes available on a first come/first served basis. Courts may not be reserved during round robin or other sanctioned activities such as Bernie's Games, socials, team tennis or other events determined by the Tennis Committee.

Making a Reservation – Reservations may be made same day and up to two (2) days in advance online at www.oceanvillage.com. Telephone reservations and in person reservations at the Golf and Tennis Shop are available SAME DAY ONLY from 8:00 AM- 5:00 PM by calling 772-467-0113. Reservations require a tennis wristband to be worn by each player while using the court. Players should sign in 15 minutes prior to court time at the Golf and Tennis Shop.

Reservation Priorities – The sequence of tennis events and their priorities are listed from the top down.

1. Round Robin Play – daily 9:00 AM to 11:00 AM on courts 3, 4, 5 and 6. During Bernie's Games Round Robin will run from 8:00 AM until 10:30 AM on Mondays.
2. League Team Tennis – 11:00 AM to 1:30 PM, courts 3, 4, 5 and 6 on scheduled days.
3. Bernie's Games Tennis – 11:00 AM to 5:00 PM on day scheduled, usually Mondays from mid January to end of March.
4. Open Play – 12:30 PM – 10:00 PM, courts 7, 8, 9 and 10.

Court Attire – Proper tennis attire is required. Shirts and tennis shoes (no sneakers allowed on soft courts) must be worn at all times. Half shirts, tank tops, cut-offs, and bathing suits are not permitted.

Outside Guest Privileges – Ocean Village owners and renters may have outside guests for the day, but the owner/renter must accompany such guests while using Ocean Village tennis facilities. Each owner/renter can have no more than 1 outside guest per play.

Family Members as Guests - The same rules that apply to owners/renters apply in this case. Wristbands are required when Prime Time play is desired. Children under the age of 13 do not need a wristband as long as they play with a responsible adult, and play is during non-Prime Time.

Round Robin Play – is available everyday as follows: From 9:00 AM to 11:00 AM on Courts 3, 4, 5, and 6. Players will line up in order of arrival to start play. Replacement players are sequenced by arrival times. This is an honor system. The round robin is not supervised, except for volunteered services of players familiar with the format. Each round of play will consist of five games, 'no add'. Those who have completed one round should sit out the next round, thus allowing those waiting to play. All players are asked to cooperate with the person organizing and running the session so that those participating have as much equal time on court as possible.

Bernie's Games – begin the middle of January and are played for 10 weeks. Historically these games are played on courts 3, 4, 5, and 6 starting at 11:00 AM - 5:00 PM on Mondays. These games take precedence over Prime Time reservations on the day they are played. The 7:30 AM to 9:00 AM reservation time will not be available during Bernie's Games due to court maintenance.

Failure to Comply – with any of the rules stated above may result in the loss of player reservation privileges,

2015 APPROVED RULES AND REGULATIONS
and/or playing privileges.

Rule Amendments – Rules will be reviewed annually by the Tennis Committee and desired changes will be submitted in writing to the OVPOA. Rules may be amended, in writing by the OVPOA, at other times as necessary to accommodate unforeseen circumstances. These amendments will be published in the Golf and Tennis Shop.

Violations of rules should be reported to the Golf and Tennis Shop when open, or secondly to the Recreation Department, and thirdly to the OV Security if it is warranted and/or damage to any OV amenities is involved.

Non-Seasonal Rules & Reservation Policy – May 1 through December 14

Prime Time – is not applicable during this period.

Tennis wristbands – are not required during this period.

Court Usage - is on a first come/first served basis for owners/renters.

Reservations System – is not operational during this period.

Rules – all other applicable rules apply during this period.

OWNER/RESIDENT RESPONSIBILITIES

If you wish to make an alteration or structural modification to the exterior of your unit, you must first obtain cluster approval and then submit your written request (forms available) to the OV Architectural Board of Review (ABR). Should a violation occur, procedures are in place.

Excessive or loud noise prohibited before 7:30 AM or after 10:00 PM (except for golf and tennis maintenance) not only at pools, but also in cluster areas.

Personal and commercial notices are permitted only on bulletin boards at the Aruba, Cayman, and Bermuda Centers.

Nothing is to be hung over railings on buildings at any time (i.e. rugs, towels, swimsuits, etc.)

No fishing or swimming in ponds/lagoons is permitted.

All unit owners must leave current addresses and telephone numbers with Administration.

COVENANTS AND RULES ENFORCEMENT COMMITTEE

Covenants and Restriction compliance actions may result from complaints by association members or as the result of reviews by the Property Manager. All complaints by association members must be submitted in writing to the Property Manager.

Complaints are reviewed by the Committee which has the power to dismiss the complaint or to penalize violators through monetary penalties (Rules infractions) or through temporary or permanent suspension of the violator's privileges to use some or all of Ocean Village amenities (90+ day delinquencies in maintenance fees

KEY POLICY

Administrative staff will give out keys during regular office hours to cluster employed window washers and exterminators for regular service. Under no circumstances will owner keys be given out to or accepted from contractors, housekeepers, owner-employed window washers and exterminators, tenants, guests, neighbors, delivery services or anyone else other than to the owner himself or herself. Owners requesting their own keys after hours on a non-emergency basis will incur a monetary charge. An owner locking himself out of his apartment is not considered to be an emergency.

Administration will retain owner keys for use in true emergency situations and for the limited uses set out above. Copy of complete key policy is posted in the Reception Area of the Administrative building.

OCEAN VILLAGE WRISTBAND POLICY

All residents, including owners, guests and tenants, (excluding children under 10 years of age) must wear the appropriately designated wristband IN PLAIN SIGHT while using any amenity at Ocean Village. Those amenities include all sports and recreation facilities, including all pools, bocce, tennis, golf, shuffleboard, basketball, pickleball, cornhole, saunas, Fitness Center and the Tiki Bar. Each unit is issued two green owner and four red guest wristbands. Rental units may also be issued two rental wristbands.

Wristbands will be replaced free of charge if broken wristband is brought into the Administration Office.

Cost for replacement wristbands for Owners, Guests and Renters are \$20.00 each. Administration will handle the distribution of permanent Owner and Guest wristbands.

The Association has established a policy for the purchase of “Temporary Wristbands”. Any owner or renter may purchase a wristband at a fee of \$20 each – fully refundable upon return of the temporary wristband. Temporary Wristbands will be issued only by the Recreation Department and only cash will be accepted.

OWNER WRISTBANDS-GREEN & WHITE

- Owners are required to wear wristbands IN PLAIN SIGHT, while using any amenity.
- If the owner does not have a wristband, he/she will be asked to leave and return with a wristband, which must be worn in PLAIN SIGHT.
- If the owner refuses to leave the amenity, Security will ask the owner to leave the amenity and will then file an incident report which will be given to Management.

GUEST WRISTBANDS-RED & WHITE

- Guests are required to wear the wristbands IN PLAIN SIGHT, while using any amenity.
- Owners may utilize the “Temporary Wristband” procedure for their guests.
- If the guest does not have a wristband, he/she will be asked to leave the amenity and return with a wristband, which must be worn in PLAIN SIGHT.
- If guests refuse to leave the amenity, Security will ask the guest to leave the amenity and will then file an

2015 APPROVED RULES AND REGULATIONS
incident report which will be given to Management.

RENTAL WRISTBANDS-COLORS DETERMINED ANNUALLY

- Renters are required to wear the wristbands IN PLAIN SIGHT while using any amenity.
- Unit owners are required to provide wristbands for their renters (all owners will receive 2 rental wristbands at no charge upon request).
- Rental agencies (Realtors) are required to provide wristbands for their renters.
- RENTERS who for whatever reason do not have wristbands provided (i.e. absentee owners who forgot) may utilize the “Temporary Wristband” procedure.
- If the renter does not have a wristband, he/she will be asked to leave the amenity and return with a wristband, which must be worn in PLAIN SIGHT.
- If the renter refuses to leave the amenity, Security will ask the renter to leave the amenity and will then file an incident report which will be given to Management.

**FAILURE TO COMPLY WITH THIS POLICY COULD RESULT IN A TEMPORARY OR PERMANENT
REVOCAION OF THE RIGHT OF AN OWNER, GUEST OR RENTER TO USE AMENITIES.**



PARADISE

Lisa Cataline
Manager

Coldwell Banker Paradise
Fort Pierce, FL 34949
Phone: 772-461-1324
Lisa.Cataline@CBParadise.com

Re: Ocean Village Cluster – Conditional Use – 2400 S. Ocean Dr.
TRC No. 17-04000028

In reference to the Code Enforcement comments:

1. These properties are currently managed by Coldwell Banker Paradise (CBP). There is an onsite office at Ocean Village and the property manager is available 24/7 for any complaints or issues. The CBP office is open Monday - Friday from 9:00am – 5:00pm, Saturday 9:00am – 4:00pm, Sunday 11:00am – 4:00pm and any after hour calls are directed to the property manager's cell phone. The security gate also has the property manager's cell phone for emergencies.
2. We comply with all local ordinances and respond to any noise complaints immediately.
3. Ocean Houses has trash chutes located at each end of the building and a dumpster in the garage underneath. Pickup days are Tuesday and Friday.⁹
4. Pets are not allowed for any property rented through CBP at Ocean Village unless it is a service dog and the appropriate paperwork is provided.
5. Two (2) people per bedroom are permitted to stay at one time.
6. Ocean Houses have one (1) designated parking spot per home along with designated guest parking.
7. CBP has a designated bookkeeper who collects and pays the appropriate sales tax monthly on behalf of the property owner.
8. CBP works with several vendors who are licensed and insured to handle maintenance issues in a timely fashion.

Please let me know if you need additional information.

Best regards,

Lisa Cataline

**COLDWELL
BANKER** 

PARADISE

Lisa Cataline
Manager

Coldwell Banker Paradise
Fort Pierce, FL 34949
Phone: 772-461-1324
Lisa.Cataline@CBParadise.com

Planning Board

7.h.

Meeting Date: 01/09/2018

Information

REQUESTED ACTION

Site Plan with Conditional Use - Lawnwood Pavilion Expansion - 1860 N. Lawnwood Circle

LOCATION

1860 N. Lawnwood Circle

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions:

- 1) The site plan includes a sidewalk extension along North Lawnwood Circle and South 21st Street, pursuant to City Code Section 22-62 (b) & (d)(2) . This shall include at least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way;
 - 2) The storm water plan, encompassing the proposed bio-swales, is consistent with City Code Section 17-34, as highlighted by the City Engineering Department; and
 - 3) The applicant provides an updated landscape plan, reflective of the TRC comment responses and updated Site Plan, prior to scheduling for review by the City Commission.
-

Attachments

Staff Report

Aerial & Zoning Map

Application, Property Record Cards, & Support Documents

Updated Site Plan, Pre-TRC Landscaping & Lighting Plans

Proposed Elevations, Addition, & Project Design

Concurrency Application & Traffic Statement

TRC Comments - Collective

Applicant's TRC Comment Response

Form Review

Form Started By: Kori Benton
Final Approval Date: 01/02/2018

Started On: 01/02/2018 10:10 AM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Application for Site Plan, Design Review, & Conditional Use
 Lawnwood Pavilion Expansion (12 Beds)
 1860 N Lawnwood Circle**

DATE: January 2, 2018

STAFF REPORT

Owner/Applicant: Lawnwood Medical Center, Inc. (Michael Patterson, CEO)
 One Park Place
 Nashville, Tennessee 37203

Representative: Adam Crunk, PE
 Crunk Engineering
 1894 General George Patton Dr., Suite 600
 Franklin, TN 37067

Requested Action: Approval of a Site Plan, Design Review, & Conditional Use to complete an 11,150 SF addition to the existing Lawnwood Pavilion Facility, to provide for an additional twelve (12) beds within the psychiatric extension.

Location: 1860 N Lawnwood Circle

Parcel IDs: 2416-504-0199-030-0 & 2416-504-0207-000-1

Current Zoning: Office Commercial (C-1)

Future Land Use: INST, Institutional

Surrounding Zoning:

North	East	South	West
OS-1	R-4	C-1	R-3/OS-1

Site Size: 8.4 acres

Utilities: Located within the FPUA Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-29, 22-58, 22-59 and 22-76 of City Code, the applicant is requesting the review and approval of Site Plan, Design Review, and Conditional Use to complete an 11,150 SF addition to the existing Lawnwood Pavilion Facility, to provide for an additional twelve (12) beds within their psychiatric extension, located at 1860 North Lawnwood Circle. The subject property is 8.4 acres in size and is located within the Office Commercial (C-1) zoning district.

History

The subject facility was established in 1985, with multiple expansions during the last few decades. The facility is a satellite location for Lawnwood Regional Medical Hospital located at 1700 S 23rd Street. Lawnwood Pavilion provides extra beds to patients when capacity at the main Lawnwood campus may reach its limit and is utilized as a physical rehabilitation and psychiatric facility. Presently, the 71,457 square-foot facility has seventy-four (74) licensed beds. This site is also shared by a 5,536 square-foot medical office.

In 2016, the most recent addition of 13,412 SF provided an additional sixteen (16) beds to the facility, as well as a generator enclosure and oxygen park.

Proposed Expansion

The proposal encompasses a new 11,150 SF addition, at the west side of the facility, to provide for an additional twelve (12) beds within the psychiatric extension, inclusive of parking, stormwater, landscaping, and lighting improvements.

The addition will be constructed over existing impervious area; what is now the off-street parking. Parking for the facility is being shifted to accommodate the addition and have met the requirements within code Section 22-60 Off-Street Parking. A 1,468 square-foot generator enclosure will be constructed on site as well as a 308 square-foot oxygen park.

Design

The proposed addition to the Lawnwood Pavilion facility is intended to match the architectural aesthetics and structure height to the existing complex. The color scheme and architectural style will remain throughout the facility. A highlight of the design plan is the replacement of several sections of chain-link fence with black aluminum, to be further accented with landscaping to improve the 21st Street presentation of the facility.

Site & Landscape Plan

Vehicular access to the site will remain via full-access two-way driveways on North Lawnwood Circle and South 21st, with the South 21st Street access proposed to shift to the south roughly 75ft.

The site plan provides an additional thirty-nine (39) parking spaces to the site, bringing the total for the complex to one-hundred and fifty-one (151), of which twenty-one (21) are handicap-accessible). Bicycle parking is provided. Stormwater retention is to be provided via redevelopment of the dry detention areas along South 21st street into expanded bio-swales, and accompanying landscape, to enhance these site features.

The updated site plan, and forthcoming landscape plan couples the preservation of several existing oak and pine trees within and adjacent to the parking area, along with additional trees and required shrubs for screening and buffering in accordance with Section 22-187 of the City Code. Trees removed which are subject to mitigation will be offset via new

cypress tree plantings. Inclusive of trees for mitigation, an additional 50+ trees and several sections of shrub plants will be planted to enhance the site.

A 5 ft. section of right-of-way (R.O.W.) is sought along 21st Street to resolve an outstanding deficiency. Minor sidewalk connections along South 21st Street and North Lawnwood Circle will be required with the inclusion of the former Kaufman Avenue right-of-way (abandoned) within the site plan.

Traffic

The traffic impacts presented by the subject expansion is expressed by an additional 42 daily trips, of which 4 are projected as AM Peak and 7 as PM Peak. The applicant has stated the expansion and planned traffic are not anticipated to have a significant impact on the surrounding roadway network.

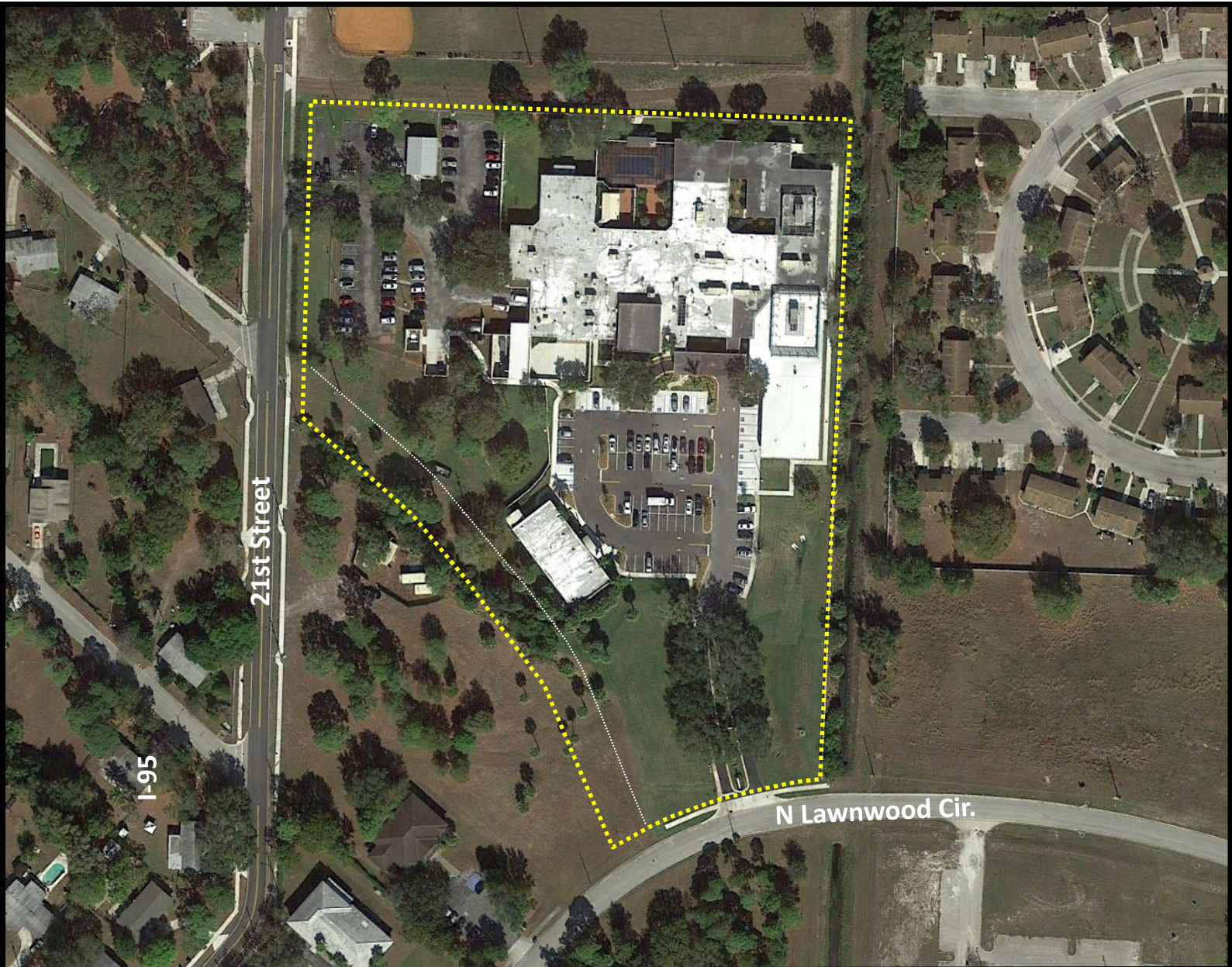
Technical Review Committee

All affected Departments have reviewed and conditionally approved the proposed Site Plan and Conditional Use. The applicant has provided a set of responses and an updated site plan which incorporates much of the updates, with a landscape and storm water plan forthcoming to reflect the TRC comments.

Staff Recommendation:

The proposed Conditional Use generally meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** with the following conditions:

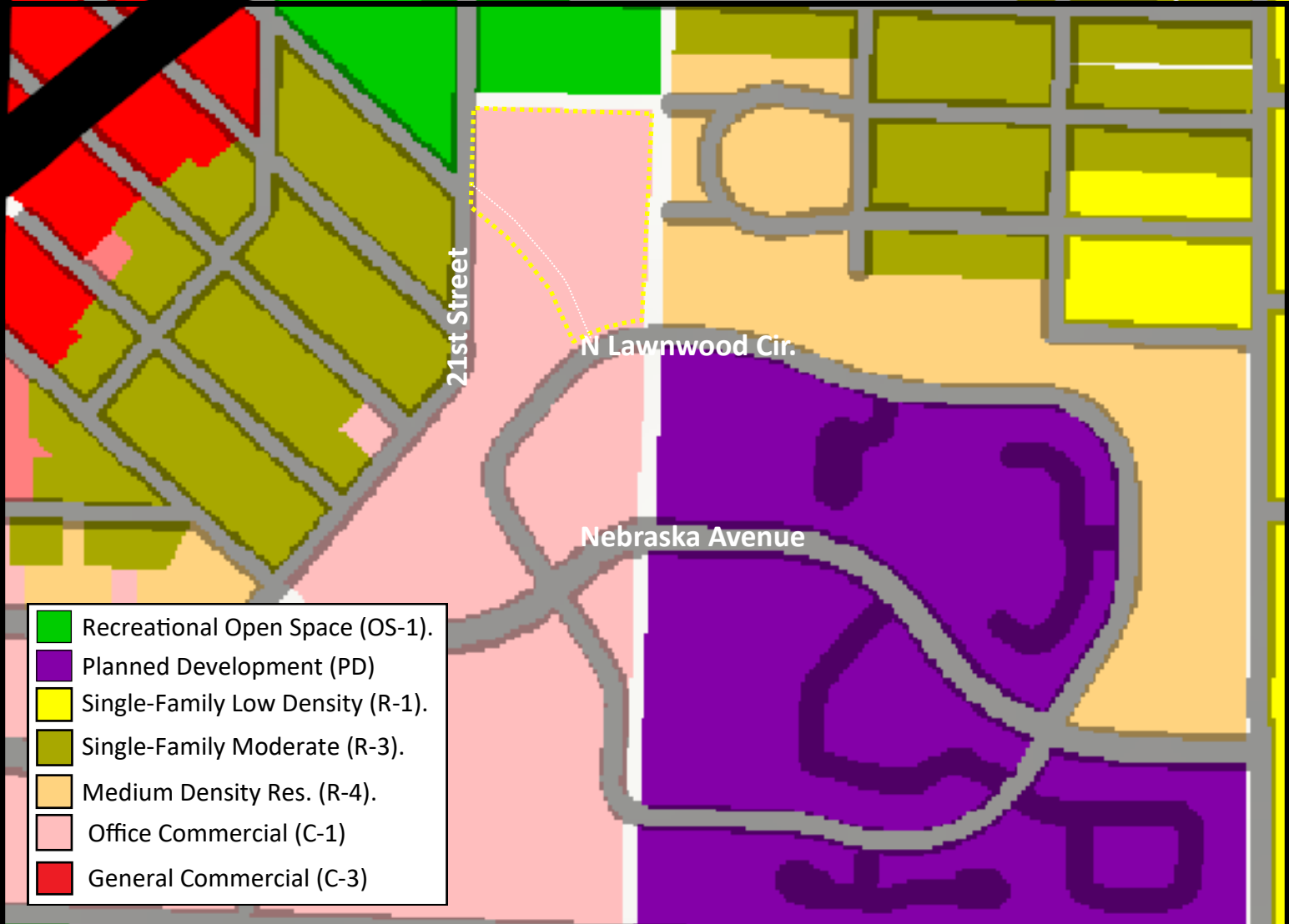
- 1) The site plan includes a sidewalk extension along North Lawnwood Circle and South 21st Street, pursuant to City Code Section 22-62 (b) & (d)(2) . This shall include at least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way;
- 2) The storm water plan, encompassing the proposed bio-swales, is consistent with City Code Section 17-34, as highlighted by the City Engineering Department; and
- 3) The applicant provides updated landscape plans, reflective of the TRC comment responses and updated Site Plan, prior to scheduling for review by the City Commission.



21st Street

I-95

N Lawnwood Cir.



- Recreational Open Space (OS-1).
- Planned Development (PD)
- Single-Family Low Density (R-1).
- Single-Family Moderate (R-3).
- Medium Density Res. (R-4).
- Office Commercial (C-1)
- General Commercial (C-3)

Lawnwood Pavilion—1860 N Lawnwood Circle
Zoning Map





DEVELOPMENT REVIEW

Property address or Location Lawnwood Physical Rehabilitation Center 1860 N Lawnwood Cir., Fort Pierce, FL 34950
 Parcel ID #(s) 2416-504-0199-030-0
 Project description Psychiatric Unit Addition

Hospital Corporation of America
Property Owner(s)
 PO Box 1504
 Street Address
 Nashville TN 37202
 City State Zip
 772-466-1500
 Phone Number
 michael.patterson3@hcahealthcare.com
 Email Address

Adam Crunk, PE, Crunk Engineering LLC
Applicant/Representative, Title, Company
 1894 General George Patton Dr., Suite 600
 Street Address
 Franklin TN 37067
 City State Zip
 615-873-1795
 Phone Number
 adam@crunkeng.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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

[Handwritten Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
 The foregoing instrument was acknowledged before me this 30th day of Nov., 2017, by Michael Patterson who is personally known to me or has produced _____ as identification.

[Handwritten Signature]
 Signature of Notary



Jazzmine J. Scott
 Commission # **FF073691**
 Expires: **Dec. 01, 2017**
 WWW.AARONNOTARY.COM

(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



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type	
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Major Amendment
	<input type="checkbox"/> Minor Amendment

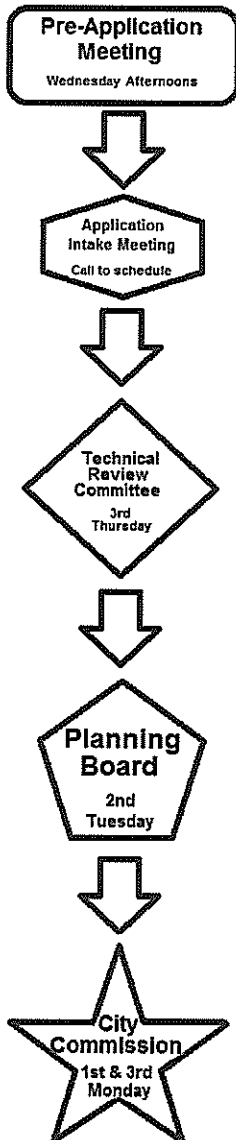
Site Information:

Non-Residential: Proposed Sq. Ft.: 12,000 sf Residential: Proposed Units: n/a

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

North	South	East	West
Recreation	undeveloped/commercial	residential	residential

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

Property Identification

Site Address: 1860 N LAWNWOOD CIR
 Sec/Town/Range: 16/35S/40E
 Map ID: 24/16N
 Zoning: C1

Parcel ID: 2416-504-0199-030-0
 Account #: 25683
 Use Type: 7300
 Jurisdiction: Fort Pierce

Ownership

HCA
 Attn: Tax Dept
 PO Box 1504
 Nashville, TN 37202

Legal Description

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG AT NW COR BLK 25, TH S 89 DEG 25 MIN 13SEC E ALG N LI SD BLK 598.62 FT TO W R/W LI OF S 19 ST (CANAL), TH S 0 DEG 06 MIN 27 SEC W ALG SD R/W 507.9 FT, TH CONT ONR/W S 01 DEG 25 MIN W 200.37 FT TO N R/W N LAWNWOOD CIR, TH SWLY ON A CURVE CONC SLY, DELTA 22 DEG 10 MIN 44 SEC, R OF 462.94 FT, ARCDIST 179.20 FT ALG SD N R/W TO INT N R/W OF KAUFMAN AV, TH N 31 DEG 08 MIN 04 SEC W ALG SD N R/W OF KAUFMAN AV 197.37 FT TO CURVE CONC SWLY DELTA 23 DEG 58 MIN 02 SEC, R OF 972.25 FT, ARC DIST 406.70 FT, TH N 55 DEG 06 MIN 06 SEC W 48.13 FT TO ELY R/W OF S 21 ST, TH N 0 DEG 05 MIN 47 SEC WALG SD ELY R/W 273.49 FT TO POB INCL VAC STS AND ALLEYS AS IN OR 265-675 (7.54 AC) (OR 626-2606)



Total Areas

Finished/Under Air (SF):	70,481
Gross Area (SF):	80,748
Land Size (acres):	7.54
Land Size (SF):	328,442

Current Values

Just/Market Value: \$3,763,300
 Assessed Value: \$3,763,300
 Exemptions: \$0
 Taxable Value: \$3,763,300
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 2, 1989	0626 / 2606	XX01	WD		\$100

Building Information (1 of 4)

Finished Area: 52,396 SF

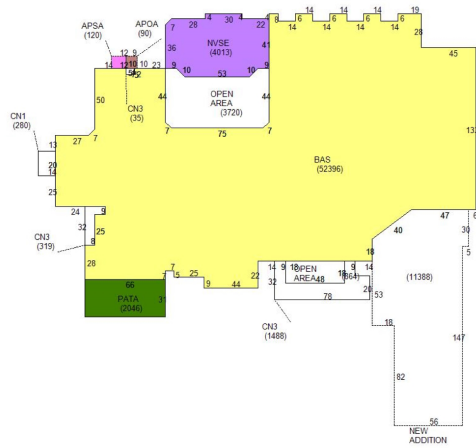
Gross Total Area: 60,787 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: HOSP	Year Built: 1985	Frame:
Grade: Y_B	Effective Year: 1985	Primary Wall: PolySteel-PC
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
APOA	Aluminium Porch (Open) Average	90	0	38
APSA	Aluminium Porch (Screen) Average	120	0	44
BAS	BASE AREA	52396	52396	1319
CN1	CANOPY	280	0	68
CN3	CANOPY	1842	0	378
NVSE	Screen Enclosure for Sketch Only (Valued in SFYI)	4013	0	263
PATA	Patio Average (Plain Slab)	2046	0	194

Building Information (2 of 4)

Finished Area: 5,500 SF

Gross Total Area: 5,990 SF

Exterior Data

View:
 Building Type: LROF
 Grade: Y_B
 Story Height: 1 Story

Roof Cover: Tar & Gravel
 Year Built: 1997
 Effective Year: 1997
 No. Units: 2

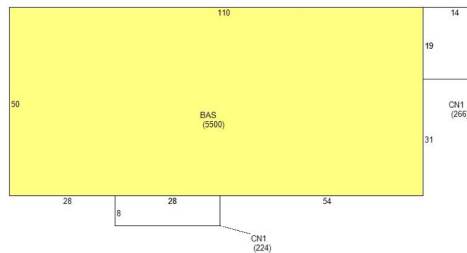
Roof Structure: BarJst/Rigid
 Frame:
 Primary Wall: PolySteel-PC
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5500	5500	320
CN1	CANOPY	490	0	138

Building Information (3 of 4)

Finished Area: 1,200 SF

Gross Total Area: 1,200 SF

Exterior Data

View:

Building Type: DGAR

Grade: Y_D

Story Height: 1 Story

Roof Cover: Metal

Year Built: 1997

Effective Year: 1997

No. Units: 0

Roof Structure: Steel Truss

Frame:

Primary Wall: Corr Metal

Secondary Wall:

Interior Data

Bedrooms: 0

Full Baths: 0

Half Baths: 0

A/C %: 100%

Electric: MAXIMUM

Heat Type: FrcdHotAir

Heat Fuel: ELEC

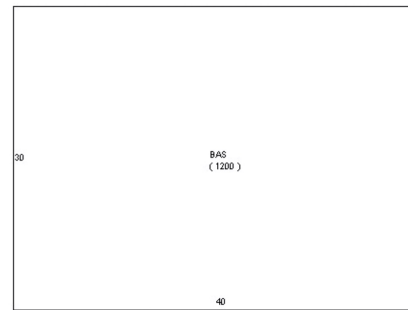
Heated %: 10%

Primary Int Wall:

Avg Hgt/Floor: 0

Primary Floors: CONC GRD

Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1200	1200	140

Building Information (4 of 4)

Finished Area: 11,385 SF

Gross Total Area: 12,771 SF

Exterior Data

View:

Building Type: HOSP

Grade: Y_C+

Story Height: 1 Story

Roof Cover: Rolled Memb

Year Built: 2016

Effective Year: 2016

No. Units: 1

Roof Structure: BarJst/Rigid

Frame:

Primary Wall: PolySteel-PC

Secondary Wall:

Interior Data

Bedrooms: 0

Full Baths: 0

Half Baths: 0

A/C %: 100%

Electric: MAXIMUM

Heat Type: FrcdHotAir

Heat Fuel: ELEC

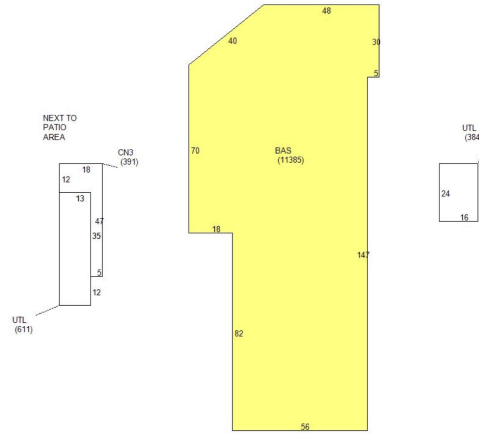
Heated %: 100%

Primary Int Wall:

Avg Hgt/Floor: 0

Primary Floors: Tile-Ceramic

Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	11385	11385	496
CN3	CANOPY	391	0	130
UTL	UTILITY ROOM	995	0	200

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	74930	1985
CHAINLINK 4'	1	450	1985
CONCRETE LOW	1	5600	1985
POOL DK-AVG	1	3213	1985
POOL HEATER	1	2	1985
SINGLE LIGHT	1	16	1985
RES POOL AVG	1	800	1985
CHAINLINK 6'	1	415	2001
WOOD FEN 6'	1	288	2005
CONCRETE LOW	1	2136	2008
CBSWall8"Blk	1	400	2011
CBSWall6"Blk	1	1140	2011

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$2,778,000					
Land:	\$985,300					
Just/Market:	\$3,763,300					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$3,763,300					
Exemption(s):	\$0					
Taxable:	\$3,763,300					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0041	52.6	Fort Pierce Stormwater Charge	\$2,840.40

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

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$3,763,300	\$3,763,300	\$0	\$3,763,300
2016	\$3,245,400	\$3,245,400	\$0	\$3,245,400
2015	\$3,260,500	\$3,260,500	\$0	\$3,260,500

Permits

Number	Issue Date	Description	Amount	Fee
F00-00001	Jan 17, 2001	Fence	\$2,435	\$0
F00-000791	Jun 28, 2000	Roof	\$282,511	\$0
F91000861	Jun 27, 1991	Enclosure	\$1,150	\$1,150
F910001052	Aug 15, 1991	Commercial New Construction	\$2,100	\$2,100
F910001084	Aug 28, 1991	Fence	\$4,326	\$4,326
F92-000824	Jul 21, 1992	Commercial New Construction	\$250,000	\$250,000
F92000824A	Sep 16, 1992	Alterations/Remodeling	\$250,000	\$250,000
F920000824	Sep 23, 1992	Paving	\$12,000	\$12,000
F92000824B	Sep 28, 1992	Heat and Air Conditioning	\$21,000	\$21,000
F92-00824A	Dec 22, 1992	Sprinkler System	\$2,500	\$2,500
F96-000636	Jul 19, 1996	Additions to existing construction	\$2,942,691	\$2,942,691
F96-00636A	Sep 20, 1996	Additions to existing construction	\$280,516	\$280,516
F97-00636B	Feb 18, 1997	Sprinkler System	\$48,350	\$48,350
F97-00036C	Jun 23, 1997	Paving	\$129,847	\$129,847
F97-00636C	Jun 23, 1997	Paving	\$129,847	\$129,847
DI20048	Jun 3, 2004	Demolition	\$10,000	\$100
CA20045	Aug 6, 2004	Additions to existing construction	\$550,000	\$6,203
FE200593	Jun 14, 2005	Wood Fence	\$30,500	\$380
SE200579	Sep 27, 2005	Screen Room	\$60,000	\$750
0800000042	Jun 19, 2008	Alterations/Remodeling	\$482,596	\$5,726
BP10-1528	Jun 23, 2010	Roof	\$242,512	\$3,152
BP10-2488	Nov 8, 2010	Fence	\$46,200	\$660
BP11-0080	Feb 1, 2011	Electric	\$37,105	\$387
BP14-2413	Nov 4, 2014	Interior Office Buildout	\$271,166	\$2,818
BP14-2680	Oct 23, 2014	Plumbing	\$26,600	\$357
BP15-1663	Sep 18, 2015	Site Work	\$350,000	\$3,637
BP15-1664	Sep 18, 2015	Additions to existing construction	\$6,000,000	\$150,358
BP15-2582	Sep 28, 2015	Fence	\$6,000	\$80
BP15-1273	May 27, 2015	Electric	\$50,137	\$522
BP15-2269	Sep 3, 2015	Electric	\$47,995	\$643
BP15-3286	Jan 8, 2016	Fence	\$0	\$162
BP15-3287	Jan 8, 2016	Fence	\$0	\$162

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

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

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November 29, 2017

Crunk Engineering LLC
1894 General George Patton Dr.
Suite 600
Franklin, TN 37067

RE: Lawnwood RMC Pavilion Psychiatric Unit Addition
Fort Pierce, Florida

To Whom it May Concern:

I am authorizing Crunk Engineering LLC to act as our agent/representative to communicate and submit all required information as necessary in obtaining all approvals and permits for the construction of the above referenced project.

Sincerely,

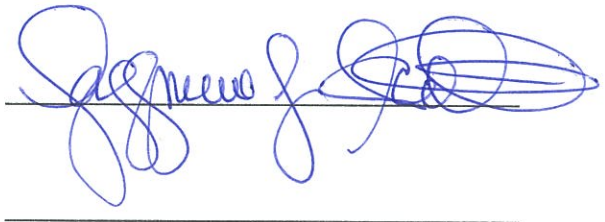


Michael Patterson, COO
Lawnwood Medical Center, Inc.

STATE OF FLORIDA
COUNTY OF St. Lucie

Sworn to (of affirmed) and subscribed before me this 30th day of November, 2017, by

Michael Patterson



Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____



November 30, 2017

Ms. Rebecca Grohall
City of Fort Pierce
100 N. U.S. Highway 1
Fort Pierce, Florida 34950

**RE: Lawnwood Pavilion Psychiatric Addition
 Site Analysis and Design Intent
 Project No. 17012**

Dear Rebecca,

The following includes the site analysis study as well as a narrative describing the design intent for the project:

Site Analysis

The Lawnwood Pavilion is located two blocks north of the Lawnwood Regional Medical Center at 1860 N Lawnwood Circle. The current facility contains 74 licensed beds with a mixture of behavior and physical rehab treatment facilities. There is also a medical office building on the property of approximately 5,500 sf. Access to the site is from both N. Lawnwood Circle and S. 21st street. Currently there is not a connection through the site between these two entry points, but one will be provided as part of this project. There are no required buffers for this site, although large screenwalls cover the majority of the eastern and northern property boundaries. The existing campus is heavily landscaped and offers limited visibility to the street. Additional landscape screening will be proposed as part of this project due to the removal of some of the large live oak trees in the existing ropes course area.

Project Design Intent

The intent of the project is to increase the capacity for psychiatric beds to meet the demand of the community. Currently the facility is at capacity for these treatment services and the Florida Agency for Healthcare Administration has allowed for the increase in psychiatric beds by the 12 that are proposed. The addition will be located on the western side of the building adjacent to the existing psychiatric beds. The design intent is to provide the addition in the same height and character as the existing building. The existing building is stucco in a honey colored tone with brown windows and doors similar to many of the adjacent properties. This same design will be carried over into this project. Landscape material is being proposed to match material that is currently provided on the campus.

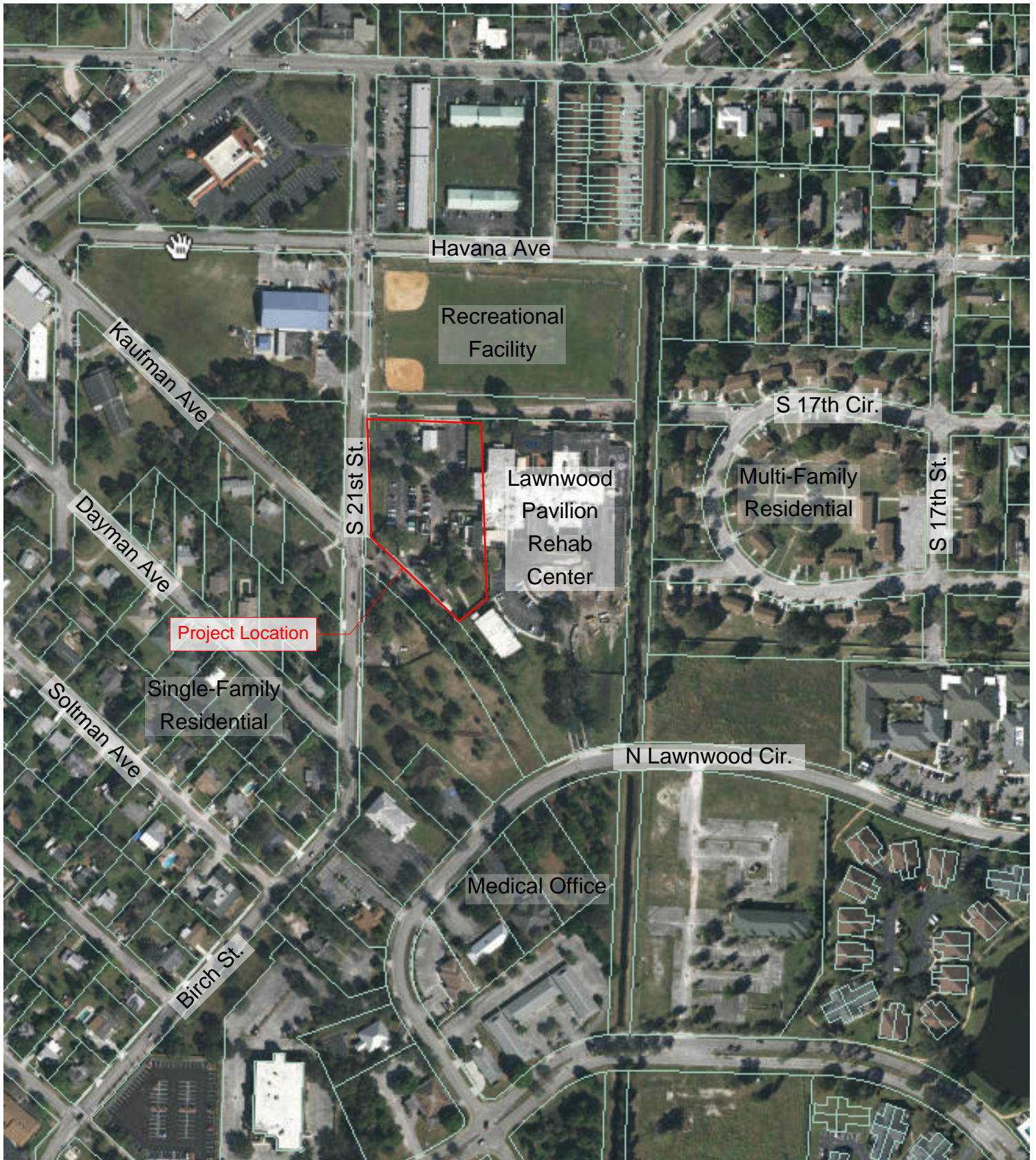
Surrounding Built Environment and Adjacent Property Evaluation

The surrounding neighborhood is a mix of Medical Office Buildings housed in converted residential buildings to the south and on the other three sides of the property there are residential buildings which are mostly single story and single family but a few are two story and multifamily structures. We have included with our submittal a location plan identifying these areas. All buildings on our property or adjacent to our property are less than 50 years old and there are no historic structures. The character is a range stucco and siding walls as well as flat and sloped roofs. Lawnwood Pavilion is one of the highest character and best kept properties in this area. The east side of our property is adjacent to the canal/drainage ditch which has residential properties east of it. A City Park with ball fields borders on the north side of our property.

Sincerely,

A handwritten signature in blue ink that reads "Adam Crunk".

Adam Crunk, PE
Crunk Engineering LLC
1894 Gen. George Patton Dr., Ste 600
Franklin, TN 37067
615-873-1795
adam@crunkeng.com



Scale: 1" = 300ft

Location Map
Lawnwood Pavilion
Rehabilitation Center
Psychiatric Addition



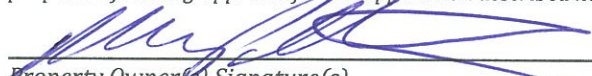
Design Review

Property address or Location Lawnwood Physical Rehabilitation Center 1860 N Lawnwood Cir., Fort Pierce, FL 34950
 Parcel ID #(s) 2416-504-0199-030-0
 Project Description Psychiatric Unit Addition

Hospital Corporation of America
Property Owner(s)
 PO Box 1504
Street Address
 Nashville TN 37202
City State Zip
 772-466-1500
Phone Number
 michael.patterson3@hcahealthcare.com
Email Address

Adam Crunk, PE, Crunk Engineering LLC
Applicant/Representative, Title, Company
 1894 General George Patton Dr., Suite 600
Street Address
 Franklin TN 37067
City State Zip
 615-873-1795
Phone Number
 adam@crunkeng.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 Application (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.


 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
 The foregoing instrument was acknowledged before me this 20th day of Nov., 20 17, by
Michael Patterson who is personally known to me or has produced


 as identification.


Jazzmine J. Scott
 Commission # FF073691
 Expires: Dec. 01, 2017
 www.AARONNOTARY.com
 (seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Lawnwood Psychiatric Treatment Center Addition
Trip Generation Summary & Traffic Statement
Crunk Engineering LLC
11/30/2017

Project Scope - Addition of 12 beds, by adding 12,000 sf of building area

Existing Conditions - 74 beds, 71,380 sf of building area

Proposed Conditions - 86 beds, 83,380 sf of building area

Calculations Information

ITE Manual, 9th Edition using Nursing Home (620)

$$\text{AADT} = 3.49 * (\text{No. of Beds}) - 89.09$$

$$\text{AM Peak} = 0.29 * (\text{No. of Beds}) - 15.57$$

$$\text{PM Peak} = 0.56 * (\text{No. of Beds}) - 22.53$$

Calculation Results

Existing Conditions

AADT	170
AM Peak	6
PM Peak	19

Proposed Conditions

AADT	212
AM Peak	10
PM Peak	26

Difference

AADT	42
AM Peak	4
PM Peak	7

The proposed project is anticipated to have a negligible impact on the surrounding roadway network. This fact is also based on the conclusions drawn by the full traffic impact study prepared by Littlejohn in 2015.



CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 8,923
**Proposed Zoning/FLU	Total gallons per day 10,084
**Change in Demand	Total gallons per day 1161

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 7,138
**Proposed Zoning/FLU	Total gallons per day 8,067
**Change in Demand	Total gallons per day 929

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
**Proposed Zoning/FLU Enrollment Demand		
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	1 existing dumpster
**Proposed Zoning/FLU	1 proposed dumpster (to be relocated)
*Change in Demand	n/a

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)
--

Impact	
---------------	--

III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	170	6 AM / 19 PM
**Proposed Zoning/FLU	212	10 AM / 26 PM
*Change in Demand	Trips 42	Trips 4 AM / 7 PM
Impact to Capacity	Anticipated negligible impact on existing capacity, in line with	

previous study by Littlejohn in 2015

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily:
Non-residential (square footage):	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No

- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
 If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

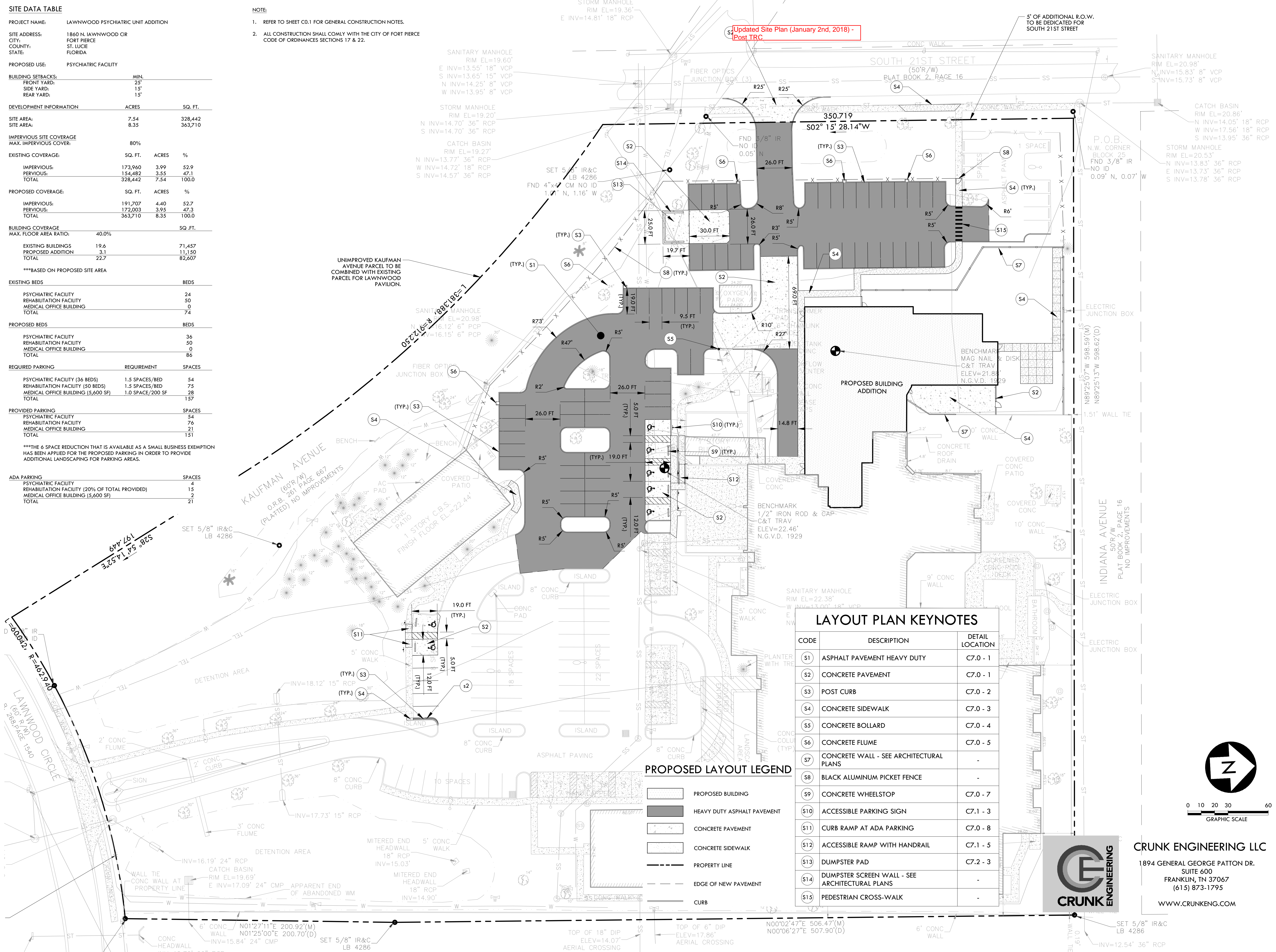
C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

SITE DATA TABLE

PROJECT NAME:	LAWNWOOD PSYCHIATRIC UNIT ADDITION		
SITE ADDRESS:	1860 N. LAWNWOOD CIR		
CITY:	FORT PIERCE		
COUNTY:	ST. LUCIE		
STATE:	FLORIDA		
PROPOSED USE:	PSYCHIATRIC FACILITY		
BUILDING SETBACKS:	MIN.		
FRONT YARD:	25'		
SIDE YARD:	15'		
REAR YARD:	15'		
DEVELOPMENT INFORMATION	ACRES		SQ. FT.
SITE AREA:	7.54		328,442
SITE AREA:	8.35		363,710
IMPERVIOUS SITE COVERAGE			
MAX. IMPERVIOUS COVER:	80%		
EXISTING COVERAGE:	SQ. FT.	ACRES	%
IMPERVIOUS:	173,960	3.99	52.9
PERVIOUS:	154,482	3.55	47.1
TOTAL	328,442	7.54	100.0
PROPOSED COVERAGE:	SQ. FT.	ACRES	%
IMPERVIOUS:	191,707	4.40	52.7
PERVIOUS:	172,003	3.95	47.3
TOTAL	363,710	8.35	100.0
BUILDING COVERAGE			SQ. FT.
MAX. FLOOR AREA RATIO:	40.0%		
EXISTING BUILDINGS	19.6		71,457
PROPOSED ADDITION	3.1		11,150
TOTAL	22.7		82,607
***BASED ON PROPOSED SITE AREA			
EXISTING BEDS			BEDS
PSYCHIATRIC FACILITY			24
REHABILITATION FACILITY			50
MEDICAL OFFICE BUILDING			0
TOTAL			74
PROPOSED BEDS			BEDS
PSYCHIATRIC FACILITY			36
REHABILITATION FACILITY			50
MEDICAL OFFICE BUILDING			0
TOTAL			86
REQUIRED PARKING	REQUIREMENT		SPACES
PSYCHIATRIC FACILITY (36 BEDS)	1.5 SPACES/BED		54
REHABILITATION FACILITY (50 BEDS)	1.5 SPACES/BED		75
MEDICAL OFFICE BUILDING (5,600 SF)	1.0 SPACE/200 SF		28
TOTAL			157
PROVIDED PARKING			SPACES
PSYCHIATRIC FACILITY			54
REHABILITATION FACILITY			76
MEDICAL OFFICE BUILDING			21
TOTAL			151
***THE 6 SPACE REDUCTION THAT IS AVAILABLE AS A SMALL BUSINESS EXEMPTION HAS BEEN APPLIED FOR THE PROPOSED PARKING IN ORDER TO PROVIDE ADDITIONAL LANDSCAPING FOR PARKING AREAS.			
ADA PARKING			SPACES
PSYCHIATRIC FACILITY			4
REHABILITATION FACILITY (20% OF TOTAL PROVIDED)			15
MEDICAL OFFICE BUILDING (5,600 SF)			2
TOTAL			21

- NOTE:
- REFER TO SHEET CO.1 FOR GENERAL CONSTRUCTION NOTES.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.



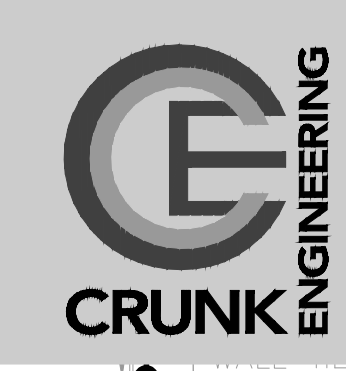
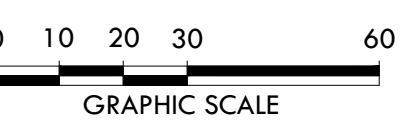
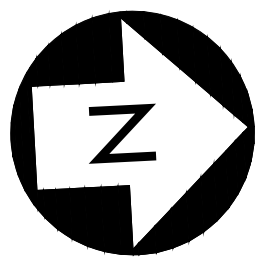
Updated Site Plan (January 2nd, 2018) - Post TRC

LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
S1	ASPHALT PAVEMENT HEAVY DUTY	C7.0 - 1
S2	CONCRETE PAVEMENT	C7.0 - 1
S3	POST CURB	C7.0 - 2
S4	CONCRETE SIDEWALK	C7.0 - 3
S5	CONCRETE BOLLARD	C7.0 - 4
S6	CONCRETE FLUME	C7.0 - 5
S7	CONCRETE WALL - SEE ARCHITECTURAL PLANS	-
S8	BLACK ALUMINUM PICKET FENCE	-
S9	CONCRETE WHEELSTOP	C7.0 - 7
S10	ACCESSIBLE PARKING SIGN	C7.1 - 3
S11	CURB RAMP AT ADA PARKING	C7.0 - 8
S12	ACCESSIBLE RAMP WITH HANDRAIL	C7.1 - 5
S13	DUMPSTER PAD	C7.2 - 3
S14	DUMPSTER SCREEN WALL - SEE ARCHITECTURAL PLANS	-
S15	PEDESTRIAN CROSS-WALK	-

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- CURB

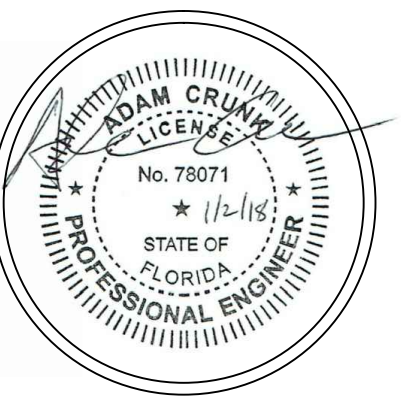


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STENGEN-HILL ARCHITECTURE

613 WEST MAIN STREET
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SITE LAYOUT PLAN
 ADULT PSYCHIATRIC UNIT ADDITION
 HCA - LAWNWOOD PAVILION
 FORT PIERCE, FLORIDA

REVISION 1
 2 JANUARY 2018
 HCA1608

C4.0

CONSTRUCTION DOCUMENTS

AHC Project # 237100246-126-4

SITE DATA TABLE

PROJECT NAME: LAWNWOOD PSYCHIATRIC UNIT ADDITION

SITE ADDRESS: 1860 N. LAWNWOOD CIR
 CITY: FORT PIERCE
 COUNTY: ST. LUCIE
 STATE: FLORIDA

PROPOSED USE: PSYCHIATRIC FACILITY

BUILDING SETBACKS:	MIN.
FRONT YARD:	25'
SIDE YARD:	15'
REAR YARD:	15'

DEVELOPMENT INFORMATION	ACRES	SQ. FT.
SITE AREA:	7.54	328,442

IMPERVIOUS SITE COVERAGE	MAX. IMPERVIOUS COVER:	80%
--------------------------	------------------------	-----

EXISTING COVERAGE:	SQ. FT.	ACRES	%
IMPERVIOUS:	173,960	3.99	52.9
PERVIOUS:	154,482	3.55	47.1
TOTAL	328,442	7.54	100.0

PROPOSED COVERAGE:	SQ. FT.	ACRES	%
IMPERVIOUS:	192,885	4.43	58.7
PERVIOUS:	135,557	3.11	41.3
TOTAL	328,442	7.54	100.0

BUILDING COVERAGE	MAX. FLOOR AREA RATIO:	40.0%	SQ. FT.
-------------------	------------------------	-------	---------

EXISTING BUILDINGS	PROPOSED ADDITION	TOTAL	ACRES	SQ. FT.
21.8	3.4	25.2	71,457	11,150
TOTAL		25.2	82,607	

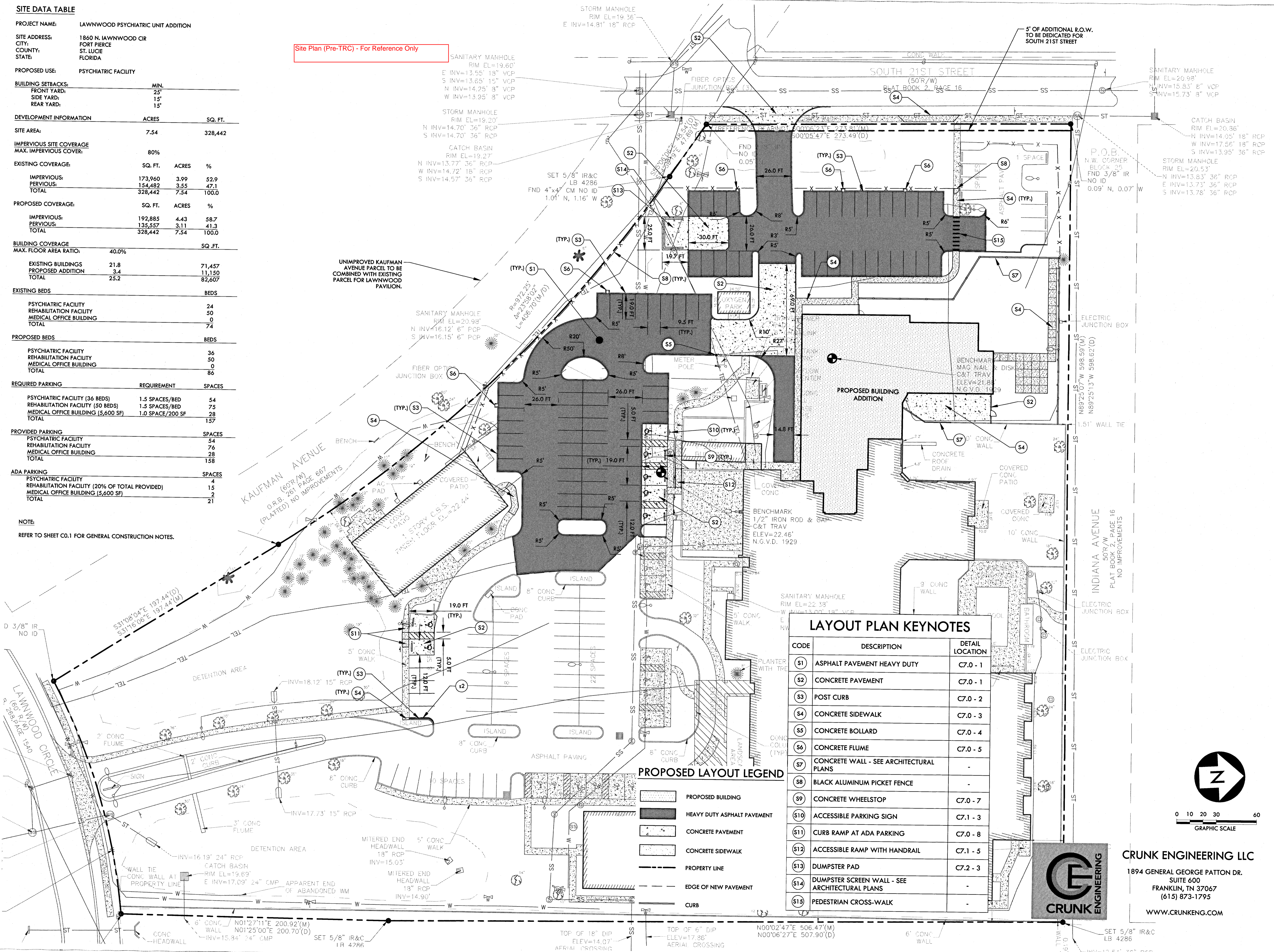
EXISTING BEDS	PROPOSED BEDS	TOTAL	BEDS
PSYCHIATRIC FACILITY	PSYCHIATRIC FACILITY	PSYCHIATRIC FACILITY	24
REHABILITATION FACILITY	REHABILITATION FACILITY	REHABILITATION FACILITY	50
MEDICAL OFFICE BUILDING	MEDICAL OFFICE BUILDING	MEDICAL OFFICE BUILDING	0
TOTAL	TOTAL	TOTAL	74
PSYCHIATRIC FACILITY	PSYCHIATRIC FACILITY	PSYCHIATRIC FACILITY	36
REHABILITATION FACILITY	REHABILITATION FACILITY	REHABILITATION FACILITY	50
MEDICAL OFFICE BUILDING	MEDICAL OFFICE BUILDING	MEDICAL OFFICE BUILDING	0
TOTAL	TOTAL	TOTAL	86

REQUIRED PARKING	REQUIREMENT	SPACES
PSYCHIATRIC FACILITY (36 BEDS)	1.5 SPACES/BED	54
REHABILITATION FACILITY (50 BEDS)	1.5 SPACES/BED	75
MEDICAL OFFICE BUILDING (5,600 SF)	1.0 SPACE/200 SF	28
TOTAL		157

PROVIDED PARKING	REQUIREMENT	SPACES
PSYCHIATRIC FACILITY		54
REHABILITATION FACILITY		74
MEDICAL OFFICE BUILDING		28
TOTAL		156

ADA PARKING	REQUIREMENT	SPACES
PSYCHIATRIC FACILITY		4
REHABILITATION FACILITY (20% OF TOTAL PROVIDED)		15
MEDICAL OFFICE BUILDING (5,600 SF)		2
TOTAL		21

Site Plan (Pre-TRC) - For Reference Only

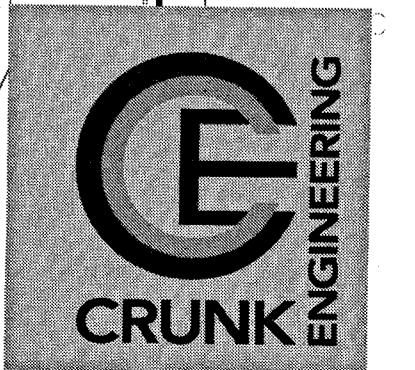
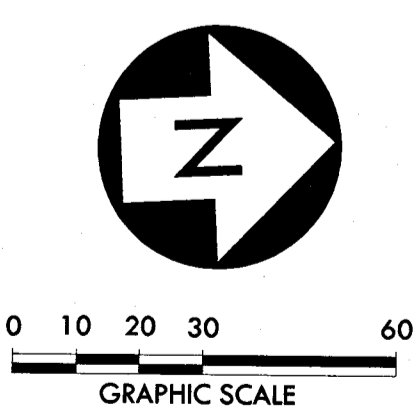


LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
S1	ASPHALT PAVEMENT HEAVY DUTY	C7.0 - 1
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S7	CONCRETE WALL - SEE ARCHITECTURAL PLANS	
S8	BLACK ALUMINUM PICKET FENCE	
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S13	DUMPSTER PAD	C7.2 - 3
S14	DUMPSTER SCREEN WALL - SEE ARCHITECTURAL PLANS	
S19	PEDESTRIAN CROSS-WALK	

PROPOSED LAYOUT LEGEND

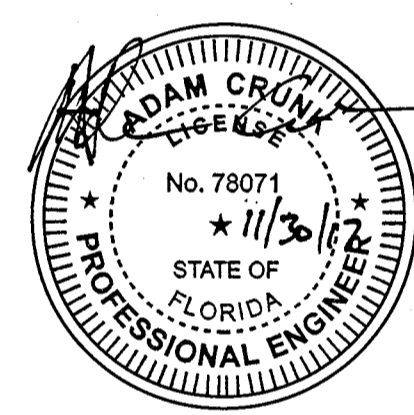
- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- CURB



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LAWNWOOD Regional Medical Center



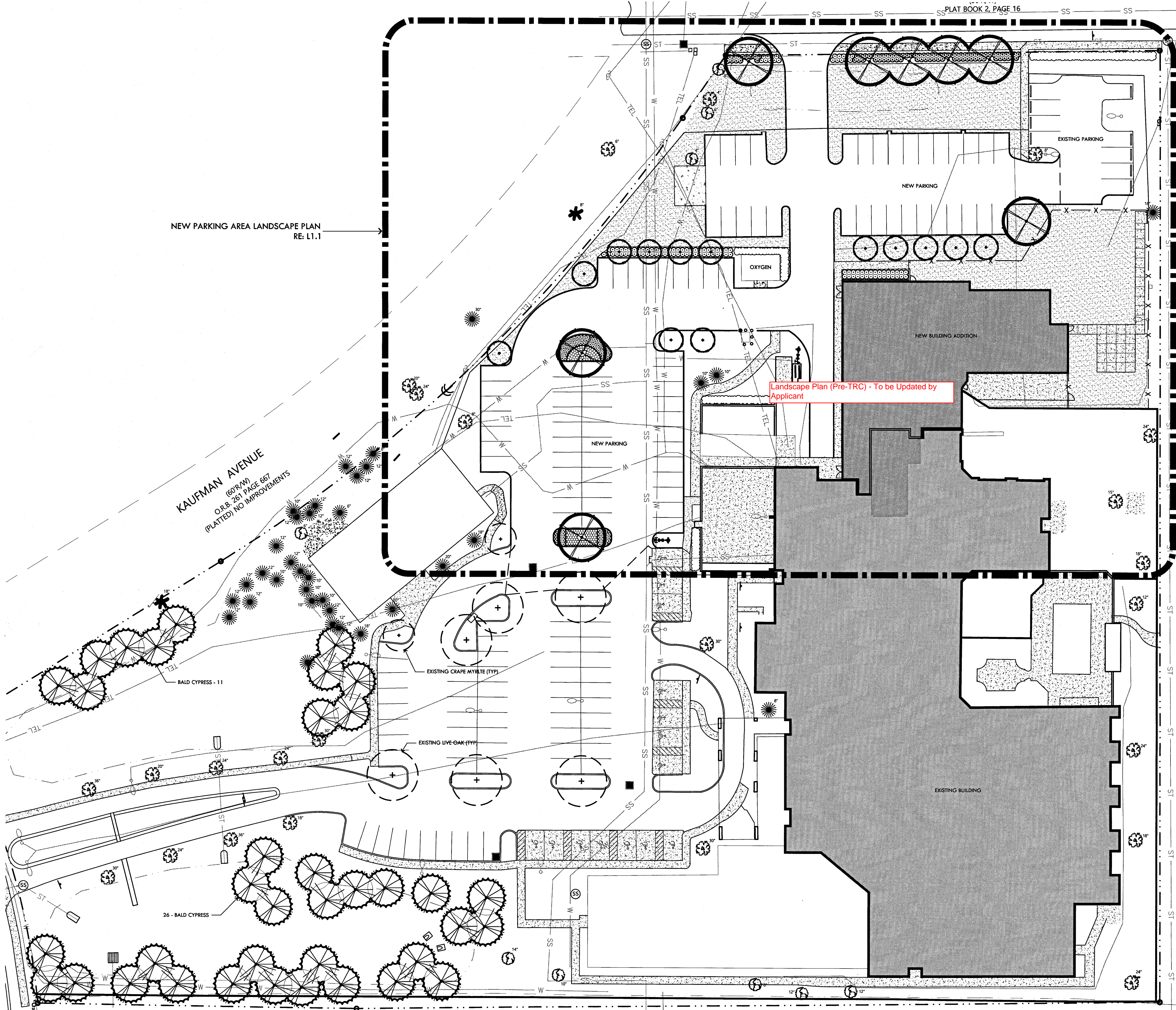
SITE LAYOUT PLAN
 ADULT PSYCHIATRIC UNIT ADDITION
 HCA - LAWNWOOD PAVILION
 FORT PIERCE, FLORIDA

30 NOVEMBER 2017
 HCA1608

C4.0

CONSTRUCTION DOCUMENTS

AECI Project #23/100246-126-4



NEW PARKING AREA LANDSCAPE PLAN
RE: L1.1

KAUFMAN AVENUE
(60' W/W)
O.P.R. 251 PAGE 667
(PLANTED) NO IMPROVEMENTS

Landscape Plan (Pre-TRC) - To be Updated by Applicant

LANDSCAPE ORDINANCE REQUIREMENTS

NATIVE TREES REMOVED

- 3 - 14" cal.
- 1 - 18" cal.
- 1 - 24" cal.
- 1 - 36" cal.
- 1 - 48" cal.
- TOTAL: 168" cal.

NATIVE TREES PRESERVED

- 1 - 4" cal.
- 2 - 8" cal.
- TOTAL: 20" cal.

REPLACEMENT TREES PROVIDED

- 37 - 4" cal.
- TOTAL: 148" cal.

TREES PRESERVED (20") + REPLACEMENT (148") = 168" cal.

LANDSCAPE REQUIREMENTS

LANDSCAPE STRIP - STREET - 142Lx10'=1,420/300
TREES REQ. - 5
TREES PROVIDED - 5

SHRUB REQ. CONTINUOUS HEDGE/SCREEN (SEE PLAN)

INTERIOR VEHICULAR USE (38,492 SF)
1 SF PER 15 SF OF VEHICULAR USE + 1 TREE PER 100 SF OF REQ. LS AREA

LANDSCAPE AREA REQ. - 2,566
LANDSCAPE AREA PROVIDED - 2,900
TREES REQUIRED (2,566/100) = 26 (65" cal.)
TREES PROVIDED - 17 (4" cal. = 65" cal.)

GENERAL PLANTING NOTES

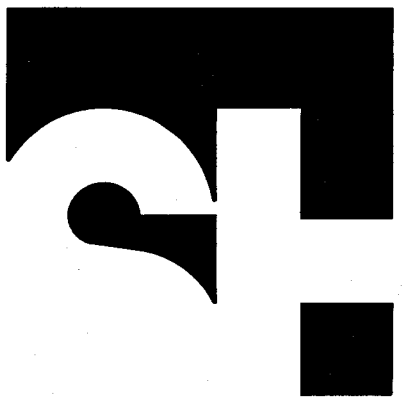
1. LOCATE ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
2. PLANTS SHALL BE WELL FORMED, NO. 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN AND SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.
3. STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATE ALL TREES AS SHOWN ON PLAN.
4. COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
5. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
6. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND.
7. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, OBTAINED FROM THE SAME SOURCE.
8. ANY CHANGES IN PLANT MATERIAL SIZE, QUANTITY, SPECIES OR VARIETY MUST BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. INSTALLATION MUST BE COMPLIANT WITH LANDSCAPE ORDINANCE STANDARDS.

LANDSCAPE ORDINANCE STANDARDS

1. ALL PLANT MATERIALS SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO STANDARDS FOR FLORIDA NO. 1 PER CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE.
2. ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM OF TWO (2) INCH CALIPER UPON PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM OF EIGHT (8) FEET TALL UPON PLANTING. ALL TREE HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.
3. TREE STANDARDS: TREES SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, LATEST EDITION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND AS NOTED ABOVE.
4. SHRUB QUALITY STANDARDS: SHRUBS SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1, LATEST EDITION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND AS NOTED ABOVE. SHRUBS SIZE SHALL BE A MINIMUM THREE (3) GALLON WELL-ROOTED CONTAINER STOCK.
5. GROUND COVER AND VINES QUALITY STANDARDS: GROUND COVER (OTHER THAN TURF GRASS) SHALL BE A MINIMUM OF FOUR (4) INCH WELL-ROOTED CONTAINER STOCK SPACED NO MORE THAN EIGHT (8) INCHES ON CENTER. WELL-ROOTED TWO-AND-ONE-HALF (2 1/2) INCH CONTAINER STOCK MAY BE SUBSTITUTED AND SPACED SIX (6) INCHES ON CENTER. VINES AND GROUND COVER PLANTS SHOULD SHOW A NUMBER OF VIGOROUS WOODY RUNNERS OR A WELL DEVELOPED CROWN.

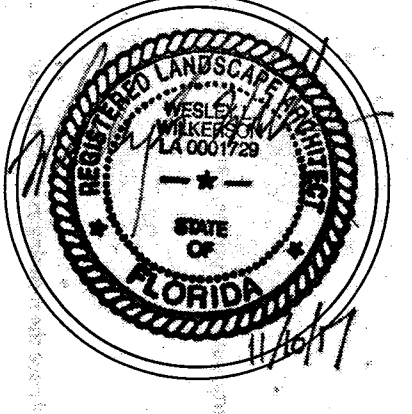
1 OVERALL LANDSCAPE PLAN

1"=30'-0"



**STENGENL-HILL
ARCHITECTURE**

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502.893.1876 fax



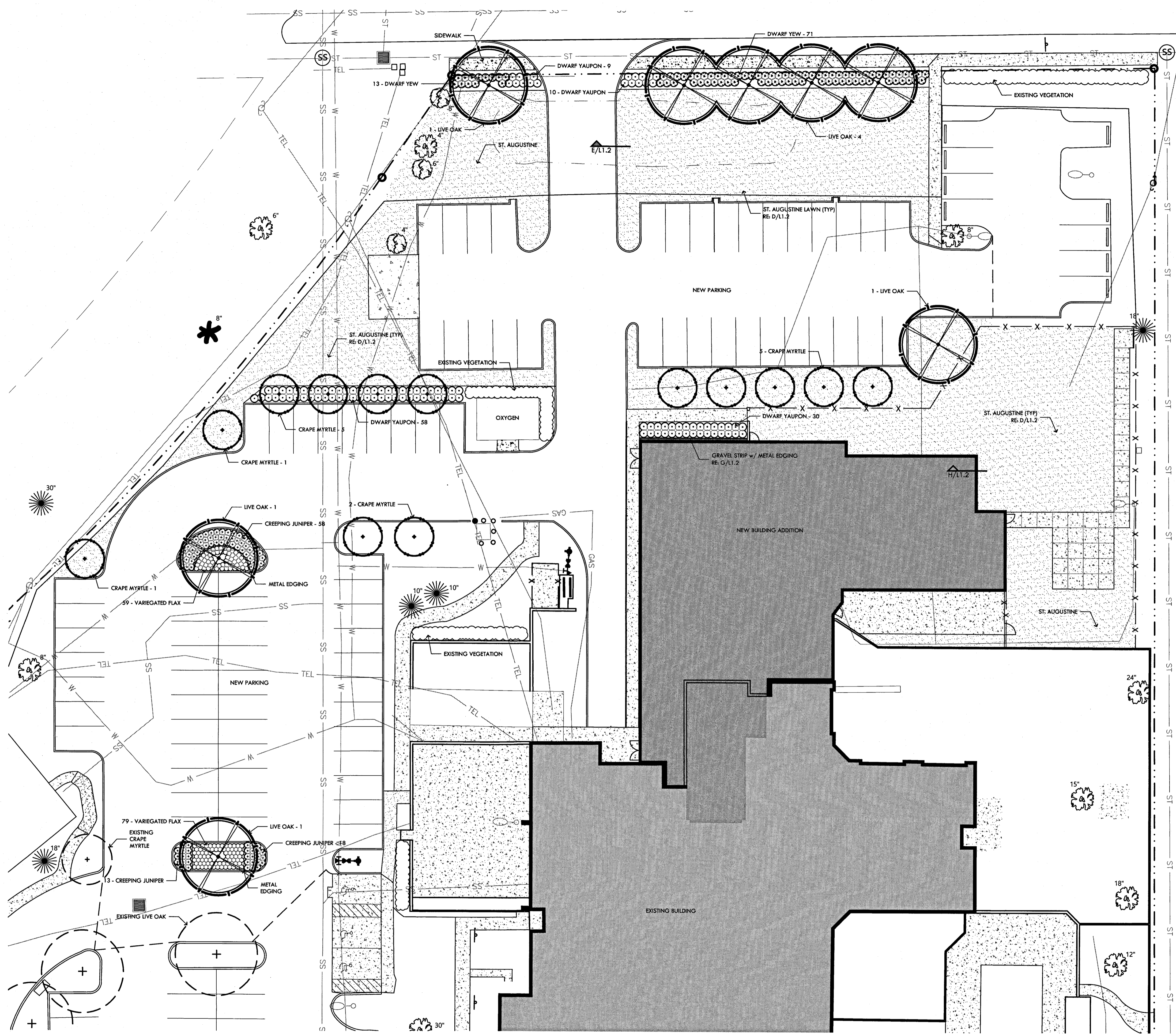
ADULT PSYCHIATRIC UNIT ADDITION
HCA - LAWNWOOD PAVILION
FORT PIERCE, FLORIDA

10 NOVEMBER 2017
HCA1608

LANDSCAPE
PLAN
L1.0

CONSTRUCTION DOCUMENTS

HCA Project # 23/100246-126-4

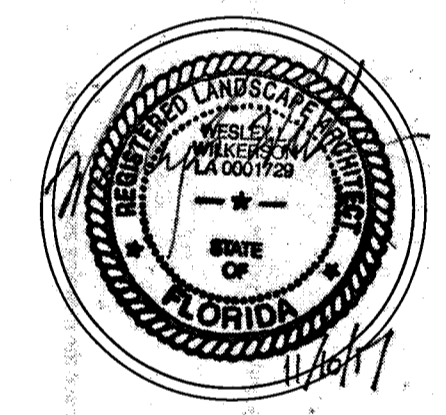


LANDSCAPE MATERIALS AND PLANTS LIST	
QUANTITY	PLANT / MATERIAL NAME AND DESCRIPTION
2,900	Bed Preparation (square feet)
2,900	Hardwood Mulch, shredded (square feet) 3" thick layer in all planting areas; all tree rings to receive 3" thick layer of mulch; SF of tree rings not shown
41	Gravel (square feet) 1"-2" river rock; 3" depth layer over non-woven filter fabric
100	Metal Edging (linear feet) 3/8" x 4" aluminum edging color black; install between planting and gravel border
13	Crape Myrtle 'Tuskegee' (Lagerstroemia indica x fauriei) 100 gallon container, 12'-14' height, 6'-7" spread, single trunk 4" caliper, heavy canopy; min. 5' clear trunk
89	Creeping Juniper (Juniperus horizontalis 'Plumosa') 3 gallon container, 15"-18" spread, dense and compact growth habit
107	Dwarf Yaupon (Ilex vomitoria 'Nana') 3 gallon container, 12"-15" spread, dense and compact growth habit
84	Dwarf Yew 'Pringles' (Podocarpus macrophyllus 'Pringles Dwarf') 7 gallon container, 12"-18" spread, dense and compact growth habit
8	Live Oak (Quercus virginiana) 100 gallon container, 14'-16' height, 6'-7" spread, 4" caliper, heavily branched, full canopy; min. 5' clear trunk
37	Bald Cypress (Taxodium distichum) 100 gallon container, 16'-18' height 5'-6" spread, 4" caliper, heavily branched, full canopy
138	Variegated Flax Lily (Dianella tasmanica 'Variegata') 1 gallon container, minimum of 3 fans, heavy foliage
** 2,450	St. Augustine Sod (square yards) certified weed and pest free, quantity shown on plan; ** contractor to repair any other areas disturbed by construction, verify measurements in field

1 LANDSCAPE PLAN
1"=20'-0"



613 WEST MAIN STREET
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ADULT PSYCHIATRIC UNIT ADDITION
HCA - LAWNWOOD PAVILION
FORT PIERCE, FLORIDA

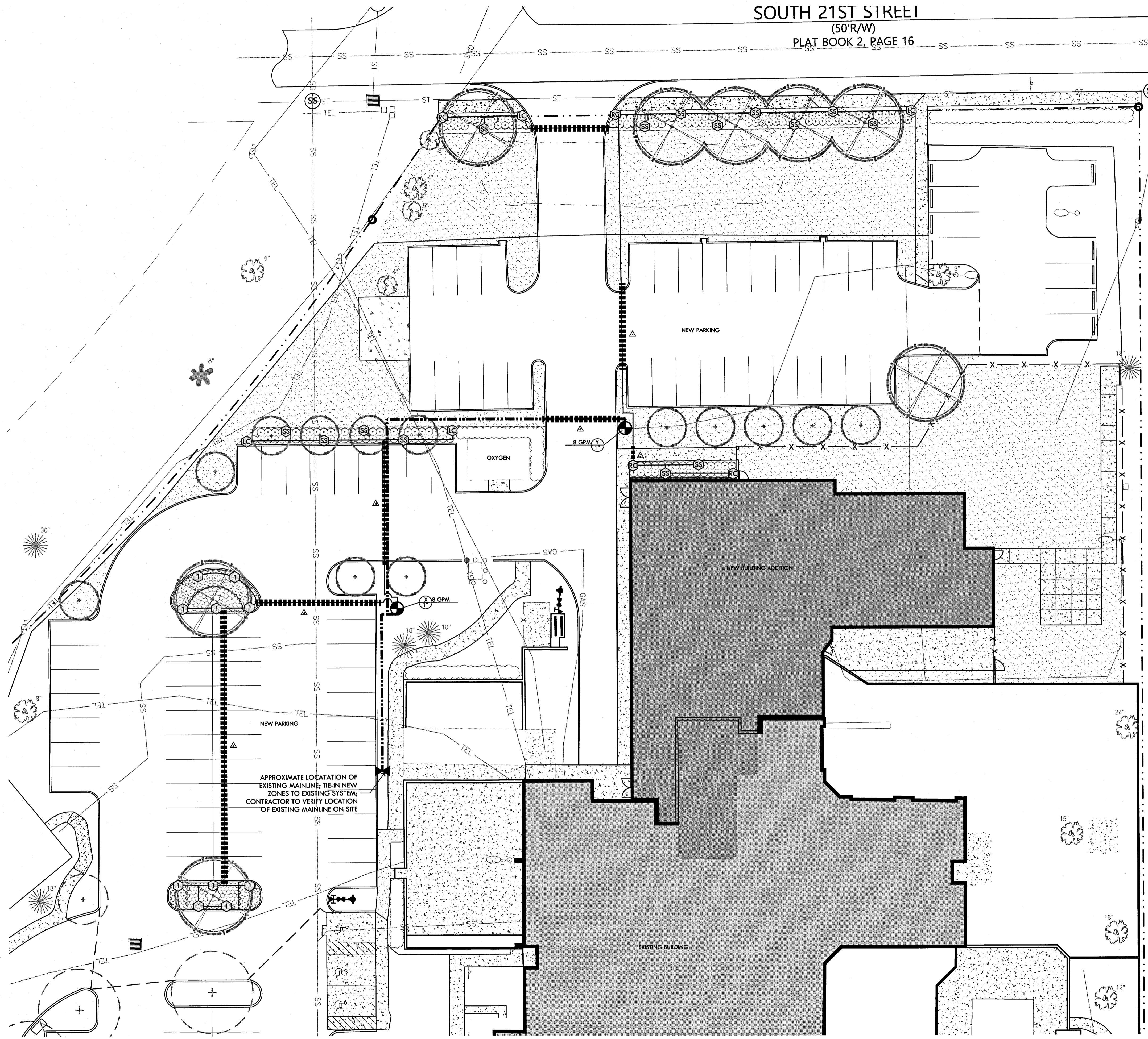
10 NOVEMBER 2017
HCA1608

LANDSCAPE
PLAN
L1.1

CONSTRUCTION DOCUMENTS

AHCA Project #23/100246-126-4

SOUTH 21ST STREET
(50' R/W)
PLAT BOOK 2, PAGE 16



IRRIGATION NOTES:

1. THE IRRIGATION SYMBOLS ON THIS PLAN ARE NOT TO SCALE. THEY ARE STRICTLY A GRAPHIC REPRESENTATION AND ARE USED TO APPROXIMATELY LOCATE THE PLACEMENT OF THE IRRIGATION COMPONENTS.
2. LOCATE ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ON SITE STRUCTURES OR PAVING RESULTING FROM IRRIGATION CONSTRUCTION AND IS TO REPAIR ANY DAMAGE WHICH OCCURS DURING INSTALLATION AT NO ADDITIONAL COST TO OWNER.
4. CONTRACTOR SHALL FOLLOW LOCAL IRRIGATION REQUIREMENTS REGARDING PIPE DEPTH, TAPS AND BACKFLOW PREVENTION DEVICES, ETC.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL CODES AND ORDINANCES RELEVANT TO THE WORK UNDER THIS CONTRACT.
6. ALL WORK, ADJUSTMENTS AND INSPECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE, AS REQUIRED, THE TOTAL WORK AS PER INSTRUCTIONS OF THE OWNER.
8. IRRIGATION LINE AND HEAD LAYOUT ON THIS PLAN ARE SCHEMATIC. THE CONTRACTOR SHALL LOCATE ALL LINES AND HEADS IN SUCH A WAY AS TO CAUSE THE LEAST CONFLICT WITH THE LOCATION OF UTILITIES AND PROPOSED PLANTS.
9. PVC SLEEVES SHALL BE INSTALLED AT A DEPTH OF AT LEAST 15" BELOW PAVEMENT SURFACE AND NO DEEPER THAN 21". END OF SLEEVE SHALL EXTEND 6" BEYOND CURB OR PAVEMENT EDGE.
10. CONTRACTOR TO VERIFY THE CONDITION OF THE EXISTING CONTROLLER AND MAKE SURE IT IS CAPABLE OF RECEIVING TWO ADDITIONAL ZONES; IF NOT, NOTIFY OWNER.

IRRIGATION LEGEND:

5 30 GPM VALVE SEQUENCE
2" GALLONS PER MINUTE
VALVE SIZE

■■■■■■■■■■ PVC IRRIGATION SLEEVE

----- MAINLINE 1 1/2" SCH. 40 PVC

----- LATERAL LINE 3/4" - 1" CLASS 200

----- DRIP LINE; 0.6 GPH EMITTERS SPACED AT 12"

BF BACKFLOW PREVENTOR (LINE SIZED)
RPZ OR PVB ASSEMBLY W/ INSULATED ENCLOSURE
FEBCO OR APPROVED EQUAL

M WATER METER - IRRIGATION ONLY
SIZE PER MAXIMUM ZONE GPM

C AUTOMATIC CONTROLLER
HUNTER PRO-C 12 ZONE CONTROLLER
OR APPROVED EQUAL

Z ZONE VALVE
HUNTER PGV OR APPROVED EQUAL

DK DRIP ZONE CONTROL KIT
HUNTER ICZ-101 OR APPROVED EQUAL

X MAINLINE TIE-IN LOCATION

ROTATORS (TURF)
HUNTER MP ROTATOR SERIES WITH PRS-40
SPRAY BODY OR APPROVED EQUAL

1 HUNTER MP1000 ROTATOR NOZZLE
2 HUNTER MP2000 ROTATOR NOZZLE
3 HUNTER MP3000 ROTATOR NOZZLE
SS HUNTER MPSS30 ROTATOR NOZZLE
RC HUNTER MPRCS15 ROTATOR NOZZLE
LC HUNTER MPLCS15 ROTATOR NOZZLE

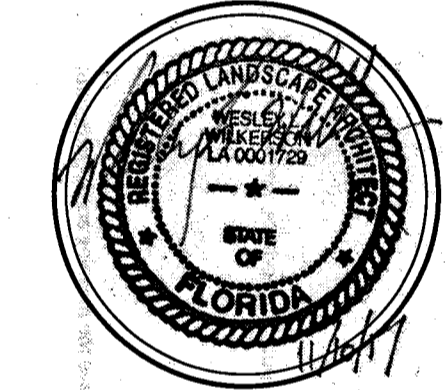
PVC SLEEVE SIZES
4 4" SLEEVE SIZE

1 IRRIGATION PLAN

1"=20'-0"



STENGENL-HILL
ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax



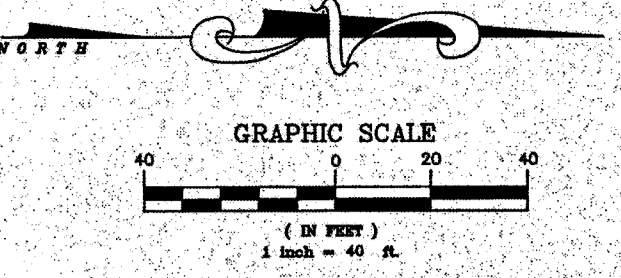
ADULT PSYCHIATRIC UNIT ADDITION
HCA - LAWNWOOD PAVILION
FORT PIERCE, FLORIDA

CONSTRUCTION DOCUMENTS

10 NOVEMBER 2017
HCA1608

IRRIGATION
PLAN
L2.0

HCA1608-1004-1004-1



LEGAL DESCRIPTION

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHWEST CORNER OF BLOCK 25; THENCE S00°05'47"E ALONG THE WEST LINE OF BLOCK 25 AND ALONG THE EAST RIGHT OF WAY OF SOUTH 21ST STREET A DISTANCE OF 273.49 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY OF A 60.00 FOOT RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 261, PAGE 667, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S55°06'06"E ALONG SAID RIGHT OF WAY A DISTANCE OF 46.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 972.25 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°58'02" A DISTANCE OF 406.70 FEET; THENCE S31°08'04"E ALONG SAID RIGHT OF WAY A DISTANCE OF 197.44 FEET TO THE NORTHERLY RIGHT OF WAY OF A 60.00 FOOT RIGHT OF WAY FOR "LAWNWOOD CIRCLE NORTH" AS RECORDED IN OFFICIAL RECORD BOOK 265, PAGE 1540 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 462.94 FEET, WHOSE CHORD BEARS N73°53'08"E; THENCE EASTERLY ALONG SAID CURVE AND ALONG SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 22°36'29" A DISTANCE OF 162.67 FEET TO THE WEST LINE OF A 50.00 FOOT WIDE DRAINAGE RIGHT OF WAY FOR SOUTH 19TH STREET CANAL; THENCE N01°25'00"E ALONG SAID RIGHT OF WAY A DISTANCE OF 200.70 FEET TO THE SOUTH SIDE OF A VACATED 16.00 FEET ALLEY RUNNING THROUGH BLOCK 30; THENCE N00°06'27"E, CONTINUING ALONG SAID DRAINAGE RIGHT OF WAY AND ALONG THE EAST LINE OF BLOCK 25 A DISTANCE OF 507.90 FEET TO THE NORTHEAST CORNER OF BLOCK 25; THENCE N89°25'13"W A DISTANCE OF 598.62 FEET TO POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RIGHTS OF WAY OR RESERVATIONS OF PUBLIC RECORD.

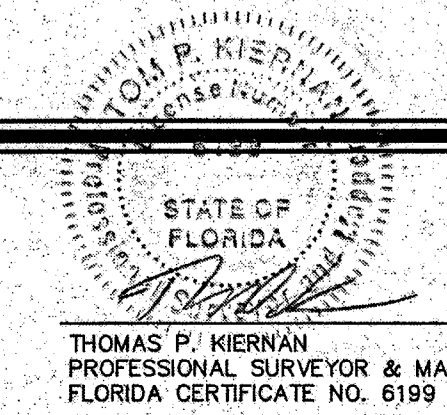
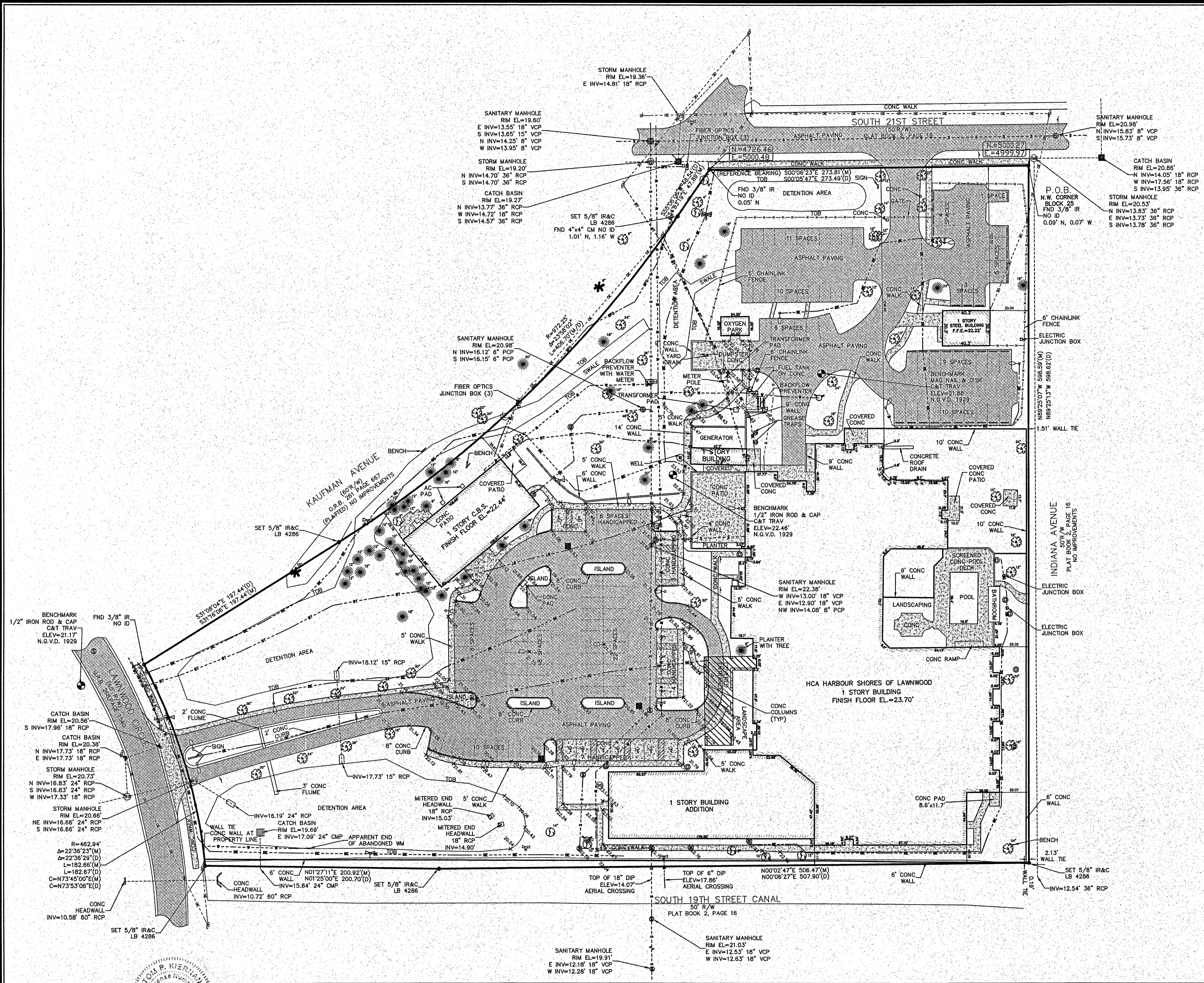
NOTES:

- 1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Description shown hereon provided by the client and/or their agent.
- 3) The last date of field work was July 13, 2017.
- 4) Overall parcel contains 7.539 Acres, more or less.
- 5) Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
- 6) Elevations shown hereon are based on the North rim of a catch basin having an elevation of 20.87 feet based on the National Geodetic Vertical Datum (N.G.V.D.) of 1929.
- 7) Bearings shown hereon are assumed and relative to the East right-of-way line of South 21st Street having a bearing of S00°06'23"E.
- 8) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
- 9) Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No.12111C0186 J with a date of identification of February 16, 2012, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- 10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 11) Horizontal coordinate shown hereon are assumed and referenced to the East R/W of S 21st Street.

LEGEND

- (C) DENOTES CENTERLINE
- (M) DENOTES FIELD MEASUREMENTS
- (D) DENOTES DEED DATA
- WM DENOTES WATER MAIN
- TOB DENOTES TOP OF BANK
- TYP DENOTES TYPICAL
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- OE DENOTES OVERHEAD UTILITIES
- UE DENOTES UTILITY EASEMENT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- IP DENOTES IRON PIPE
- IR DENOTES IRON ROD
- CM DENOTES CONCRETE MONUMENT
- CONC DENOTES CONCRETE
- IR&C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- ORB DENOTES OFFICIAL RECORDS BOOK
- ± DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- PK&D DENOTES P.K. NAIL AND DISK
- CMP DENOTES CORRUGATED METAL PIPE
- RCP DENOTES REINFORCED CONCRETE PIPE
- No ID DENOTES NO IDENTIFICATION NUMBER
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- ⊕ DENOTES FIRE HYDRANT
- ⊕ DENOTES ELEVATION (TYPICAL)
- ⊕ DENOTES WATER METER
- ⊕ DENOTES OAK TREE
- ⊕ DENOTES PINE TREE
- ⊕ DENOTES PALM TREE
- ⊕ DENOTES EXOTIC TREE
- ⊕ DENOTES SOIL BORING
- ⊕ DENOTES SANITARY CLEANOUT
- ⊕ DENOTES STREET LIGHT
- ⊕ DENOTES GUY ANCHOR
- ⊕ DENOTES SIGN
- ⊕ DENOTES SANITARY MANHOLE
- ⊕ DENOTES STORM MANHOLE
- ⊕ DENOTES IRRIGATION VALVE
- ⊕ DENOTES BELLSOUTH PAINT MARK
- ⊕ DENOTES FP&L PAINT MARK
- ⊕ DENOTES WATER PAINT MARK
- ⊕ DENOTES SANITARY PIPE
- ⊕ DENOTES GAS PAINT MARK

C1.0
EXISTING CONDITIONS



THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

11/30/17
SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
15-054 map2.dwg	

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE
UPDATE BOUNDARY SURVEY	GLM	7-13-17	
AGENCY COMMENTS AND ADDED COORDINATES AND DATUM REF.	RNJ	6-10-15	
REVISED COVERED ENTRY	GLM	5-26-15	
ADDED SANITARY MANHOLE, SANITARY & WATER LINE LOCATION	GLM	4-24-15	

BY	DATE
FIELD	GA 4-7-15
CALCS.	
DRAWN	GLM 4-7-15
DETAILED	
CHECKED	
APPROVED	

BOUNDARY SURVEY
PREPARED FOR
LAWNWOOD REGIONAL MEDICAL CENTER & HEART INSTITUTE

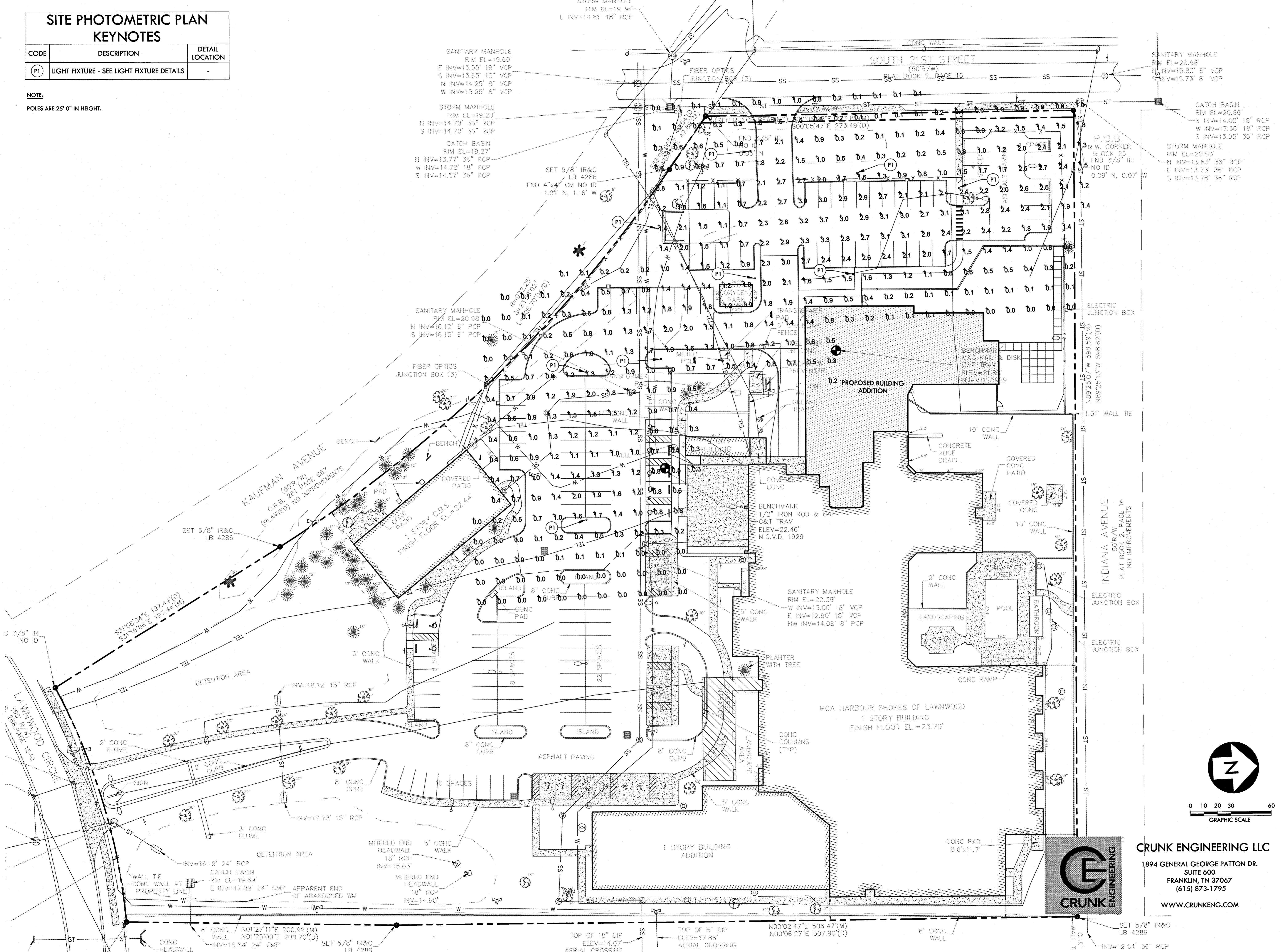
DATE: 4-7-2015
HORIZ. SCALE: 1"=40'
VERT. SCALE: N/A
JOB NO. 15-054
SHEET 1 OF 1

**SITE PHOTOMETRIC PLAN
KEYNOTES**

CODE	DESCRIPTION	DETAIL LOCATION
P1	LIGHT FIXTURE - SEE LIGHT FIXTURE DETAILS	

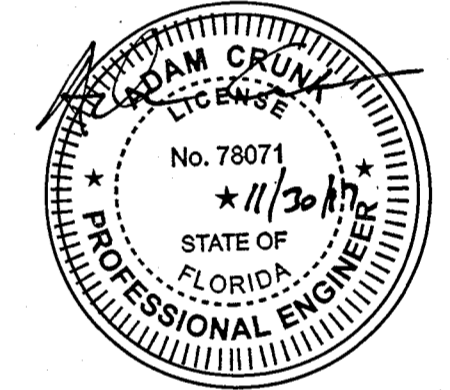
NOTE

POLES ARE 25' 0" IN HEIGHT.



**STENGENL-HILL
ARCHITECTURE**

613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

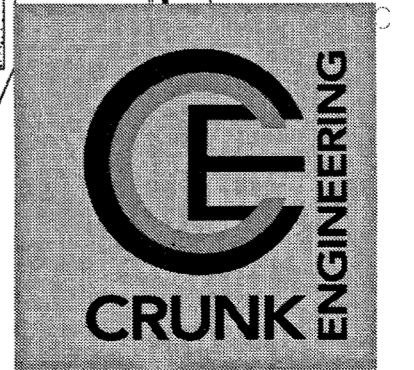
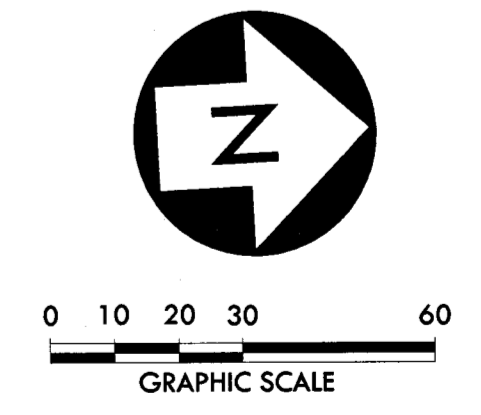


SITE PHOTOMETRIC PLAN
ADULT PSYCHIATRIC UNIT ADDITION
HCA - LAWNWOOD PAVILION
FORT PIERCE, FLORIDA

30 NOVEMBER 2017
HCA1608

C8.0

CONSTRUCTION DOCUMENTS



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

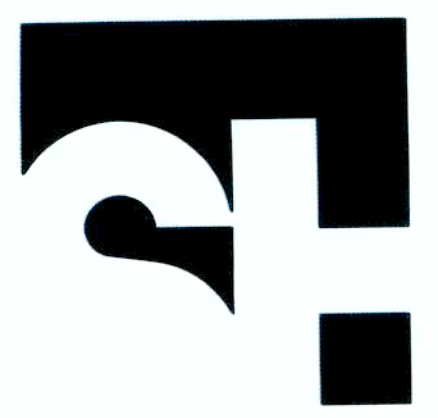
AHCA Project # 231/00246-124-1

GENERAL NOTES

1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
4. NO ELEMENT OF CONSTRUCTION SHALL BE ADDED TO THE EXTERIOR OF THE BUILDING WITHOUT APPROVAL OF THE ARCHITECT. ALL EXTERIOR ELEMENTS NOT SHOWN ON THE ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT, AND FINAL LOCATIONS APPROVED BY THE ARCHITECT.
5. COORDINATE PLACEMENT OF CONTROL JOINTS (CJ) WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTROL JOINTS SHALL BE WHERE INDICATED AND/OR SPACING SHALL NOT EXCEED 30'-0". (072419)

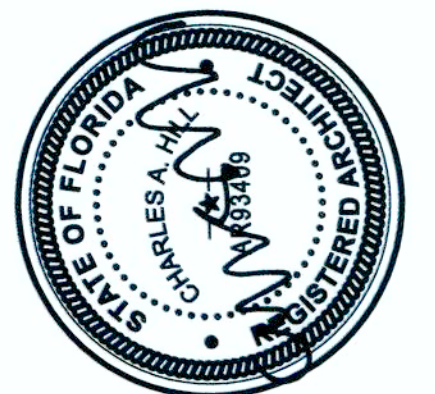
ELEVATION NOTES

1. NEW ALUMINUM COPING SYSTEM TO MATCH EXISTING ADJACENT TO REMAIN (076200).
2. EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AS INDICATED ON EXTERIOR ELEVATIONS. PROFILE AND COLOR TO MATCH EXISTING ADJACENT EPS MATERIAL (072419).
3. EXTERIOR DOOR IN HOLLOW METAL FRAME (REFER TO OPENING SCHEDULE) (081113).
4. ALUMINUM STOREFRONT DOOR/SYSTEM (REFER TO OPENING SCHEDULE) (084000).
5. EXPANSION JOINT COVER ASSEMBLY. PROVIDE WOOD BLOCKING AS REQUIRED FOR INSTALLATION (079513).
6. HOSE BIB. (REFER TO PLUMBING DRAWINGS).
7. FROSTED WINDOW FILM TO 5'-0" A.F.F. (088730).
8. EXTERIOR LIGHTING FIXTURE. (REFER TO ELECTRICAL DRAWINGS).
9. ROOF OVERFLOW DRAIN (REFER TO PLUMBING DRAWINGS).



STENGENL-HILL
ARCHITECTURE

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LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax



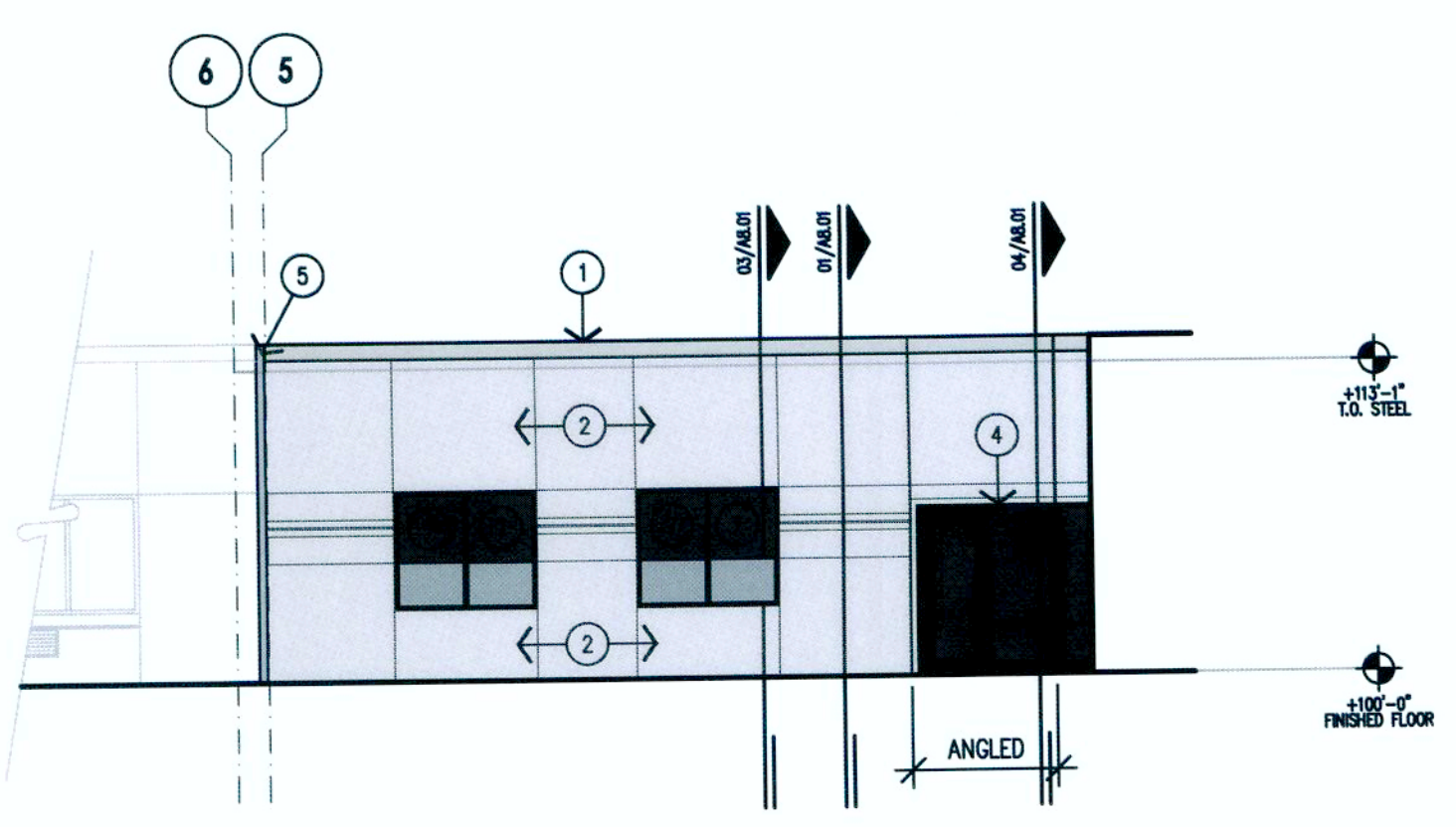
EXTERIOR ELEVATIONS
PSYCHIATRIC UNIT ADDITION
1860 NORTH LAWNWOOD CIRCLE
FORT PIERCE, FLORIDA 34950

CONSTRUCTION DOCUMENTS

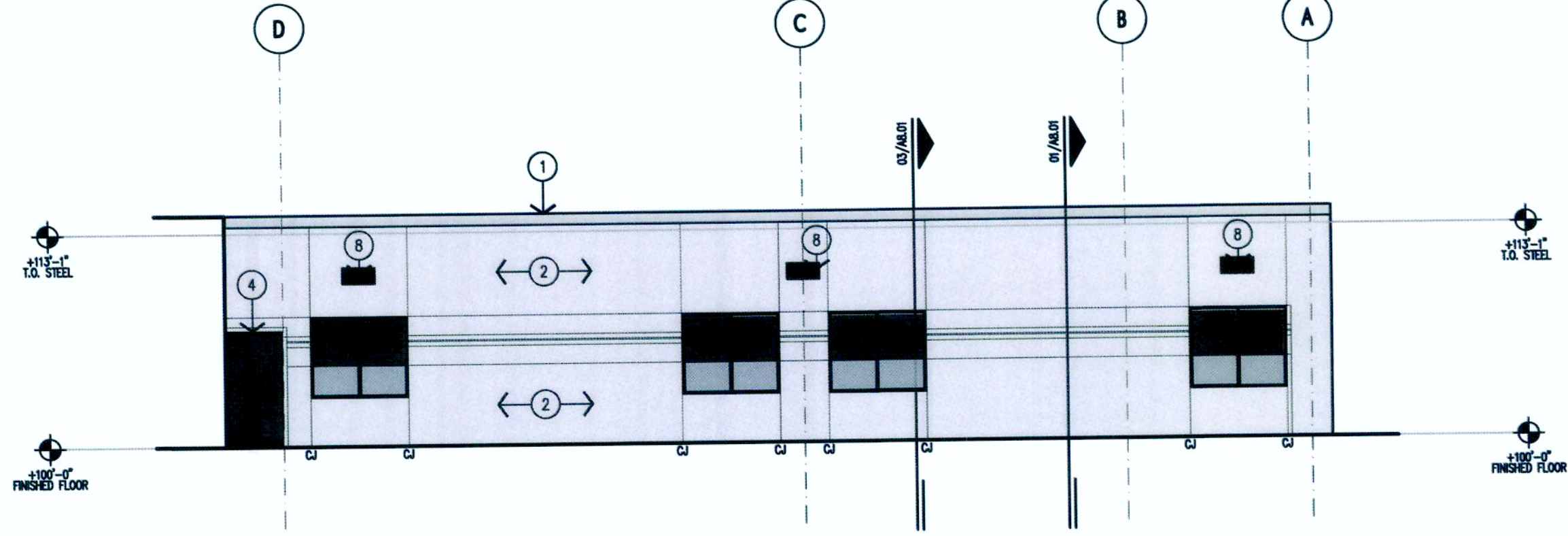
10 NOVEMBER 2017
HCA1608

A7.01

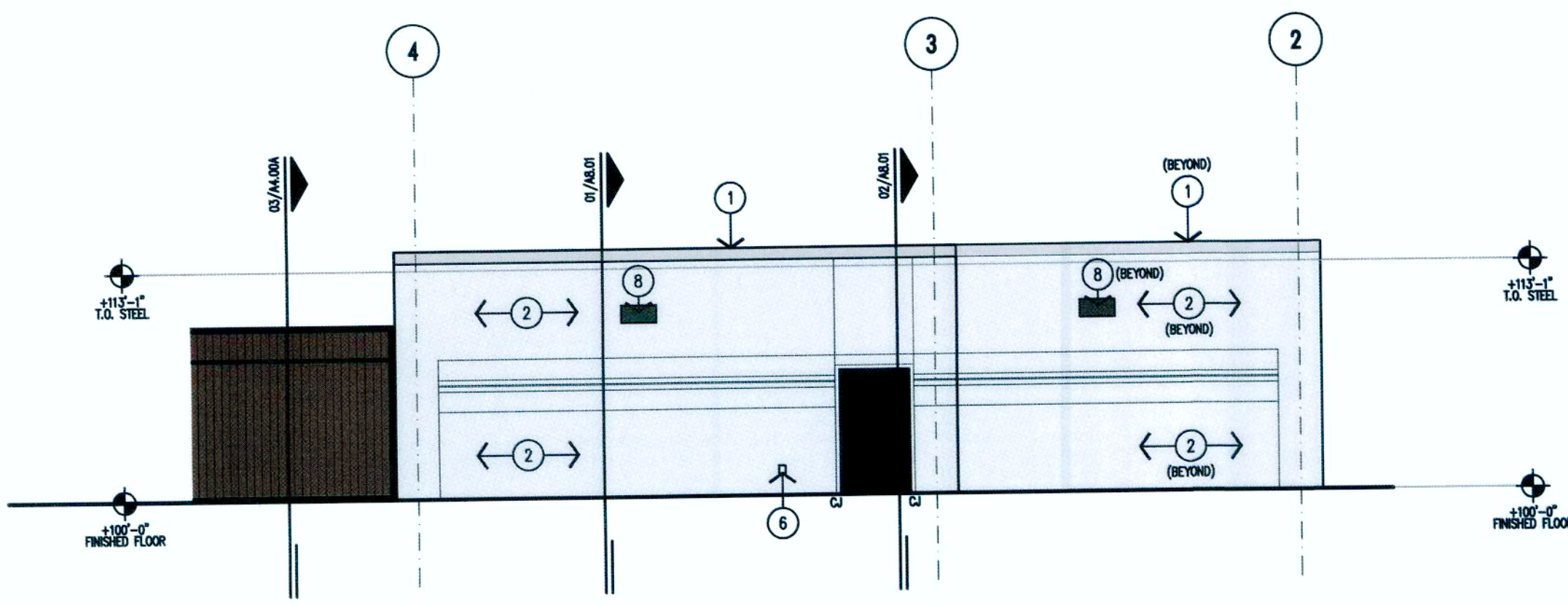
ANCA Project # 257/100346-126-1



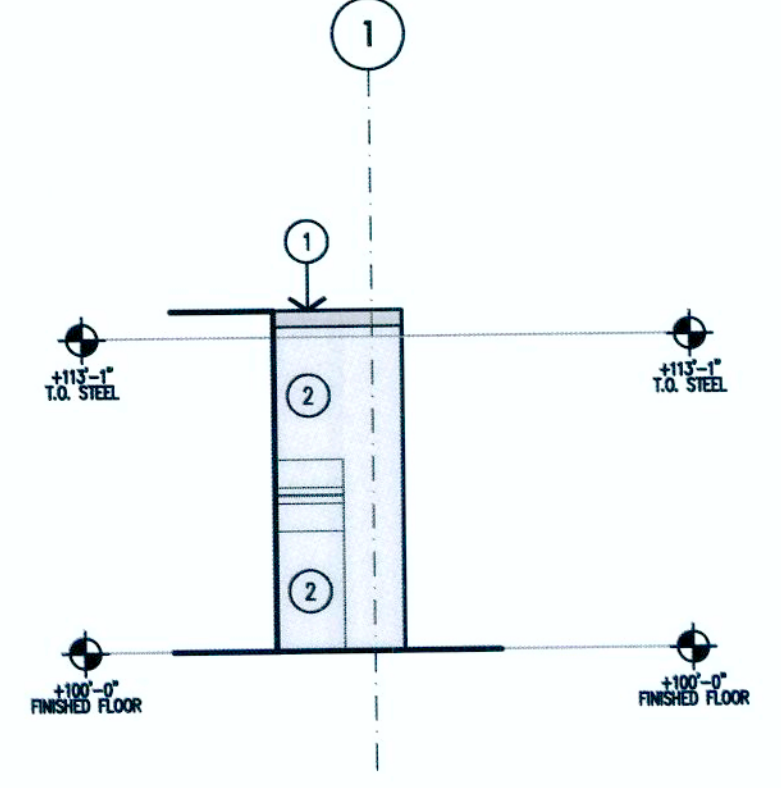
06 NORTH ELEVATION
A7.01 1/8" = 1'-0"



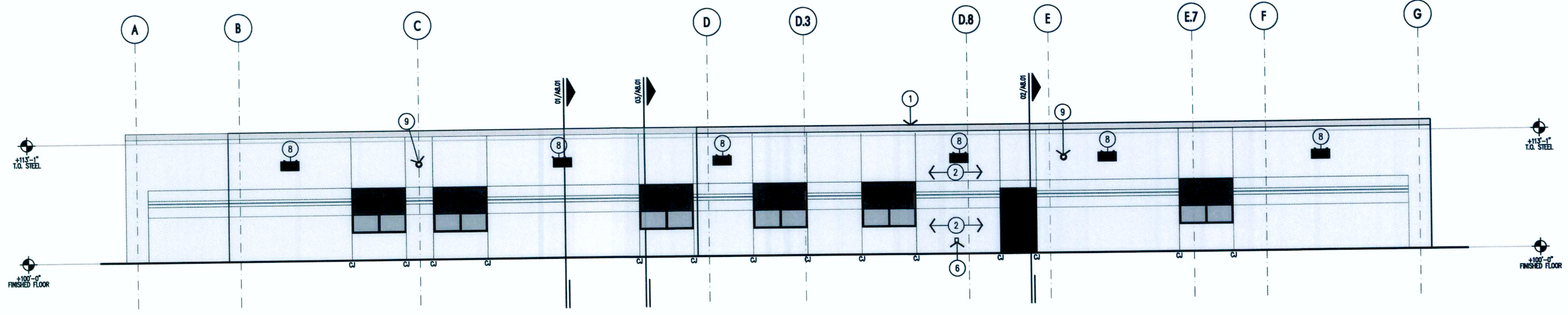
05 EAST ELEVATION
A7.01 1/8" = 1'-0"



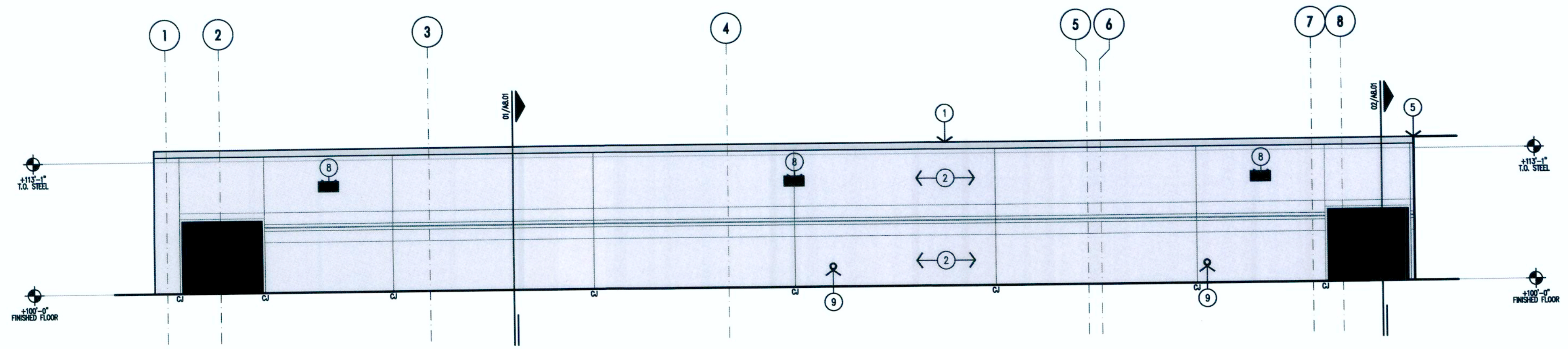
04 NORTH ELEVATION
A7.01 1/8" = 1'-0"



03 NORTH ELEVATION
A7.01 1/8" = 1'-0"



02 WEST ELEVATION
A7.01 1/8" = 1'-0"



01 SOUTH ELEVATION
A7.01 1/8" = 1'-0"



EXISTING 10 FT. CONCRETE SCREEN WALL ON-SITE. PROPOSED WALLS TO MATCH EXISTING.



November 30, 2017

Ms. Rebecca Grohall
City of Fort Pierce
100 N. U.S. Highway 1
Fort Pierce, Florida 34950

**RE: Lawnwood Pavilion Psychiatric Addition
Site Analysis and Design Intent
Project No. 17012**

Dear Rebecca,

The following includes the site analysis study as well as a narrative describing the design intent for the project:

Site Analysis

The Lawnwood Pavilion is located two blocks north of the Lawnwood Regional Medical Center at 1860 N Lawnwood Circle. The current facility contains 74 licensed beds with a mixture of behavior and physical rehab treatment facilities. There is also a medical office building on the property of approximately 5,500 sf. Access to the site is from both N. Lawnwood Circle and S. 21st street. Currently there is not a connection through the site between these two entry points, but one will be provided as part of this project. There are no required buffers for this site, although large screenwalls cover the majority of the eastern and northern property boundaries. The existing campus is heavily landscaped and offers limited visibility to the street. Additional landscape screening will be proposed as part of this project due to the removal of some of the large live oak trees in the existing ropes course area.

Project Design Intent

The intent of the project is to increase the capacity for psychiatric beds to meet the demand of the community. Currently the facility is at capacity for these treatment services and the Florida Agency for Healthcare Administration has allowed for the increase in psychiatric beds by the 12 that are proposed. The addition will be located on the western side of the building adjacent to the existing psychiatric beds. The design intent is to provide the addition in the same height and character as the existing building. The existing building is stucco in a honey colored tone with brown windows and doors similar to many of the adjacent properties. This same design will be carried over into this project. Landscape material is being proposed to match material that is currently provided on the campus.

Surrounding Built Environment and Adjacent Property Evaluation

The surrounding neighborhood is a mix of Medical Office Buildings housed in converted residential buildings to the south and on the other three sides of the property there are residential buildings which are mostly single story and single family but a few are two story and multifamily structures. We have included with our submittal a location plan identifying these areas. All buildings on our property or adjacent to our property are less than 50 years old and there are no historic structures. The character is a range stucco and siding walls as well as flat and sloped roofs. Lawnwood Pavilion is one of the highest character and best kept properties in this area. The east side of our property is adjacent to the canal/drainage ditch which has residential properties east of it. A City Park with ball fields borders on the north side of our property.

Sincerely,

A handwritten signature in blue ink that reads "Adam Crunk".

Adam Crunk, PE
Crunk Engineering LLC
1894 Gen. George Patton Dr., Ste 600
Franklin, TN 37067
615-873-1795
adam@crunkeng.com



CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 8,923
**Proposed Zoning/FLU	Total gallons per day 10,084
**Change in Demand	Total gallons per day 1161

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 7,138
**Proposed Zoning/FLU	Total gallons per day 8,067
**Change in Demand	Total gallons per day 929

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
**Proposed Zoning/FLU Enrollment Demand		
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	1 existing dumpster
**Proposed Zoning/FLU	1 proposed dumpster (to be relocated)
*Change in Demand	n/a

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	
---------------	--

III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	170	6 AM / 19 PM
**Proposed Zoning/FLU	212	10 AM / 26 PM
*Change in Demand	Trips 42	Trips 4 AM / 7 PM
Impact to Capacity	Anticipated negligible impact on existing capacity, in line with	

previous study by Littlejohn in 2015

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily:
Non-residential (square footage):	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

Lawnwood Psychiatric Treatment Center Addition
Trip Generation Summary & Traffic Statement
Crunk Engineering LLC
11/30/2017

Project Scope - Addition of 12 beds, by adding 12,000 sf of building area

Existing Conditions - 74 beds, 71,380 sf of building area

Proposed Conditions - 86 beds, 83,380 sf of building area

Calculations Information

ITE Manual, 9th Edition using Nursing Home (620)

$$\text{AADT} = 3.49 * (\text{No. of Beds}) - 89.09$$

$$\text{AM Peak} = 0.29 * (\text{No. of Beds}) - 15.57$$

$$\text{PM Peak} = 0.56 * (\text{No. of Beds}) - 22.53$$

Calculation Results

Existing Conditions

AADT	170
AM Peak	6
PM Peak	19

Proposed Conditions

AADT	212
AM Peak	10
PM Peak	26

Difference

AADT	42
AM Peak	4
PM Peak	7

The proposed project is anticipated to have a negligible impact on the surrounding roadway network. This fact is also based on the conclusions drawn by the full traffic impact study prepared by Littlejohn in 2015.



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Kori Benton, Senior Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : Lawnwood Pavilion Expansion – 1860 N. Lawnwood Circle
 Site Plan and Conditional Use Application
 TRC No. 17-07000006**

DATE : December 14, 2017



This is to advise you that we have completed the review of the following documents as received by this office on December 8, 2017:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Conditional Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for conditions of approval

The following engineering comments shall be addressed prior to placement on the City Commission agenda:

1. Add a note to the site engineering plan stating that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
2. Remove any required site landscaping from the confines of the 5' right-of-way dedication along S. 21st Street.
3. Although there was a retention area located adjacent to the South 21st Street right-of-way, City Code requirements now specify retention/detention areas be located away from right-of-ways. In this case we can support the modification of the existing retention area as there is one that currently exists in this location. However, a minimum setback of 15' between the new right-of-way line and the property line must be maintained; please make the necessary adjustment.
4. Please provide a detail or description of the proposed "Infiltration Basin".

JRA/TST/tst



December 19, 17

Adam Crunk, PE
Crunk Engineering
1894 General George Patton Dr. Suite 600
Franklin, TN 37067

Re: **Technical Review** – Site Plan & Conditional Use
1860 N Lawnwood Circle

Dear Mr. Crunk, P.E.

The following are technical review comments from the Planning Department's review of the application for Site Plan & Conditional Use for expansion of Lawnwood Pavilion at 1860 N Lawnwood Circle.

- 1) The site survey and site plan should include the Kaufman Avenue right-of-way, if said land is intended for inclusion in review of setbacks, lot coverage, etc (minor sidewalk extensions may be sought if included).
- 2) All trees to be removed, of 8 inch DBH or greater, should be denoted on the demolition/tree disposition plan. All trees to be removed, of 14 inches DBH or greater should be presented to accurately delineate cumulative inches proposed for removal. It's noted that the Landscape Plan does not appear to reflect all trees to be removed, more specifically the plan does not appear to accurately reflect the quantity of inches (including trees of 14DBH or greater) to be removed and mitigated. During review of the Landscape Plan, approximately 340 inches (of trees larger than 14 inch DBH) were identified as being removed by the plan.
 - Further, a few of the trees proposed for removal were utilized for preservation/mitigation within the previous development plan. These trees may require additional mitigation to provide for their removal.
 - It's noted that the previous development plan actually removed more native trees, above 14 inch DBH, than presented in said plan.
 - The presented survey does not appear to provide updated, or accurate, tree sizes. During a brief site inspection, a subset of trees measured reflected greater DBH than presented via the Survey. Please provide an updated tree survey.
- 3) Pursuant to City Code Section 22-60. - Off-street parking and loading. d. (3). h & i. Hospitals shall provide 1.5 spaces per bed, whereas Sanitariums, rest homes, convalescent homes and adult congregate living facilities are intended to provide one space per each three beds.
 - Based upon observations of site operations and parking demand on-site, it appears that the presented plans for expansion may "over park" the use. Further discussion of parking demand is requested.
- 4) Pursuant to City Code Section 22-60 (a) (4) the subject development is eligible for a small business parking exemption, which provides the capacity for up to six (6) spaces to be eliminated from the site plan. **22-60(a) (4): Exemptions and special area standards. a. Small businesses.** No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed one thousand two hundred (1,200) square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of one thousand two hundred (1,200) square feet.

- 5) Pursuant to City Code Section 22-59 (g) 3. e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. The proposed concrete wall and southern façade should incorporate design features or landscaping where possible to break up these large expanses of wall.
- 6) Pursuant to City Code section 22-187 (6) *Vehicular use, building, retention/detention areas adjacent to other property*. Landscape standards for these areas are as follows:
 - a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.
 - b. The landscaping strip required by the immediately foregoing subsection shall include an *average of at least one tree for each two hundred (200) square feet of the required landscape area*.
 - Please ensure the south, and south west sections of the planning area comply with these minimum requirements.
- 7) Pursuant to City Code Section 22-187 (7) *Interior vehicular use areas*. The following are standards relating to landscaping of interior vehicular use areas:
 - a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.
 - b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.
 - The landscape plan details the required quantity of interior vehicular use area trees, however the plan proposes a reduced quantity of trees, of larger DBH, to fulfill the requirement. Fort Pierce LDC provisions do not provide for such approach. Additional tree plantings within the vehicular use areas are requested in compliance with this subsection.
 - Many of the Landscape / Tree Preservation conflicts may be resolved via adjustments to the parking lot to accommodate and preserve some of the existing trees. At the southwest segment of the planning area. As noted, several parking spaces may be eliminated in strategic locations to preserve a handful of sizable trees on site.
- 8) In reviewing the Landscape Plan, it appears that a few site plan features (sidewalk sections, etc.) were not updated within the plan and accounted for with placement of some trees
- 9) Pursuant to City code Section 22-187 (11) *Screening of refuse collection areas*. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, *one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen*. Dumpsters shall be located in an area that minimizes public view.
- 10) Pursuant to City Code Section 22-67 *Special requirements*. (1)*Landscaping*. All fences and walls constructed generally parallel to the public right-of-way and having a length of one hundred (100) feet or more shall be landscaped along not less than fifty (50) per cent of the linear distance. This landscaping shall consist of shrubs and not less than one tree for each fifty (50) feet of fence or wall so landscaped. Please incorporate some landscape elements to accent the aluminum fencing sections parallel to the right-of-way.

- 11) Please provide detail of the proposed light fixtures for the parking area. A reference to the selected design is made, however an exhibit was not located within the submittal packet.

Tree Survey/Protection /Preservation/Mitigation Notes for Reference:

22-177 – Definitions

Protected tree. Any tree having a diameter at breast height of eight (8) inches and/or a circumference of twenty-five (25) inches or more.

Tree survey. An aerial photograph or drawing prepared by a Florida registered surveyor to scale and plotted by accurate techniques, which provides the location, size and common name of all protected trees located in a given lot or parcel.

22-194 (b) Any native tree at least fourteen (14) inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten (10) feet, *shall be preserved and protected* in accordance with this article, unless the tree is determined to be a safety hazard, *prevents the reasonable development of a site*, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects.

If you have any inquiries or concerns, please let me know. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner



FORT PIERCE UTILITIES AUTHORITY

b. Site Plan & Conditional Use – Lawnwood Pavilion Expansion (Kori Benton)

- W/W/W Engineering: Approved as noted. Utility relocations will be required.
- Electric & Gas Engineering: During construction, we ask for continued access to the pad mounted transformer. We have no objection.

The existing electric service at 1860 N. Lawnwood Circle is currently fed from 1000Kva padmount transformer. Please confirm whether or not the addition will be fed the existing facility electric main.

The existing gas service (1/2" P.E.) may be in conflict with the propose addition. FPUA Gas Operation will look to confirm if there is a potential conflict.

Project: *LAWNWOOD PAVILLION*

Subject: *Review Comments*

To: *Kori Benton*

From: *Rod Reed, County Surveyor
PW-Engineering Division*

Date *December 14, 2017*

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

I have no comments

Rod Reed, County Surveyor

St. Lucie County, Fl.

2300 Virginia Avenue

Ft. Pierce, Fl. 34982-5652

www.stlucieco.org

Ph. (772) 462-1721

E-mail reedr@stlucieco.org

December 27, 2018

Kori Benton, Senior Planner
100 North US 1
Fort Pierce, FL 34950



**RE: Lawnwood Pavilion Expansion
TRC Comment Responses**

Below are our responses to comments received on December 21st. We believe we have satisfied, or will be able to satisfy, all comments, but if you have additional concerns or questions please do not hesitate to contact us. Our responses are as follows:

Engineering Department:

1. Add a note to the site engineering plan stating that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 & 22.

Response: The note has been added to the Proposed Layout Plan sheet C4.0.

2. Remove any required site landscaping from the confines of the 5' right-of-way dedication along S. 21st Street.

Response: The landscaping has been removed from the 5' right of way dedication.

3. Although there was a retention area located adjacent to the South 21st Street right-of-way, City Code requirements now specify retention/detention areas be located away from right-of-ways. In this case we can support the modification of the existing retention area as there is one that currently exists in this location. However, a minimum setback of 15' between the new right-of-way line and property line must be maintained; please make the necessary adjustment.

Response: The detention area has been removed and replaced with a bio-retention swale which are allowed to be in closer proximity to the right-of-way. A 5' setback has been applied to the bio-retention swale and the new property line.

4. Please provide a detail or description of the proposed "Infiltration Basin".

Response: The Infiltration Basin is now a Bio-retention Swale and a detail has been added.

5. Identify the datum for the site benchmark.

Response: The datum of the benchmark, NAVD 88, has been shown on the Existing Conditions, sheet C1.0, below the identification of the benchmark and under note #1

Landscape:

1. The site survey and site plan should include the Kaufman Avenue right-of-way, if said land is intended for inclusion in review of setbacks, lot coverage, etc (minor sidewalk extensions may be sought if included).

Response: Kaufman Avenue has been included into the requirements.

2. All trees to be removed, of 8 inch DBH or greater, should be denoted on the demolition/tree disposition plan. All trees to be removed, of 14 inches DBH or greater should be presented to accurately delineate cumulative inches proposed for removal. It's noted that the Landscape Plan does not appear to reflect all trees to be removed, more specifically the plan does not appear to accurately reflect the quantity of inches (including trees of 14DBH or greater) to be removed and mitigated. During review of the Landscape Plan, approximately 340 inches (of trees larger than 14 inch DBH) were identified as being removed by the plan.
 - Further, a few of the trees proposed for removal were utilized for preservation/mitigation within the previous development plan. These trees may require additional mitigation to provide for their removal.
 - It's noted that the previous development plan actually removed more native trees, above 14 inch DBH, than presented in said plan.
 - The presented survey does not appear to provide updated, or accurate, tree sizes. During a brief site inspection, a subset of trees measured reflected greater DBH than presented via the Survey. Please provide an updated tree survey.

Response: The plan has been updated to include the trees in question. Any trees that were meant to be preserved in the previous plan but have been removed will be accounted for in this plan. An updated tree survey has been completed and submitted with this submittal.

3. Pursuant to City Code Section 22-60. - Off-street parking and loading. d. (3). h & i. Hospitals shall provide 1.5 spaces per bed, whereas Sanitariums, rest homes, convalescent homes and adult congregate living facilities are intended to provide one space per each three beds.
 - Based upon observations of site operations and parking demand on-site, it appears that the presented plans for expansion may "over park" the use. Further discussion of parking demand is requested.

Response: The parking requirements have been reduced by 6 spaces to a total of 151 instead of 157 in order to add interior landscaping and save existing trees where possible.

4. Pursuant to City Code Section 22-60 (a) (4) the subject development is eligible for a small business parking exemption, which provides the capacity for up to six (6) spaces to be eliminated from the site plan. **22-60(a) (4): Exemptions and special area standards.a. Small businesses.** No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed one thousand two hundred (1,200) square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of one thousand two hundred (1,200) square feet.

Response: The small business exemption has been used in order to reduce the required number of parking spaces.

5. Pursuant to City Code Section 22-59 (g) 3. e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. The proposed concrete wall and southern façade should incorporate design features or landscaping where possible to break up these large expanses of wall.

Response: Landscaping has been added to the proposed concrete wall in order to break up the large expanses of wall.

6. Pursuant to City Code section 22-187 (6) *Vehicular use, building, retention/detention areas adjacent to other property*. Landscape standards for these areas are as follows:
- a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.
 - b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area.
 - Please ensure the south, and south west sections of the planning area comply with these minimum requirements.

Response:

- a. **10' Landscape strips have been added to the vehicular use areas that abut the aforementioned areas.**
- b. **The landscaping strip requirement has been applied.**

7. Pursuant to City Code Section 22-187 (7) *Interior vehicular use areas*. The following are standards relating to landscaping of interior vehicular use areas:
- a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.
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 - The landscape plan details the required quantity of interior vehicular use area trees, however the plan proposes a reduced quantity of trees, of larger DBH, to fulfill the requirement. Fort Pierce LDC provisions do not provide for such approach. Additional tree plantings within the vehicular use areas are requested in compliance with this subsection.

- Many of the Landscape / Tree Preservation conflicts may be resolved via adjustments to the parking lot to accommodate and preserve some of the existing trees. At the southwest segment of the planning area. As noted, several parking spaces may be eliminated in strategic locations to preserve a handful of sizable trees on site.

Response:

- a. **Landscape islands have been added in order to preserve existing native trees.**
- b. **The aforementioned requirement has been applied to the landscape islands.**

8. In reviewing the Landscape Plan, it appears that a few site plan features (sidewalk sections, etc.) were not updated within the plan and accounted for with placement of some trees.

Response: The Landscape Plan has been updated to accurately reflect the Proposed Layout.

9. Pursuant to City code Section 22-187 (11) *Screening of refuse collection areas*. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, *one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen*. Dumpsters shall be located in an area that minimizes public view.

Response: Landscaping has been proposed around the Dumpster enclosure.

10. Pursuant to City Code Section 22-67 *Special requirements*. (1) *Landscaping*. All fences and walls constructed generally parallel to the public right-of-way and having a length of one hundred (100) feet or more shall be landscaped along not less than fifty (50) per cent of the linear distance. This landscaping shall consist of shrubs and not less than one tree for each fifty (50) feet of fence or wall so landscaped. Please incorporate some landscape elements to accent the aluminum fencing sections parallel to the right-of-way.

Response: Landscaping has been proposed along the black aluminum picket fence.

We understand that our responses should be sufficient to proceed to the Planning Board meeting. Should you need any additional information prior to us submitting on the 1/12 for City Council please let us know. We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,



Adam Crunk, PE
Crunk Engineering LLC

Planning Board

7.i.

Meeting Date: 01/09/2018

Information

REQUESTED ACTION

Abandonment - Segment of Frances (aka Francis) Avenue (Palm Haven Subdivision)

LOCATION

Between Granada Street and Hernando Street (Eastern Half)

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with consideration of retaining a 5 ft. pedestrian easement to provide a pedestrian connection, east and west, from the Beach Estates Subdivision and SR A1A & accompanying public beach access points to the east.

Attachments

Staff Report

Application, PRCs, Sketch & Legals, O&E Report

Aerial of ROW

Applicant's Request Letter

Conceptual Design Exhibits

Potential Pedestrian Connectivity: Mark-up of Aerial & Right-of-way

Form Review

Form Started By: Kori Benton

Started On: 01/02/2018 02:52 PM

Final Approval Date: 01/03/2018



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: **Abandonment of Unused Right-of-Way
 Segment of Frances (aka Francis) Avenue (Palm Haven Subdivision)**

DATE: January 2, 2018

STAFF REPORT

Owner(s) of Abutting Parcel(s): Chris & Pamela Sante
 PO Box 373006
 Key Largo, FL 33037

Applicant: Chris & Pamela Sante
 PO Box 373006
 Key Largo, FL 33037

Requested Action: Abandonment of the eastern half of an unused section of Frances (aka Francis) Avenue (Palm Haven Subdivision) located between Granada Street and Hernando Street

Location: Generally located between Granada Street and Hernando Street (Eastern Half)

Abutting Parcel IDs: 2401-502-0083-000-3 & 2401-502-0085-000-7

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Land Area of Subject ROW: Approximately 8241 sq. ft. or .189 acres

Staff Analysis:

In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicants, Chris & Pamela Sante are requesting the abandonment of an unopened portion of Frances (aka Francis) Avenue located between Granada Street and Hernando Street.

The section of right-of-way was dedicated in the Palm Haven Subdivision, Plat Book 8, Page 44, of St. Lucie County. The applicants' proposal only includes the eastern half of the unused right-of-way, lying between Granada Street and Hernando Street. The applicants own property to the north and south of the section of Frances Avenue sought for abandonment. The applicants' previously sought inclusion of the adjacent property owners in the abandonment application, however were unsuccessful. A portion of Frances Avenue to the west of Granada Street was redesigned as a cul-de-sac within the Beach Estates Subdivision, a replat of a portion of Palm Haven.

The request is sought to allow for a broader redevelopment efforts of the applicants' land holdings, through inclusion of this section of right-of-way, elimination of corner lot dimensional standards, and the increase in development capacity through increased acreage. The applicants have provided conceptual exhibits to display the home style and development pattern being considered, contingent upon successful abandonment of this segment of Frances Avenue.

Assessment of Future Use of Right-of-way

The subject section of Frances Avenue does not presently feature any infrastructure, public utilities, and offers minimal advantage to improve for vehicle traffic with the anticipated development of single-family homes adjacent and the previous severing of Frances to the west.

A potential pedestrian connection has been identified as a possible feature within this right-of-way, as the Beach Estates subdivision provided for a paved sidewalk connection through the cul-de-sac to Granada Street. Frances Avenue could provide further connectivity towards sidewalk improvements completed with the SR A1A reconstruction, as well as adjacent beach access points provided by the City. The Planning Board may consider retention of a 5 ft. pedestrian easement to provide for this east and west pedestrian connection. An exhibit of this concept is provided in the Board's packet for reference.

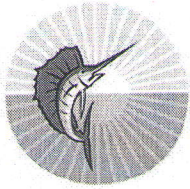
The Fort Pierce Utilities Authority (FPUA) has provided approval for the subject scope of proposed abandonment.

Technical Review Committee

All affected Departments have reviewed and conditionally approved the proposed abandonment, requiring book keeping corrections to the sketch & legal descriptions.

Staff Recommendation:

Staff recommends the Planning Board forward a recommendation to the City Commission for approval, with consideration of retaining a 5 ft. pedestrian easement to provide a pedestrian connection, east and west, from the Beach Estates Subdivision and SR A1A & accompanying public beach access points to the east.



Abandonment

Property address or Location FRANCIS AVE
 Parcel ID #(s) 2401-502-0085-000-7 & 2401-502-0083-000-3
 Project description ROAD ABANDONMENT

CHRIS SANTE AND PAMELA SANTE
 Property Owner(s)
 P.O. BOX 373006
 Street Address
 KEY LARGO FL 33037
 City State Zip
 305-522-6598
 Phone Number
 CSANTE@BELLSOUTH.NET
 Email Address

CHRIS SANTE
 Applicant/Representative, Title, Company
 SAME
 Street Address
 SAME
 City State Zip
 305-522-6598
 Phone Number
 CSANTE@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.

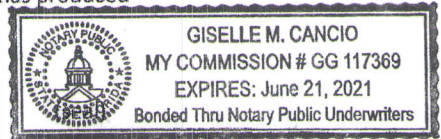
[Handwritten signatures of Chris Sante and Pamela Sante]

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY OF MONROE
 The foregoing instrument was acknowledged before me this 24th day of OCTOBER, 20 17, by
Chris Sante + Pamela Sante who is personally known to me or has produced
FL DRW LIC as identification.

[Handwritten signature of Notary]

Signature of Notary



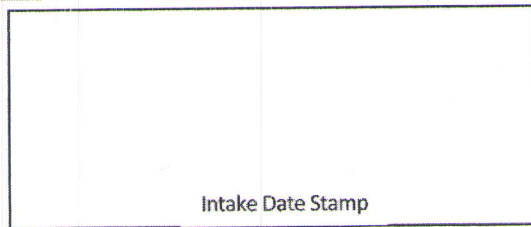
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Current survey, including property size
- Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- Encumbrance Title Search
- Complete, notarized application

Application Type:

Easement Abandonment

Right-of-Way Abandonment

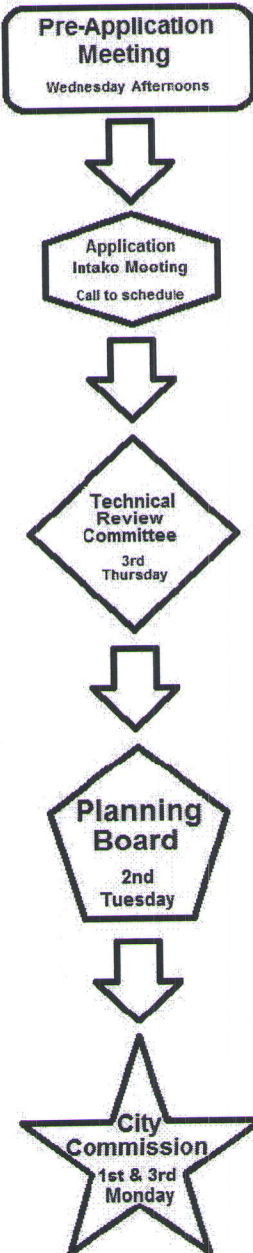
Reason for Abandonment Request: NON-USE of EASEMENT

List any utilities visible or known to exist in the right of way/easement: NONE

Is the right of way in use or unopened? In Use

Unopened

Application Outlook



Dear Technical Review board, Planning Board, & City Commission

I am asking for your approval to abandon a portion of unopened right-of-way, the road called Frances Ave, between Granada Street and Hernando Street.

In 2014, I sought to apply for abandonment of the entire road, but one of the owners, Mr. J. Warren Buzzerd became ill and withdrew his application for the road abandonment. In an effort to advance investment, redevelopment, and infill on Hutchinson Island, I'm advancing the application for abandonment of the portion abutting property within my control.

The abandonment of the un-open right-of-way would provide capacity to join two parcels presented held, to expand holdings for consideration of a development application for construction of 6 coastal style, single-family homes on these lots. I have attached a sample drawing and photos of the home. It will be on stilts with underneath parking.

I am working on a conceptual lot configurations/setbacks, which will be beneficial showing you the concept. Below is a draft concept showing the land and the proposed homes.

I want to file for a "conceptual development plan", also but I don't want to hold this up. I plan on working with Kori to present this development plan as soon as possible to seek review of this PUD concepts.

Chris Sante

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

Property Identification

Site Address: HERNANDO ST
 Sec/Town/Range: 01/35S/40E
 Map ID: 24/01B
 Zoning: R4A

Parcel ID: 2401-502-0083-000-3
 Account #: 179992
 Use Type: 0000
 Jurisdiction: Fort Pierce

Ownership

Chris Sante
 Pamela Sante
 PO Box 3006
 Key Largo, FL 33037

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 7 LOT 12 (0.16 AC - 6,970 SF) (OR 4026-1588)

Current Values

Just/Market Value:	\$41,500
Assessed Value:	\$41,500
Exemptions:	\$0
Taxable Value:	\$41,500

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.16
Land Size (SF):	6,970

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

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

Property Identification

Site Address: 601 HERNANDO ST
 Sec/Town/Range: 01/35S/40E
 Map ID: 24/01B
 Zoning: R4A

Parcel ID: 2401-502-0085-000-7
 Account #: 14903
 Use Type: 0800
 Jurisdiction: Fort Pierce



Ownership

Christopher Sante
 Pamela Sante
 PO Box 3006
 Key Largo, FL 33037

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 8 LOTS 2, 4 AND 6 (OR 3520-1422)

Current Values

Just/Market Value: \$183,800
 Assessed Value: \$161,716
 Exemptions: \$0
 Taxable Value: \$161,716
 Taxes for this parcel: SLC Tax Collector's Office 
 Download TRIM for this parcel: Download PDF 



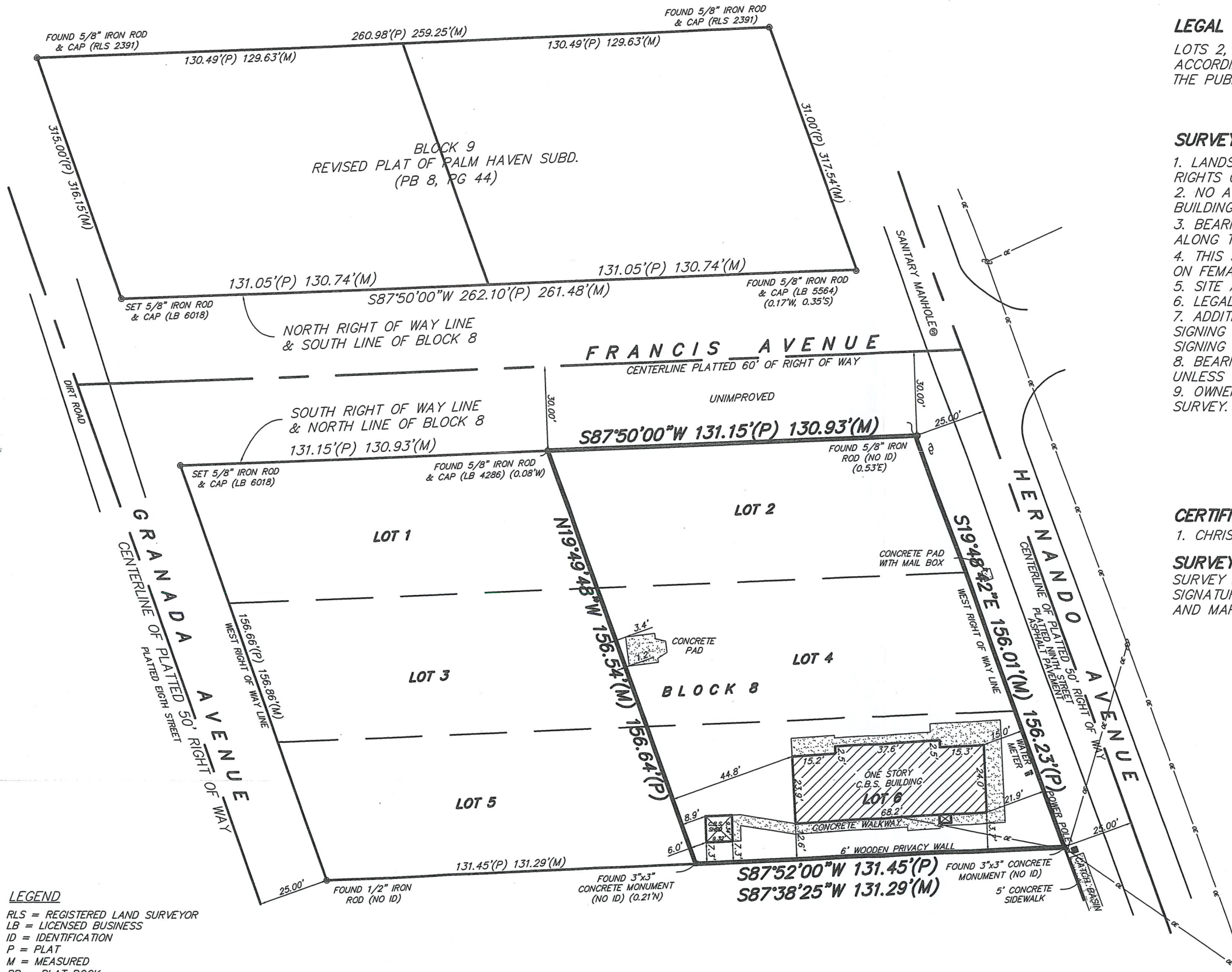
Total Areas

Finished/Under Air (SF): 1,678
 Gross Area (SF): 1,783
 Land Size (acres): 0.47
 Land Size (SF): 20,586

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

BOUNDARY SURVEY



LEGAL DESCRIPTION:

LOTS 2, 4 AND 6, BLOCK 8, REVISED PLAT OF PALM HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S87°50'00"W ALONG THE SOUTH RIGHT OF WAY LINE OF FRANCIS AVENUE.
4. THIS SITE LIES IN FLOOD ZONE 'AE' (BASE 8.0') AS SCALED AND INTERPOLATED ON FEMA MAP NO. 120286-0183-J, DATED: FEBRUARY 16, 2012
5. SITE AREA: 19539.69 SQUARE FEET.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.8.
8. BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE BASED ON PLAT, UNLESS OTHERWISE SHOWN.
9. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, IS NOT ADDRESSED BY THIS SURVEY.

CERTIFICATION:

1. CHRISTOPHER AND PAMELA SANTE

SURVEYORS' CERTIFICATION:

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Robert Bloomster Jr.
ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

LEGEND

RLS = REGISTERED LAND SURVEYOR
LB = LICENSED BUSINESS
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BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #8018

641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET 1 OF 1		
DRAWN BY:	JWH	
SCALE:	1" = 30'	
DATE:	6/12/13	
FIELD BOOK:	SKETCH	
JOB NO.:	12272	
REVISIONS		
DATE:	DESCRIPTION:	BY:

PREPARED FOR: CHRIS & PAMELA SANTE
601 HERNANDO STREET
PORT ST LUCIE, ST LUCIE COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF FRANCES AVENUE (A PLATTED 60 FOOT RIGHT OF WAY) AS SHOWN ON THE REVISED PLAT OF PALM HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BOUNDED BY THE SOUTH LINE OF LOT 12, BLOCK 7 OF SAID REVISED PLAT OF PALM HAVEN SUBDIVISION TO THE NORTH; THE SOUTH RIGHT OF WAY LINE OF SAID 60 FOOT RIGHT OF WAY AND NORTH LINE OF SAID BLOCK 8 TO THE SOUTH; THE WEST RIGHT OF WAY LINE OF HERNANDO STREET (PLATTED NINTH STREET, A PLATTED 50' RIGHT OF WAY) TO THE EAST; AND THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT 2, BLOCK 8 TO SAID SOUTH LINE OF SAID LOT 12, BLOCK 7 TO THE WEST.

NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARING BASE OF THIS SKETCH OF LEGAL DESCRIPTION IS $S87^{\circ}50'00''W$ ALONG THE SOUTH RIGHT OF WAY LINE OF FRANCIS AVENUE.
3. SITE AREA: 7850.54 SQUARE FEET.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
FLORIDA L.B. # 6018

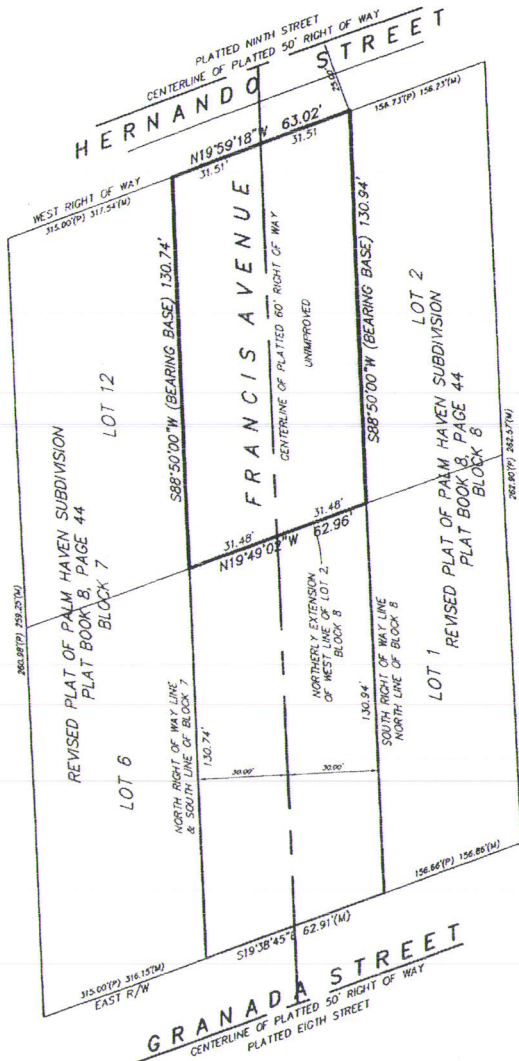
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET 1 OF 2
SCALE: 1" = 40'
DATE: 8/5/17
F.B. SKETCH
JOB NO. 12272
REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PREPARED FOR: CHRIS SANTE

SITE LOCATED:
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



SHEET 2 OF 2 (SCALE: 1"=40')
 NOT VALID WITHOUT SHEET 1 OF 2

BLOOMSTER
 PROFESSIONAL LAND
 SURVEYORS, INC.
FLORIDA L.S. # 6515

641 NORTHEAST SPENCER STREET
 JENSEN BEACH, FLORIDA 34957
 PHONE 772-334-0868

PropertyInfo Title Search Services

P.O. Box 974587, Dallas, TX75397-4587
Phone: 866-464-8179 - Fax: 866-464-8366
Email: titlesearch@propertyinfo.com

Invoice for Order #: Chris Sante

PREPARED FOR:

Customer: Sunshine Title Of The Keys, Inc dba Sunshine Title of Homestead
Contact Email: ginny@sunshinetitlekeys.com
Accounting ID: RPC349
Order #: Chris Sante
Date Ordered : 12/2/2014
Total: \$50.00

SUMMARY OF PRODUCTS BILLED FOR ORDER

Product	Code	Price
FL RES O and E	FLOE	\$50.00

PROPERTY ADDRESS

Street Address:	Francis Ave.
City	Fort Pierce
State	Florida
County	St. Lucie

ORDER PARTIES

PropertyInfo Title Search Services

TITLE SEARCH REPORT

File #: Chris Sante

Associated File # 11237981

PropertyInfo Title Search Services and/or their agent has searched the St. Lucie County, Florida records for the period shown relative to title to the real property described below, and provides the following title search report (TSR) for Sunshine Title Of The Keys, Inc. (C.P.)

Search Type: FL RES O and E

The search period was to at 08:00.

Property Address: Francis Ave., Fort Pierce FL

Seller:

Buyer/Borrower:

Title Vested In: -

Interest or Estate (Fee Simple/Leasehold): -

Taxes

Mortgages, Liens & Court

Note: O and E Order, please see attached report

Additional Matters of Record

Note: O and E Order, please see attached report

County Notes

Tax Contact Info:
772.462.1650

Tax Site:
<http://www.tclsc.com/home/default.asp>

Notice: This report, as written (and any supplements or amendments hereto), is issued solely for use in connection with the issuance of Commitments for Title Insurance, Policies of Title Insurance, Preliminary and Final Judicial Reports, or Title Guaranties of Stewart Title Guaranty Company. This report shall not be considered, nor used as a commitment or policy of title insurance.

THIS REPORT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT

Document List:

[Link to download all images: TSR Images](#)

RECORDED	PARTY 1	PARTY 2	INST. TYPE	INST. NO.	REMARKS
01/07/1970	County of St. Lucie	Palm Haven	PLAT (Plat_map)	<u>Book 8, Page</u> <u>44</u>	

Property Info Corporation

File No.: Chris Sante

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court of St Lucie County, State of Florida, from 3/9/1948 to 12/31/2014 @ 08:00 AM:
NO DEEDS FOUND OF RECORD of the following described land (hereinafter referred to as the "Property"), situate, lying and being in the County of St Lucie, State of Florida, to-wit:

LEGAL DESCRIPTION:

Francis Avenue as depicted in Revised Plat of Palm Haven Subdivision according to the plat thereof as recorded in Plat Book 8, Page 44, Public Records of St Lucie County, Florida.

SUBJECT TO THE FOLLOWING:

N/A

MISCELLANEOUS INSTRUMENTS:

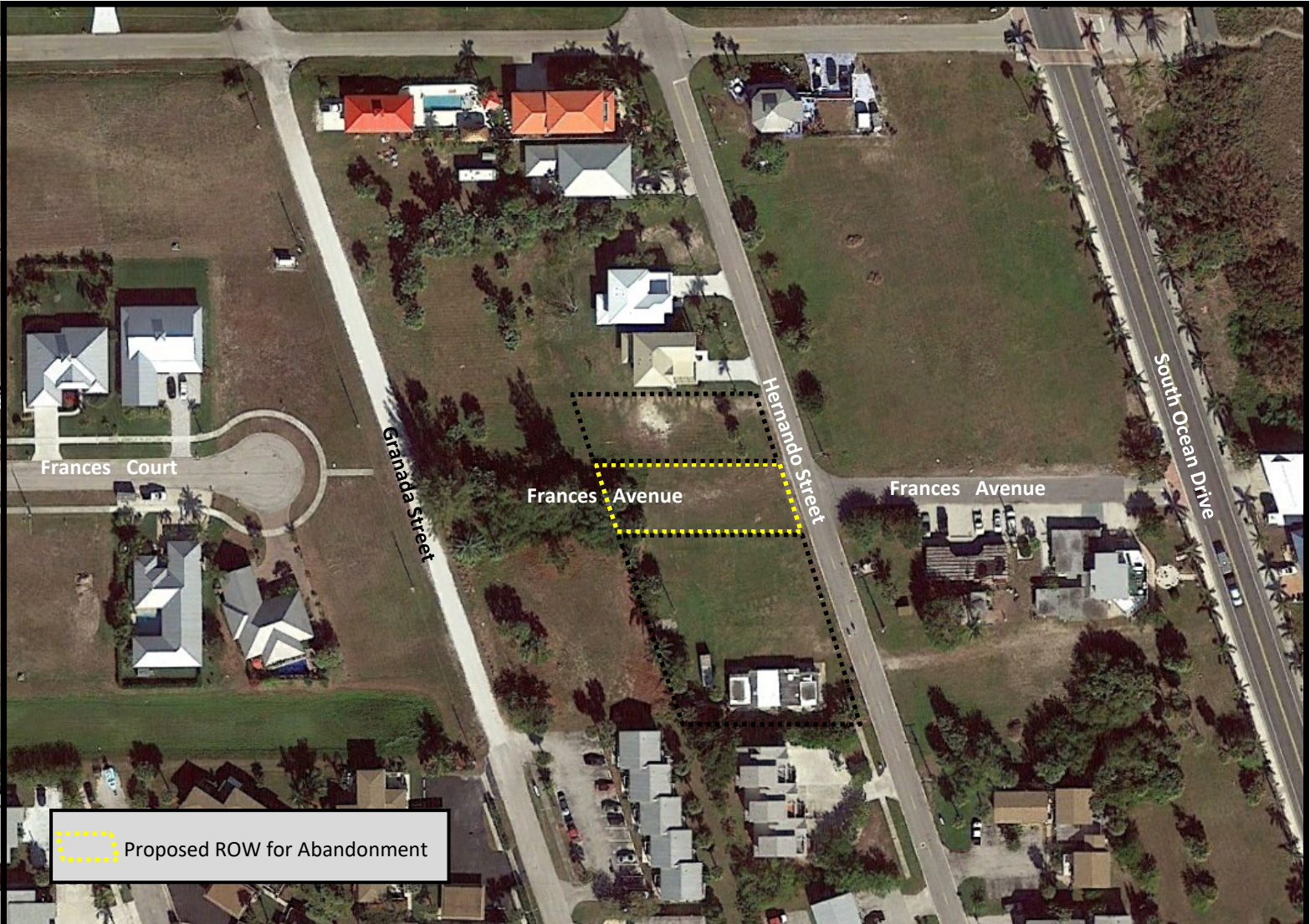
Dedication to Public noted on plat recorded in Plat Book 8, Page 44, Public Records of St. Lucie County, Florida.


(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

THIS COMPANY, in issuing this O & E Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this Report is limited to \$1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Issued: 1/7/2014
Property Info Corporation



 Proposed ROW for Abandonment

Frances Avenue (Segment)

Aerial

Dear Technical Review board, Planning Board, & City Commission

I am asking for your approval to abandon a portion of unopened right-of-way, the road called Frances Ave, between Granada Street and Hernando Street.

In 2014, I sought to apply for abandonment of the entire road, but one of the owners, Mr. J. Warren Buzzerd became ill and withdrew his application for the road abandonment. In an effort to advance investment, redevelopment, and infill on Hutchinson Island, I'm advancing the application for abandonment of the portion abutting property within my control.

The abandonment of the un-open right-of-way would provide capacity to join two parcels presented held, to expand holdings for consideration of a development application for construction of 6 coastal style, single-family homes on these lots. I have attached a sample drawing and photos of the home. It will be on stilts with underneath parking.

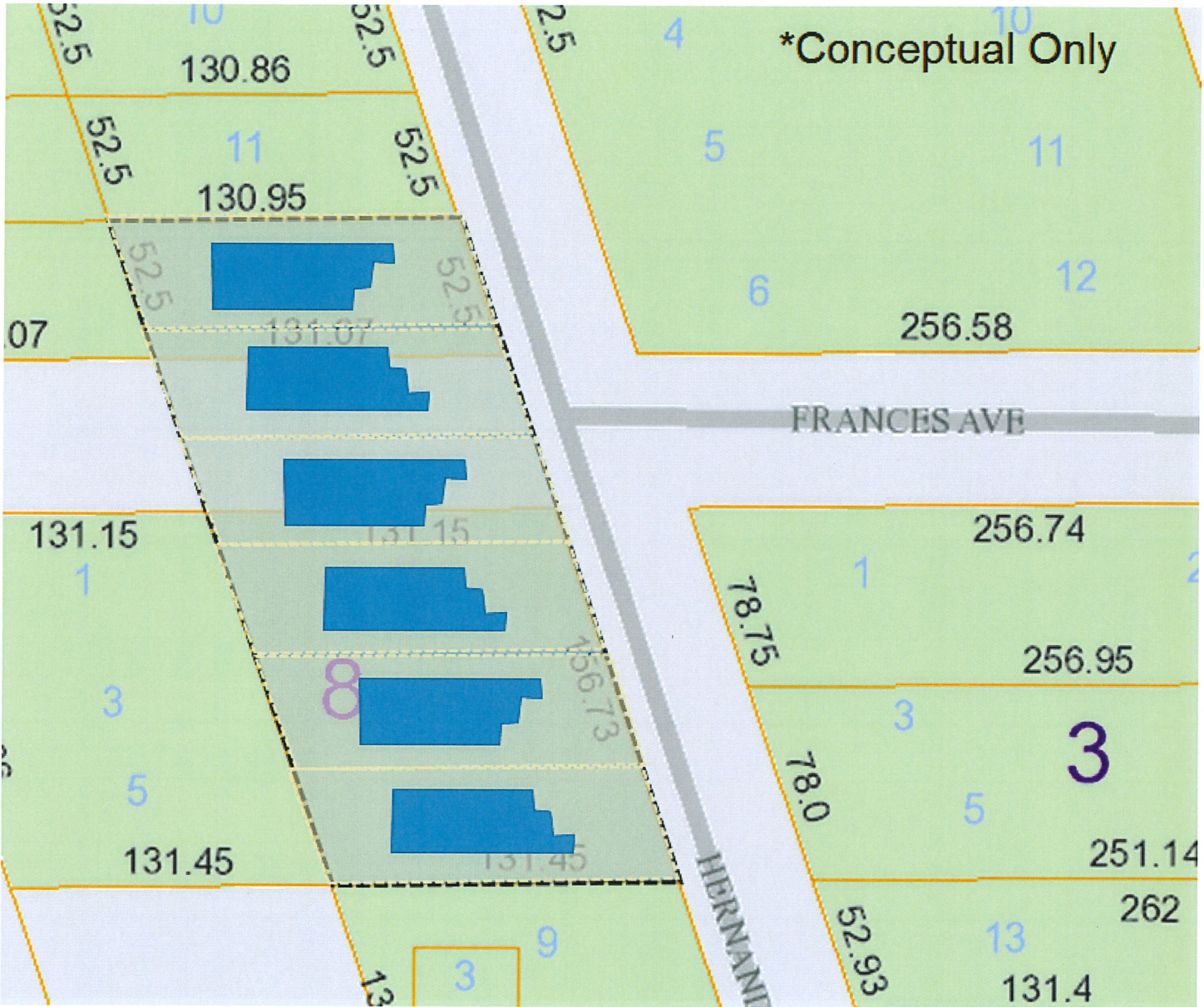
I am working on a conceptual lot configurations/setbacks, which will be beneficial showing you the concept. Below is a draft concept showing the land and the proposed homes.

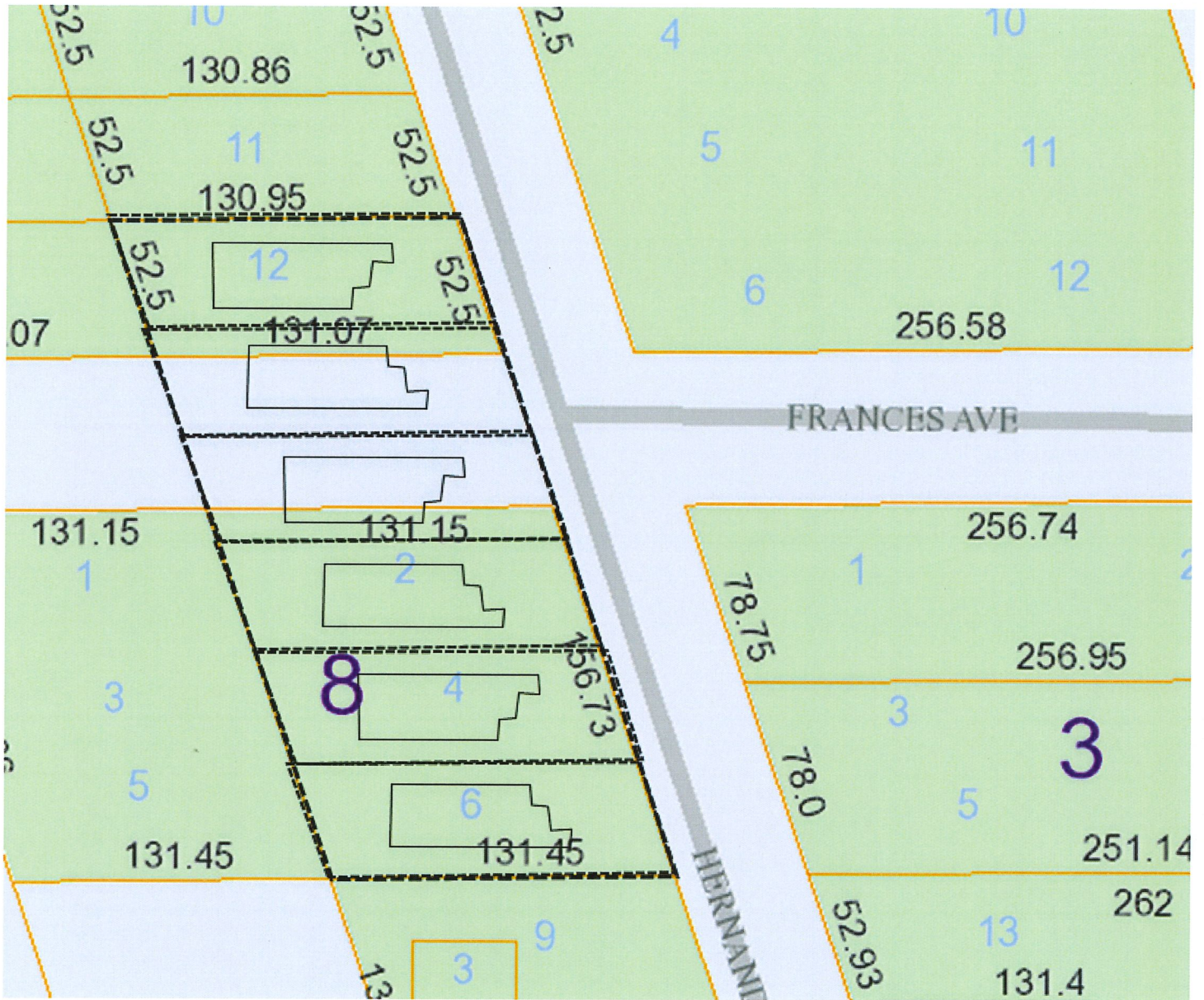
I want to file for a "conceptual development plan", also but I don't want to hold this up. I plan on working with Kori to present this development plan as soon as possible to seek review of this PUD concepts.

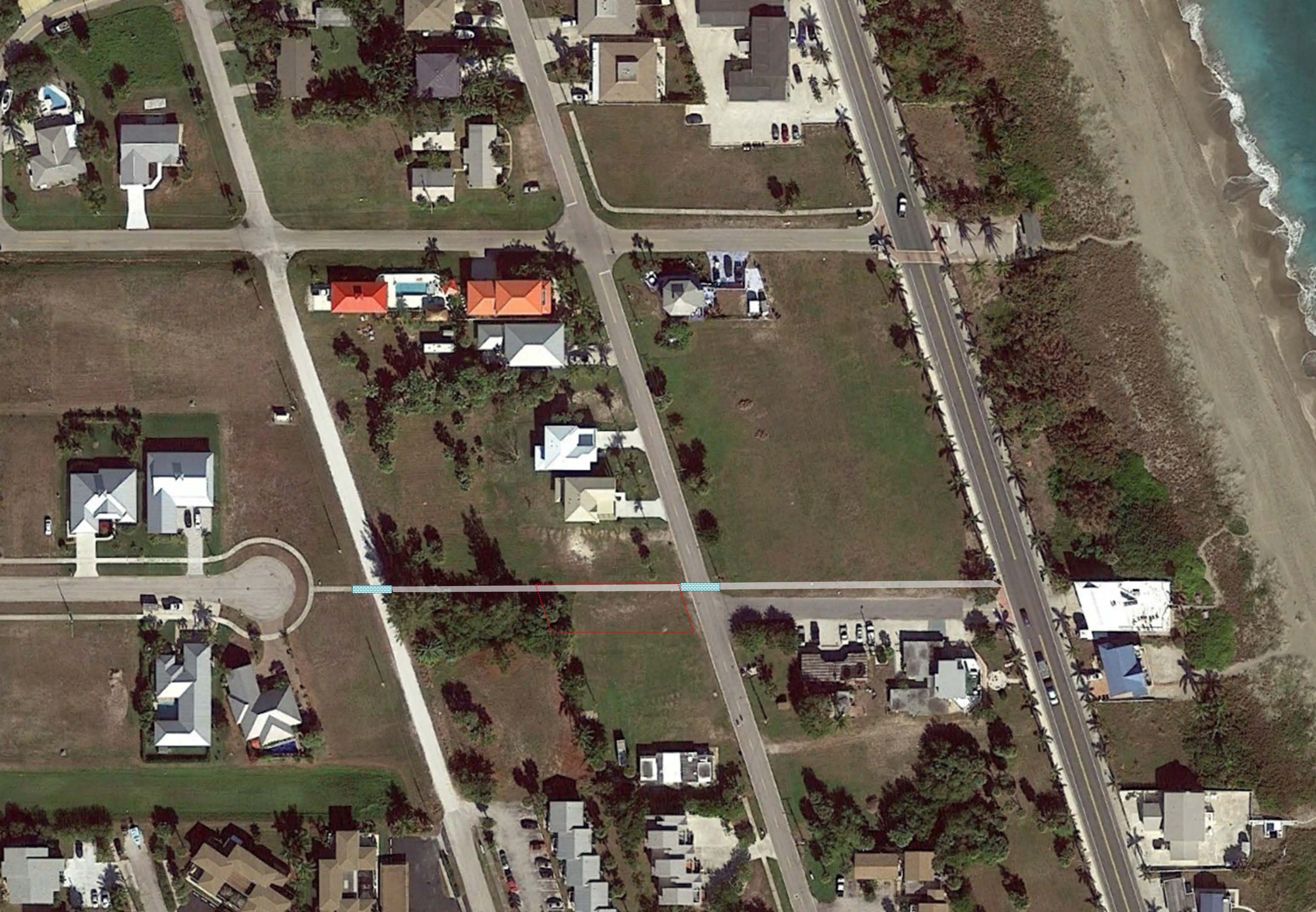
Chris Sante





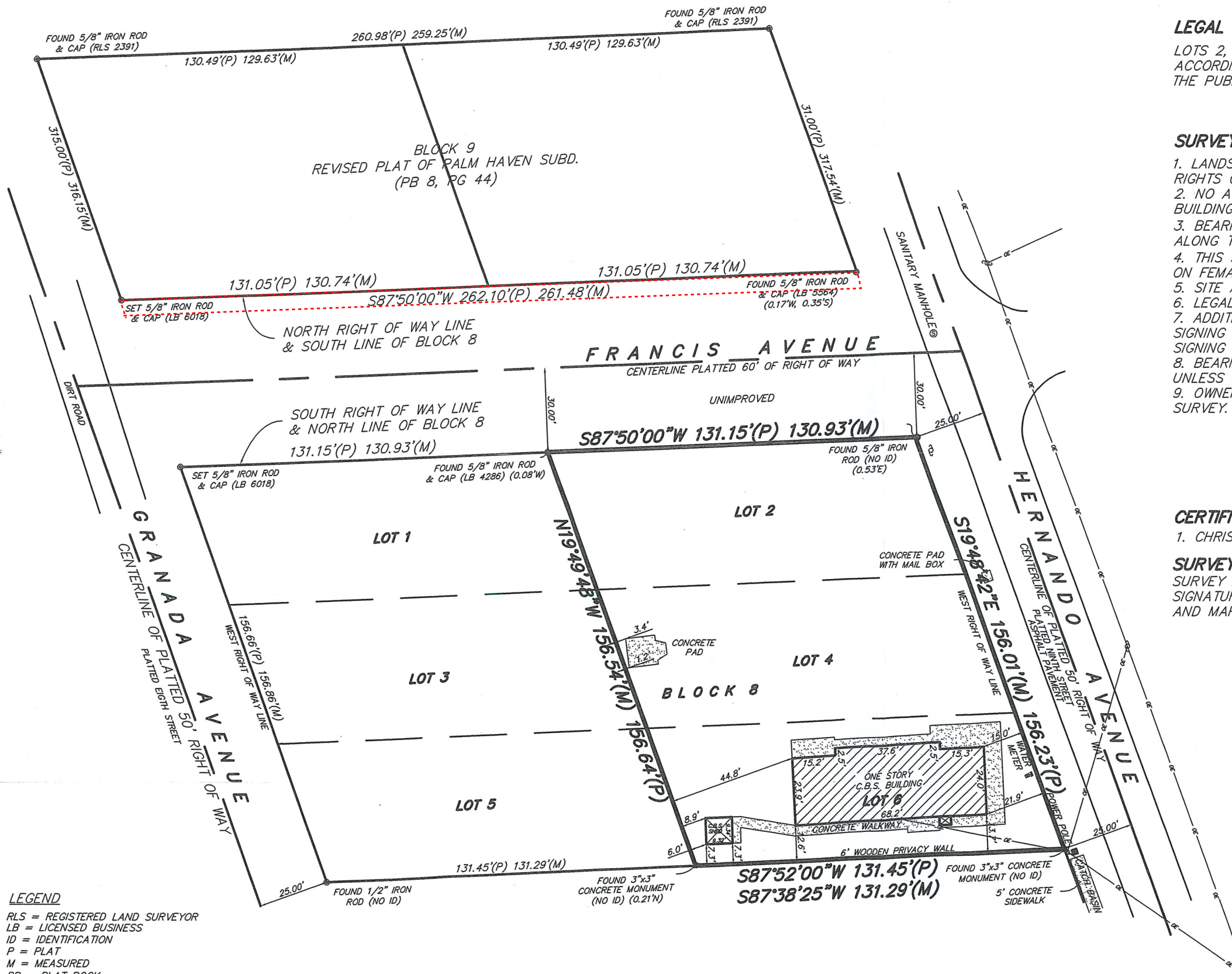






BOUNDARY SURVEY

BOUNDARY SURVEY



LEGAL DESCRIPTION:

LOTS 2, 4 AND 6, BLOCK 8, REVISED PLAT OF PALM HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF $S87^{\circ}50'00''W$ ALONG THE SOUTH RIGHT OF WAY LINE OF FRANCIS AVENUE.
4. THIS SITE LIES IN FLOOD ZONE 'AE' (BASE 8.0') AS SCALED AND INTERPOLATED ON FEMA MAP NO. 120286-0183-J, DATED: FEBRUARY 16, 2012
5. SITE AREA: 19539.69 SQUARE FEET.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.8.
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 601 HERNANDO STREET
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