CITY PLANNING BOARD

SPECIAL PLANNING BOARD AGENDA

Planning Board Special Meeting - Tuesday, January 23, 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. **NEW BUSINESS**

   a. Conditional Use - McLeod Dwelling Rental - 820 Atlantic Avenue

   b. Conditional Use - Dwelling Rental - 41 Winghaven Lane

   c. Conditional Use - Dwelling Rental - 50 Southstar Lane

   d. Conditional Use - Dwelling Rental - 401 Southstar Drive

   e. 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

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

6. **BOARD COMMENTS**

7. **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 Special Meeting **5.a.**

Meeting Date: 01/23/2018

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 Started On: 01/02/2018 11:08 AM
Final Approval Date: 01/10/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

Zoning & Land Use

The subject site is located within the Single-Family Moderdate 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).



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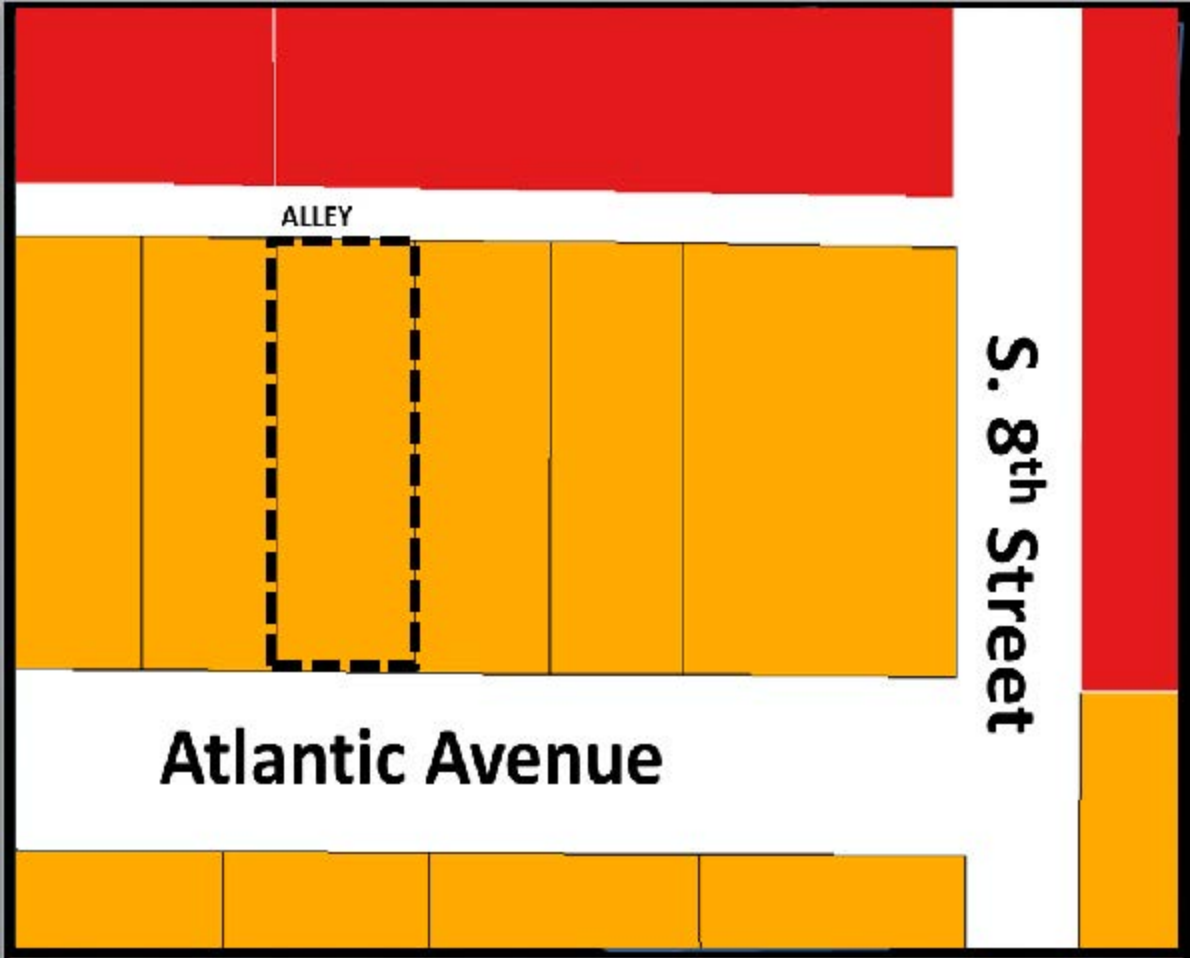
McLeod Dwelling Rental

Conditional Use w/ No New Construction

820 Atlantic Avenue

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



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McLeod Dwelling Rental

Conditional Use w/ No New Construction

820 Atlantic Avenue

THE SUNRISE CITY FORT PIERCE Florida

C-3 = R-3 =

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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.*

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 FL D, FL D as identification.

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_____
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 1,149 Parking Spaces: 0

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

North	South	East	West
Commercial	Residential	Residential	Residential

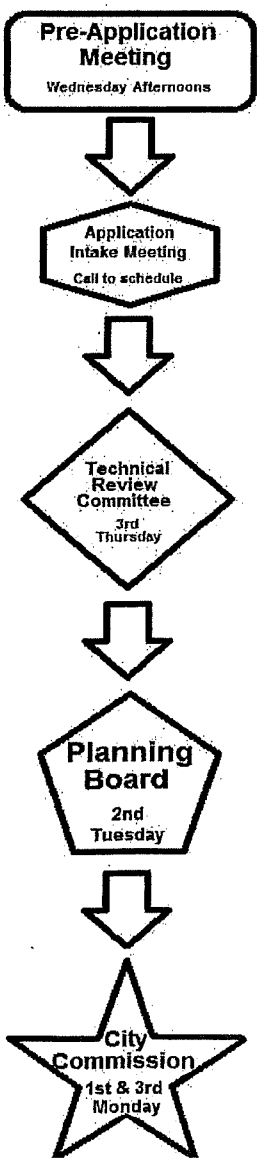
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(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



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

Property Identification

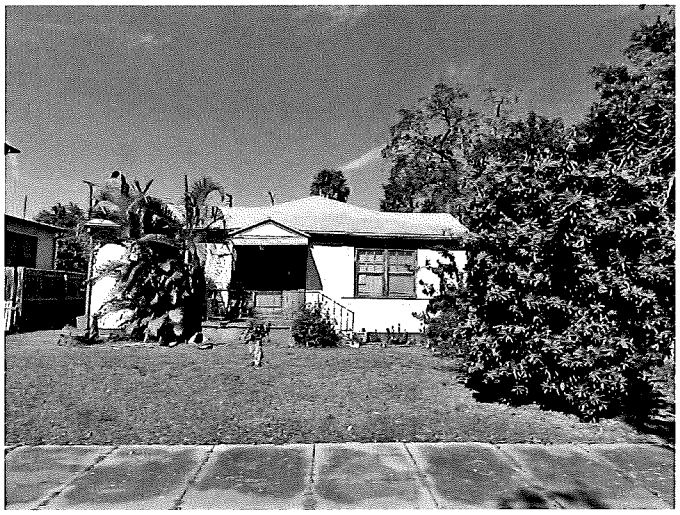
Site Address:	820 ATLANTIC AVE
Parcel ID:	2410-706-0020-000-8
Account #:	23573
Map ID:	24/10S
Use Type:	0100
Zoning:	R3
City/County:	Fort Pierce

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

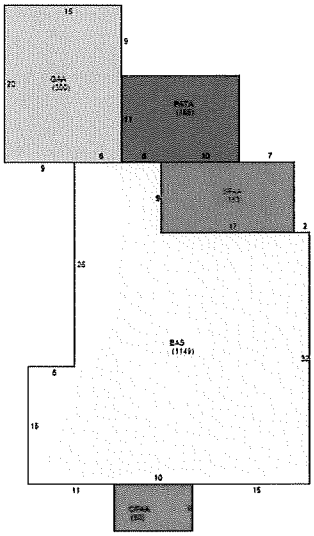
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HD+	Year Built: 1940	Frame:
Grade: D+	Effective Year: 1970	Primary Wall: Abs Shingle
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Hardwood
A/C %: 0%	Heated %: 0%	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

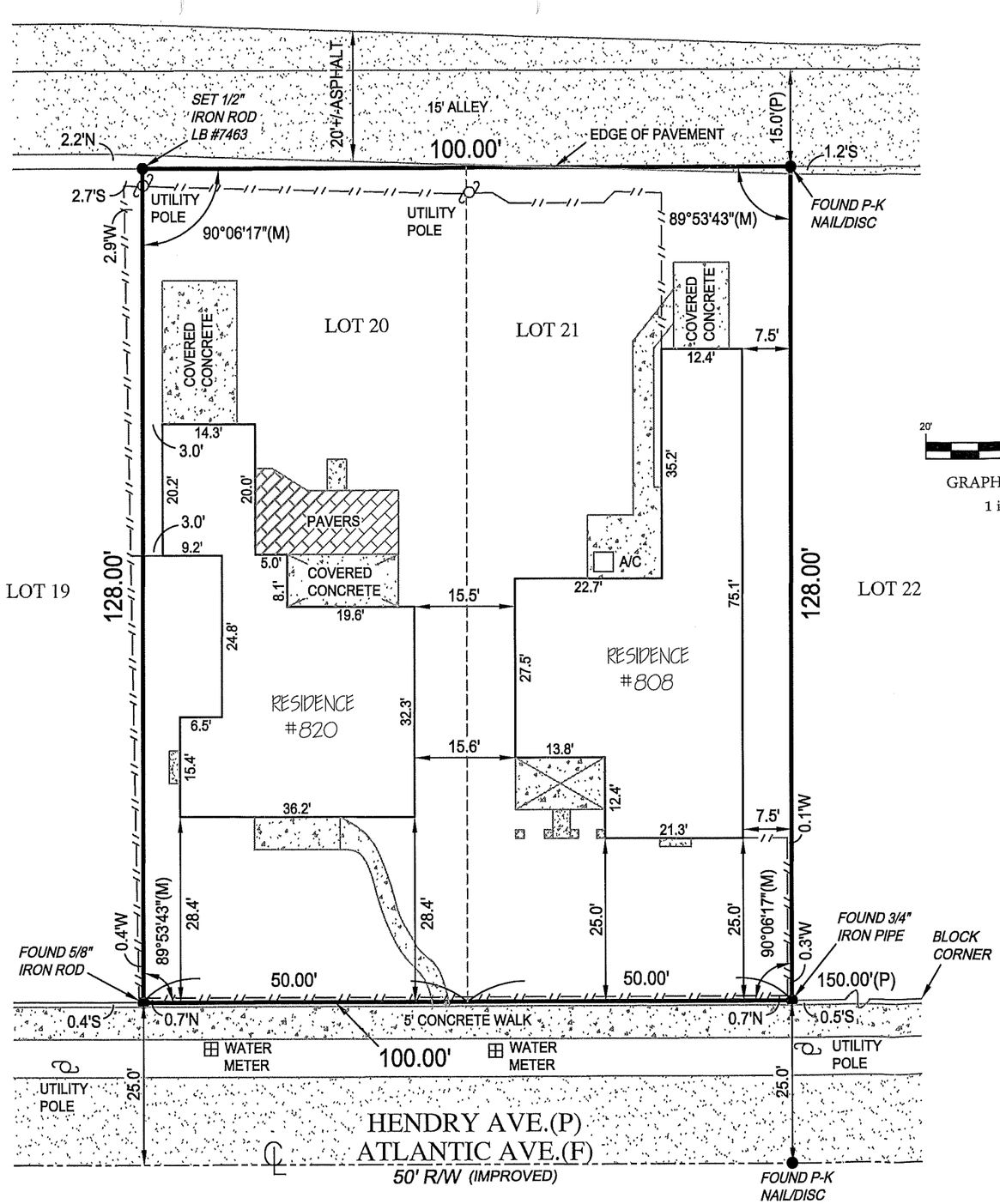
Building:	$32,400
Land:	$4,700
Just/Market:	$37,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$2,010
Assessed:	$35,090
Exemption(s):	$0
Taxable:	$35,090

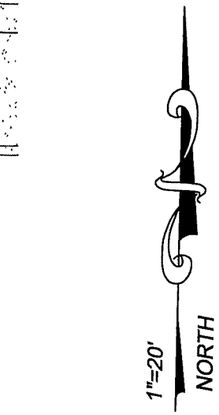
Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

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

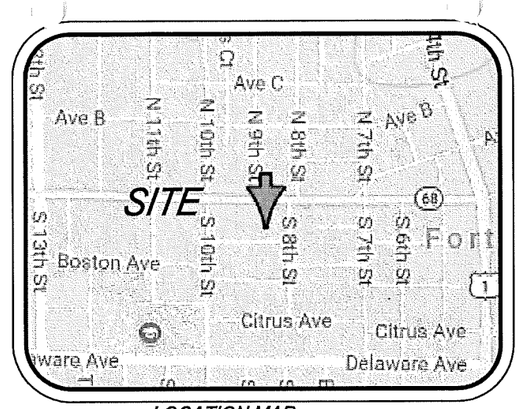
This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.







GRAPHIC SCALE (In Feet)
1 inch = 20ft.



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:

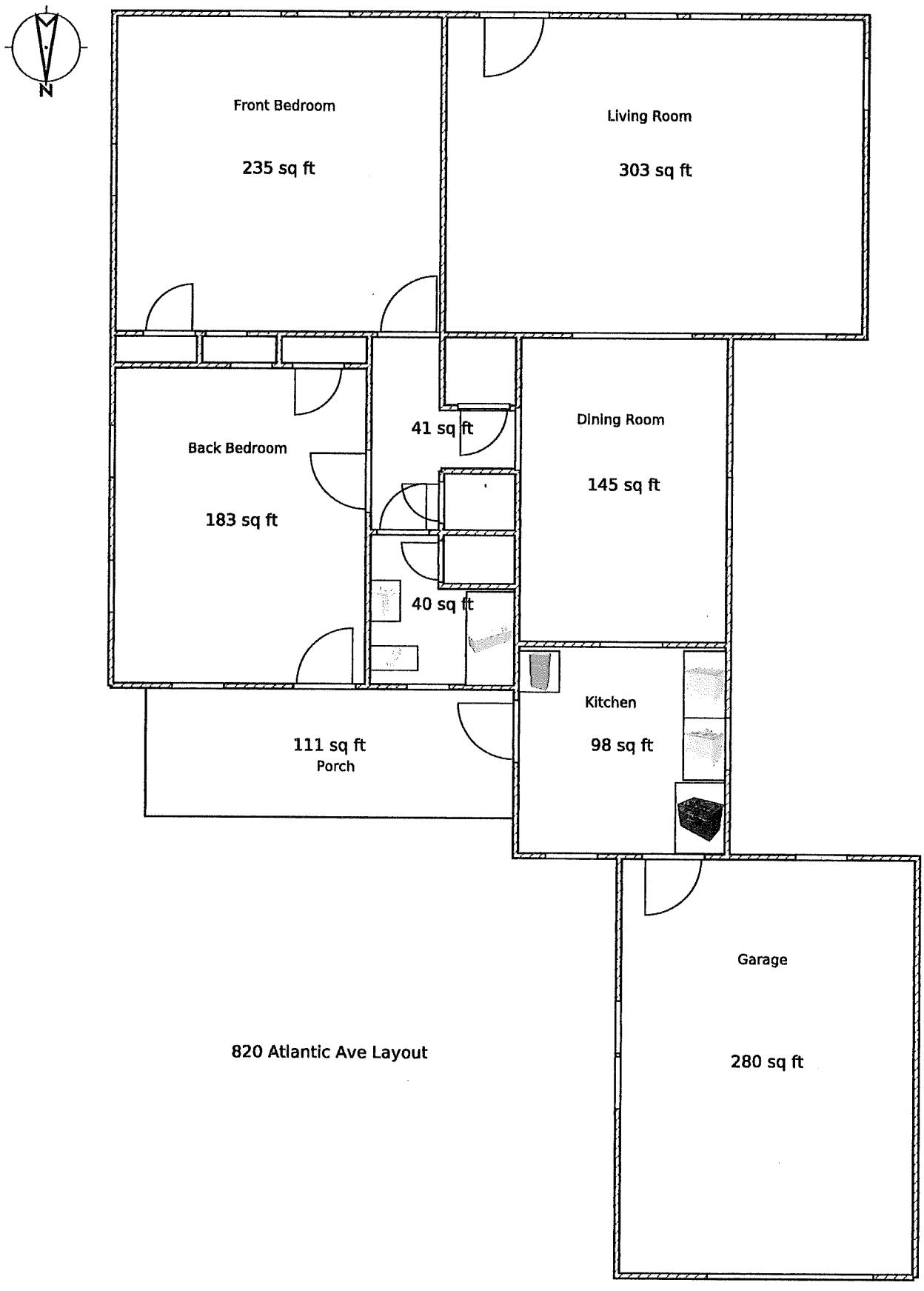
1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

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
Date	11-10-2017
Scale	1" = 20'
Sheet	1 OF 1

COMPASS SURVEYING
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576



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.

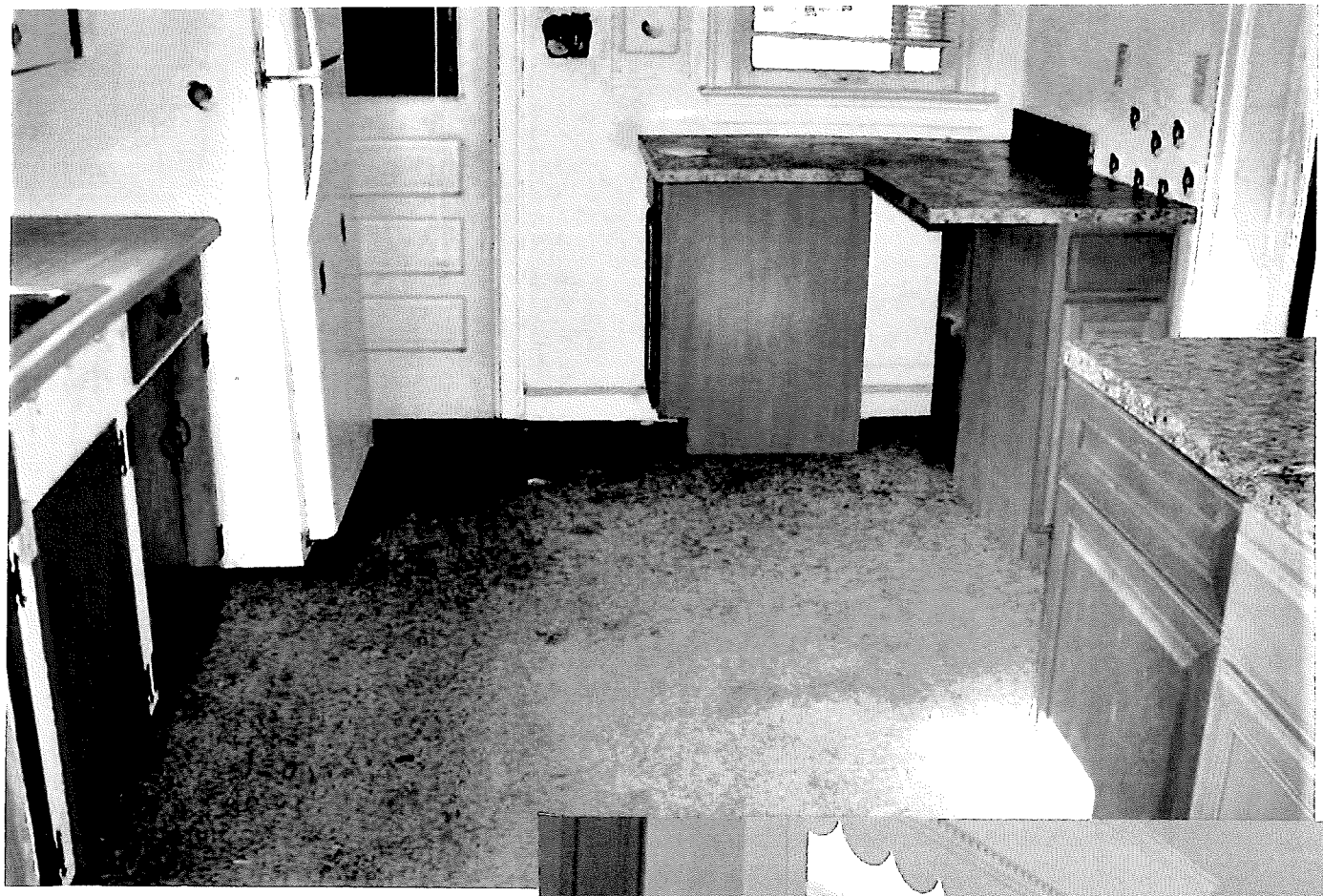
Our location in the heart of the Peacock Arts District gives special relevance to this rental, as the likely guests would serve to accelerate the establishment of cafes, galleries and performing arts venues.

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 Special Meeting **5.b.**

Meeting Date: 01/23/2018

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 Started On: 01/03/2018 04:50 PM
Final Approval Date: 01/10/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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**
Length of Stay	Less than 6 months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
Public lodging establishment ***(ADA & Misc. Regulations)***	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 (HlR) 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 Winghaven lane. Ft Pierce 34949

Parcel ID #(s)

Project description Request for approval to do short term rentals

Fay & Frank Tomaino
Property Owner(s)
41 Winghaven lane.
Street Address
Ft. Pierce FL 34949
City State Zip
973-714-2693
Phone Number
frank@qpimail.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 J. RIZZO
Notary Public, State of New Jersey
Commission # 2294870
My Commission Expires
December 13, 2017

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 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
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.

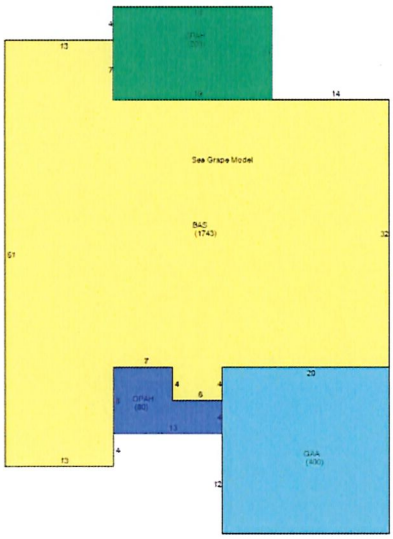
(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except 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







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 Assessements 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

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

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: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



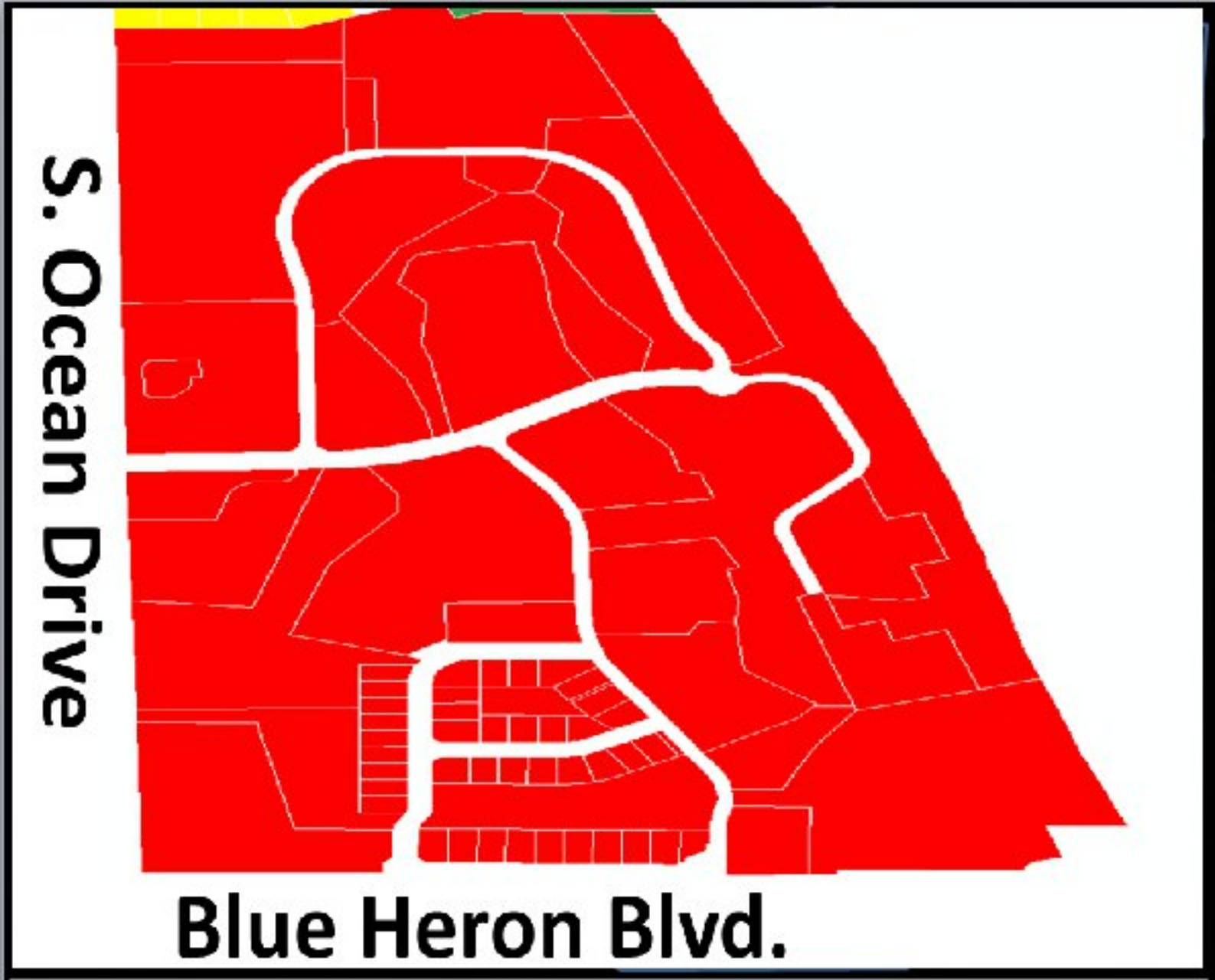
Imagery © 2016 Google, Map data ©2016 Google

Northern Legend

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



Tomaino Dwelling Rental

Conditional Use w/ No New Construction

41 Winghaven Lane

N
W E
S

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

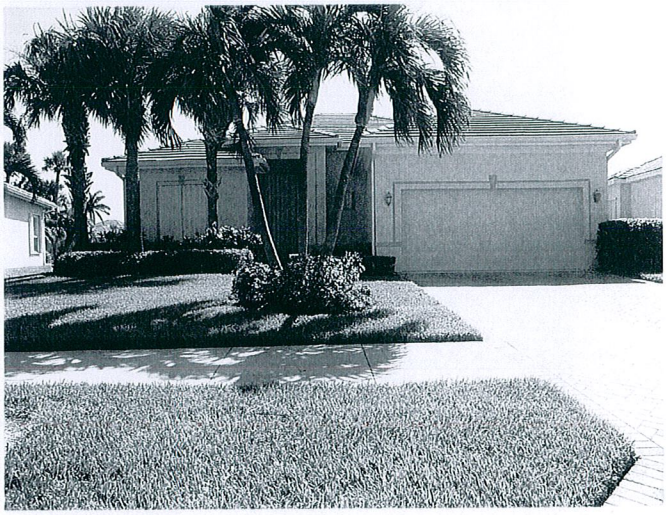
THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Map

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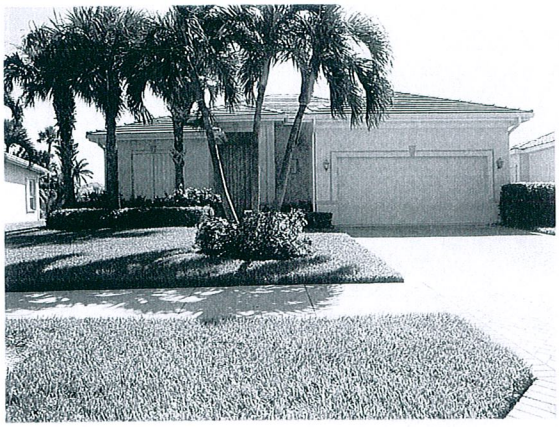
Exterior Data

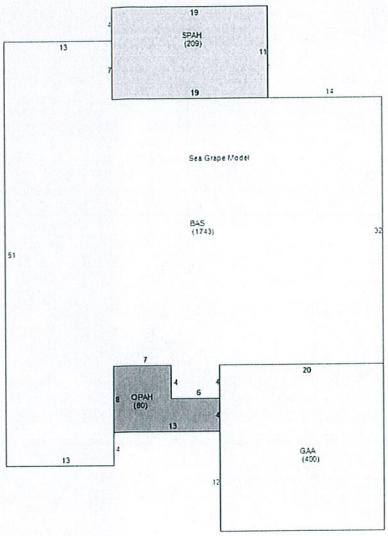
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41 Winshaven





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Description:
Amount:
Fee:

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Apr 27, 2001
Residential New Construction
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$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 statue 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.

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.

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

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.

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

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).

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

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,

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

owed to the POA).

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

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.

Lisa Cataline
Manager

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

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

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Lisa Cataline
Manager

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

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Planning Board Special Meeting **5.c.**

Meeting Date: 01/23/2018

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

Final Approval Date: 01/10/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 52 Southshore Drive, Fort Pierce, FL 34949

Parcel ID #(s) 2507-713-0020-000-7

Project description Request for approval to do short term rentals

Tom Kennedy	Coldwell Banker Paradise - Property Manager
Property Owner(s)	**Applicant/Representative, Title, Company**
17 Crest Drive	100 Mainsail
Street Address	**Street Address**
White Plains NY 10607	Ft. Pierce, FL 34949
City State Zip	**City** State Zip
(914) 693-0192	772-489-6100
Phone Number	**Phone Number**
tomkennedy@etcoastalconstruction.com	oceanvillage@cbparadise.com
Email Address	**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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA (NOSTCHESTER) COUNTY

The foregoing instrument was acknowledged before me this 3 day of OCT, 2017, by Bruce P Bendish who is personally known to me or has produced _____ as identification.

BRUCE P. BENDISH
NOTARY PUBLIC, State of New York
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

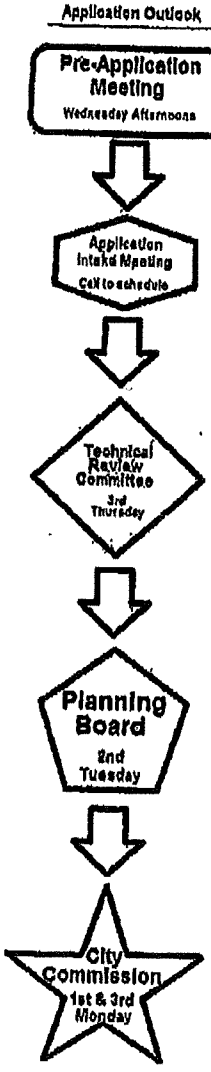
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(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) 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



Dec. 21st -TRC

Jan 9th PB

Feb 5th CC

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

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

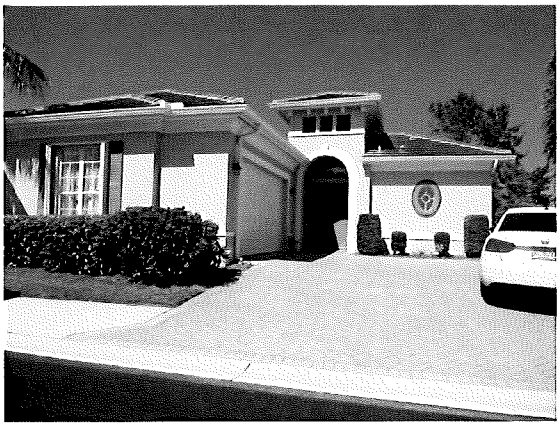
Gross Total Area: 4,291 SF

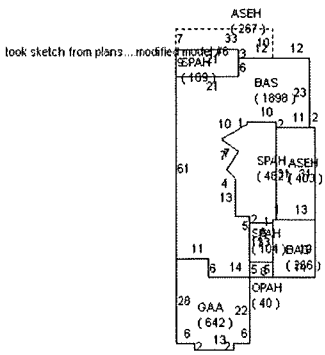
Exterior Data

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: FrcdHotAir	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
2017	2006	0500	Homestead Exemption	$25,000
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 Assessements 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



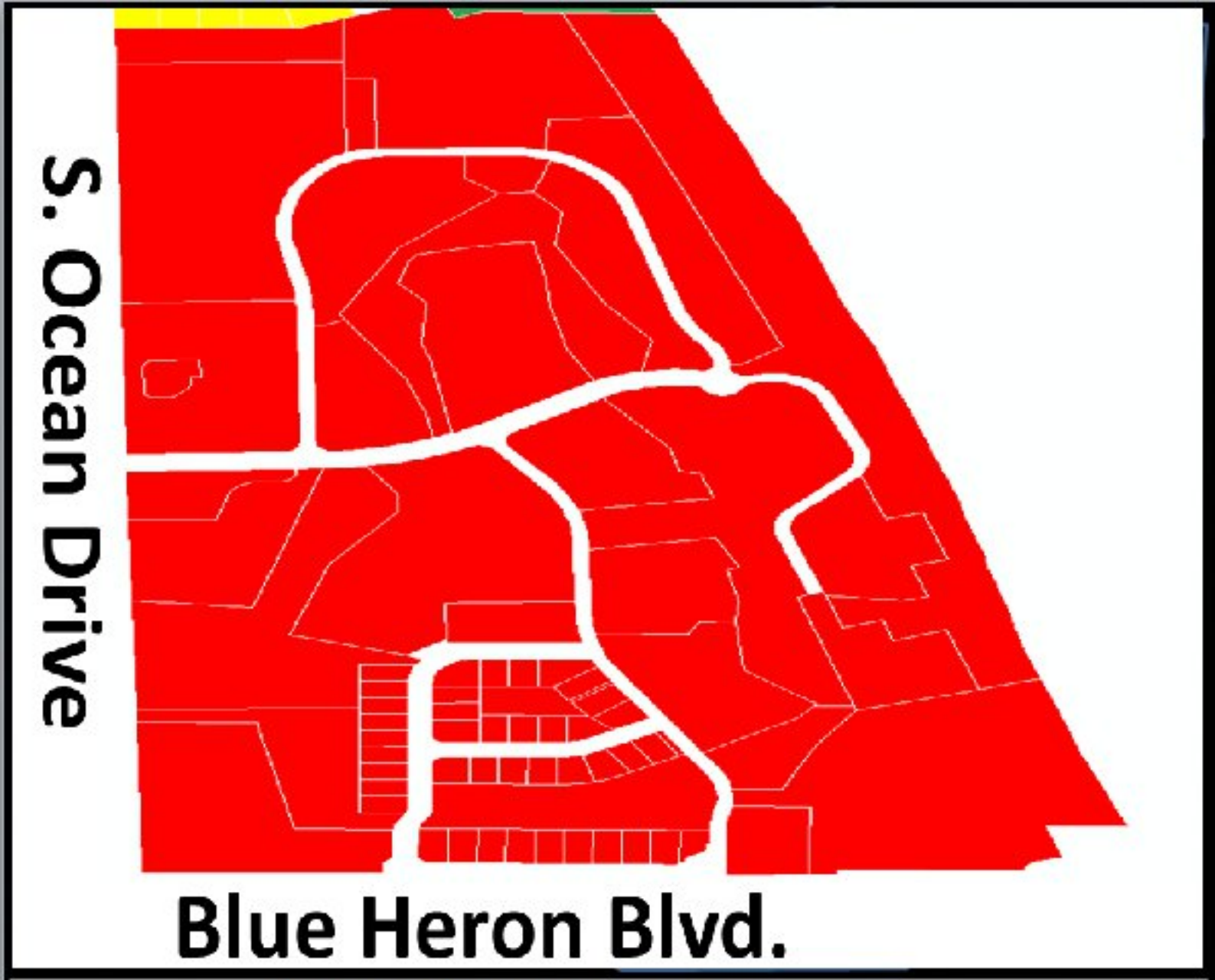
Imagery © 2016 Google, Map data ©2016 Google

Northern Legend

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



N
W E
S

Kennedy Dwelling Rental

Conditional Use w/ No New Construction

50 Southstar Drive

THE SUNRISE CITY FORT PIERCE Florida

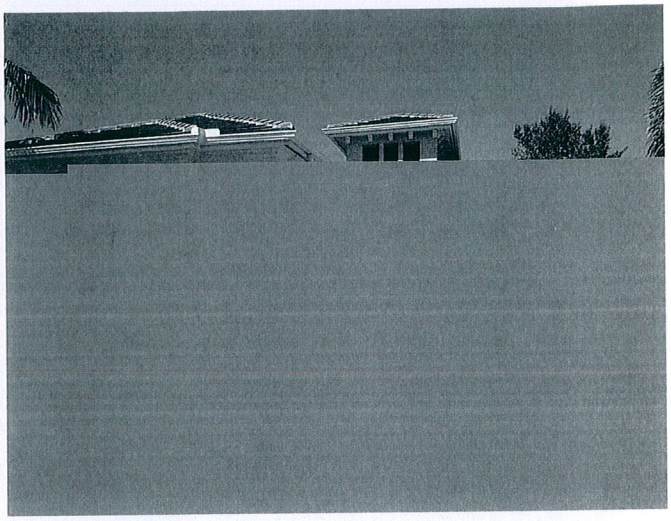
R4-A = **R-2** =

Zoning Map

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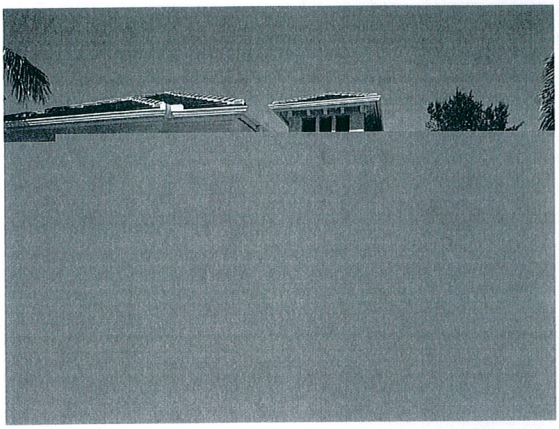
Exterior Data

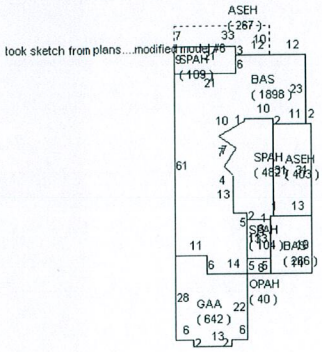
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50 Southstar





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bp09-0259
Apr 1, 2009
Screen Porch
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$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 statue 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.

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.

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

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.

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

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).

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

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,

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

owed to the POA).

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

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.

Lisa Cataline
Manager

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

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

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Lisa Cataline
Manager

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

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Planning Board Special Meeting **5.d.**

Meeting Date: 01/23/2018

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

Final Approval Date: 01/10/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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 & Gary Mitchell
Property Owner(s)
12560 Chesterfield Ln
Street Address
Chesterland, OH 44026
City State Zip
216-214-4068
Phone Number
Vlm927@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.*

V L 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.

Smartz
Signature of Notary

NOTARIAL SEAL STATE OF OHIO (seal)

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_____
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



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

Property Identification

Site Address:	401 Southstar DR 1204
Parcel ID:	2518-666-0048-000-0
Account #:	150098
Map ID:	25/18N
Use Type:	0400
Zoning:	
City/County:	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: $0

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: 1 Story

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

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

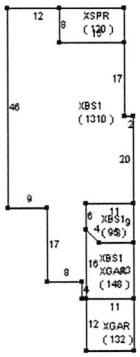
Interior Data

Bedrooms: 3
Full Baths: 0
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:	$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 Assessements 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

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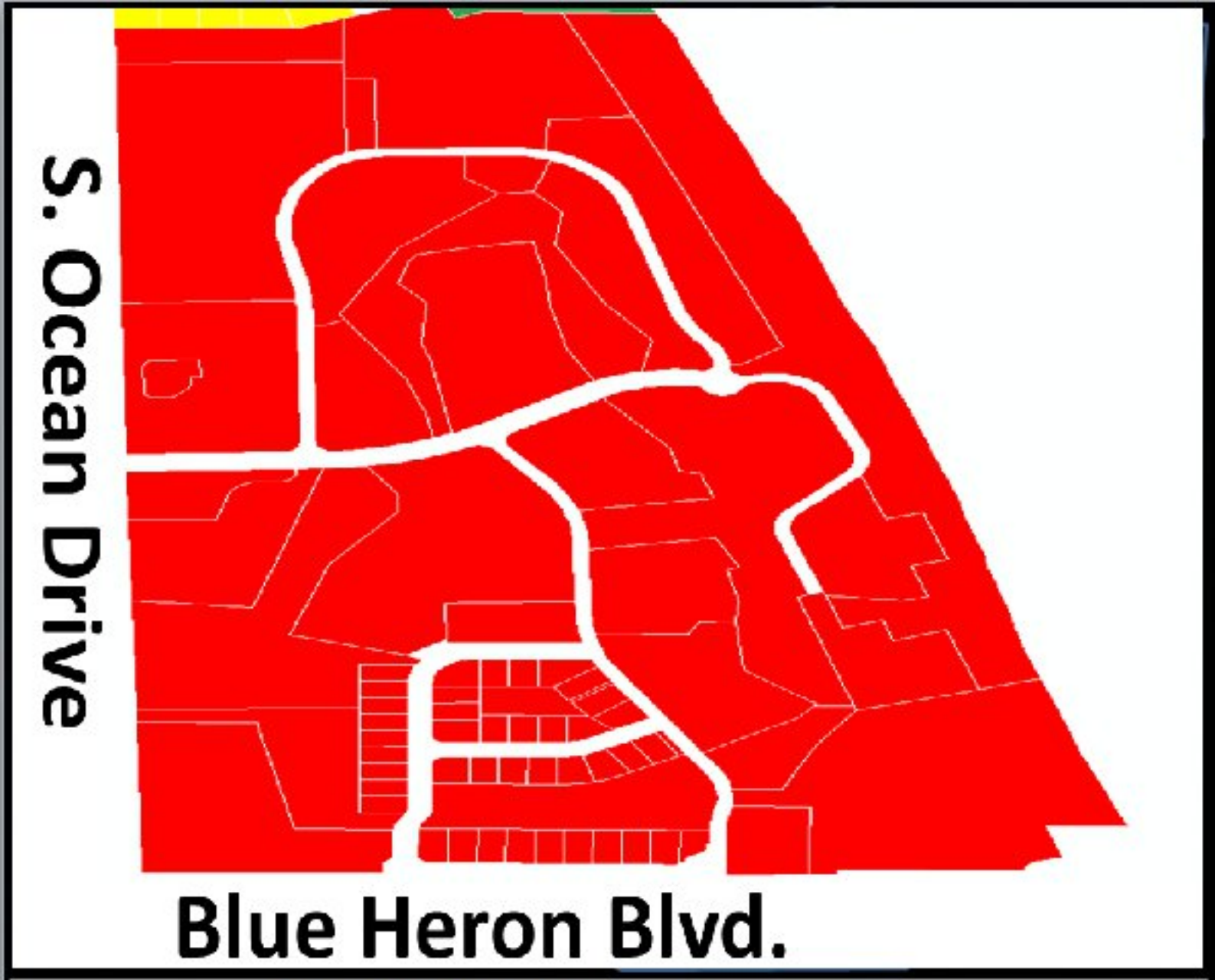
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Northern Legend

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



N
W E
S

Mitchell Dwelling Rental

Conditional Use w/ No New Construction

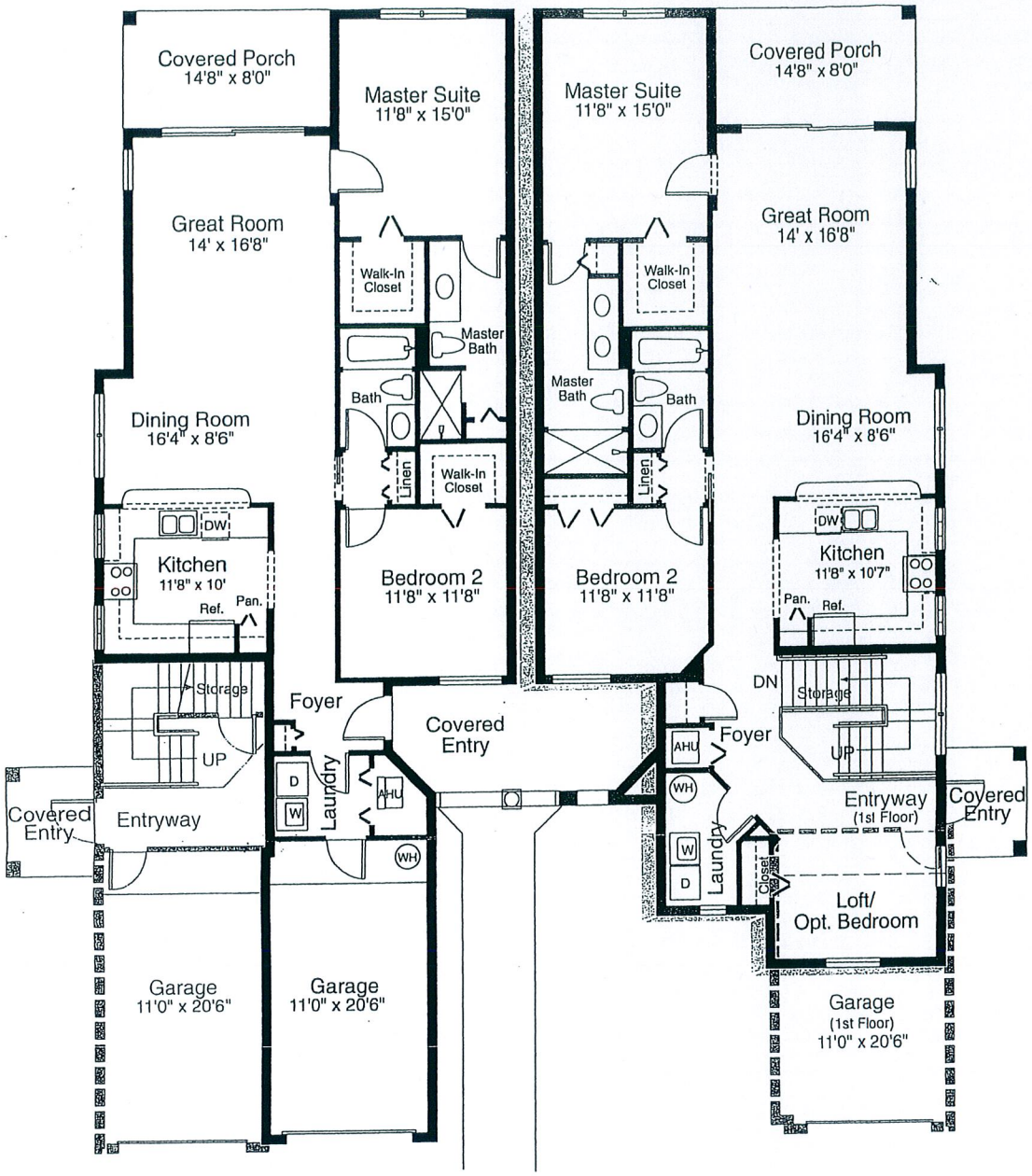
401 Southstar Drive

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 statue 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.

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.

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

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.

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

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).

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

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,

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

owed to the POA).

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

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.

Lisa Cataline
Manager

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

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

©2011 Coldwell Banker Ed Schlitt Realtors. Each Office Is Independently Owned and Operated

Lisa Cataline
Manager

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

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Planning Board Special Meeting **5.e.**

Meeting Date: 01/23/2018

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 Started On: 01/03/2018 03:49 PM
Final Approval Date: 01/10/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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**
Length of Stay	Less than 6 months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
Public lodging establishment ***(ADA & Misc. Regulations)***	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 (HlR) 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)
19 June Ann Drive
Street Address
Clayton NJ 08312
City State Zip
609-923-7498
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)

NOTARY PUBLIC STATE OF FLORIDA
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 #_____

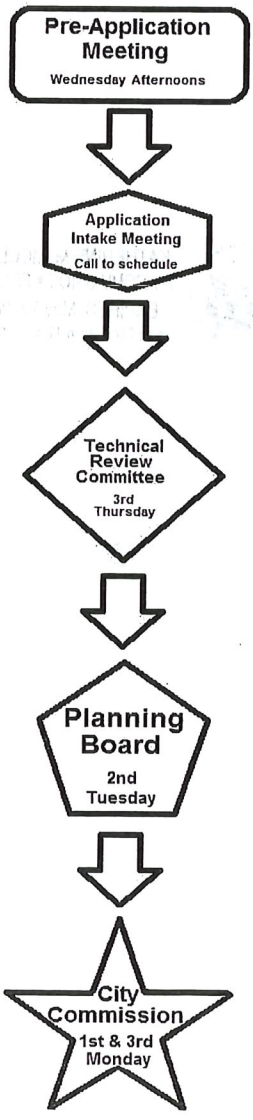
Intake Date Stamp

❑ 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 Outlook



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.

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

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)

Image or Sketch unavailable for display

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

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

Image or Sketch unavailable for display

2/2

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 Assessements 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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GL 405

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 2400 S Ocean Dr, Unit 405 Ft. Pierce, FL 34949

Parcel ID #(s) 2518-606-0045-000-9

Project description Request for approval to do short term rentals

Debra Connolly
Property Owner(s)

Street Address

City 772-465-8823 State Zip

Phone Number djconnolly@t-online.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. 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 ____ 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

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

Die vorstehende Unterschrift ist von
Debra Connolly
(Vorname, Familienname, ggf. Geburtsname)
wohnhaft in Obrigheim (Pfalz), Ortsteil Asselheim, Weidenweg 15
(Ort, Straße und Hausnummer)
geboren am 26.08.1956
(Geburtsdatum, evtl. weitere Zusätze)
~~persönlich bekannt~~ ausgewiesen durch
Reisepass Nr. 4815 70142
(Personalausweis, Pass)
vor mir vollzogen – ~~anerkannt~~ – worden.
Dies wird hiermit öffentlich beglaubigt.
Grünstadt, den 06.04.2017
Verbandsgemeindeverwaltung Grünstadt-Land:
i.A.
(Unterschrift und Amtsbezeichnung)
(Verw.-Angest.)

Verbandsgemeinde Grünstadt-Land
(Dienstsiegel)

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Property Identification

Site Address:	405 Southstar DR 1201
Parcel ID:	2518-666-0045-000-9
Account #:	150095
Map ID:	25/18N
Use Type:	0400
Zoning:	
City/County:	Fort Pierce



Ownership

Debra Connolly
Weidenweg #15
67283 Obrigheim-Albshem, 00000

Legal Description

GOLF LODGES AT SOUTHPOINTE (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

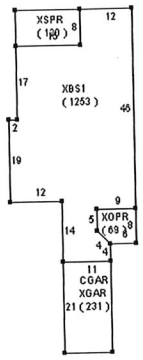
Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type: X211	Year Built: 2003	Frame:
Grade: 211A	Effective Year: 2003	Primary Wall: CB Stucco
Story Height: 1 Story	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%





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 Assessements 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
Warshaver1@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.*

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ IL 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.

Holly G. McDonald
Signature of Notary

OFFICIAL SEAL
HOLLY G MCDONALD
NOTARY PUBLIC - STATE OF ILLINOIS
(seal) MY COMMISSION EXPIRES:07/29/18

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

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

Property Identification

Site Address:	500 S Compass DR 500
Parcel ID:	2507-714-0017-000-6
Account #:	166628
Map ID:	25/07S
Use Type:	0400
Zoning:	
City/County:	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
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:	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

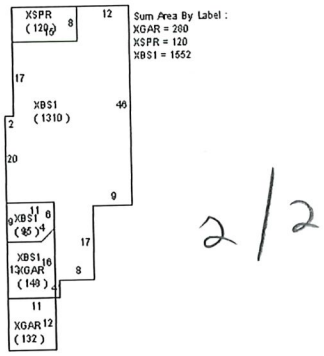
Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type: X211	Year Built: 2006	Frame:
Grade: 211B	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%





2/2

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 Assessements 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.
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GL 602

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 Herminia Herrera
Property Owner(s)

Street Address

City 305-418-4698 State Zip

Phone Number
mini0523@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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 3 day of March, 2017, by Luis E Roca who is personally known to me or has produced as identification.

HERMINIA HERRERA
Notary Public - State of Florida
My Comm. Expires Jul 27, 2018
Commission # FF 142203
(seal)

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

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

Property Identification

Site Address:	602 S Compass DR 602
Parcel ID:	2507-714-0022-000-4
Account #:	166633
Map ID:	25/07S
Use Type:	0400
Zoning:	
City/County:	Fort Pierce



Ownership

Luis E Roca
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

2/2
Need FP
2nd page of PRC

Sale History

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

GL 6006

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 State Zip
305-253-2455 305 989-7215 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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 9 day of April, 2017 by
_____ who is (personally known) to me or has produced
_____ as identification.

Signature of Notary (seal)

NOTARY PUBLIC STATE OF FLORIDA
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_____

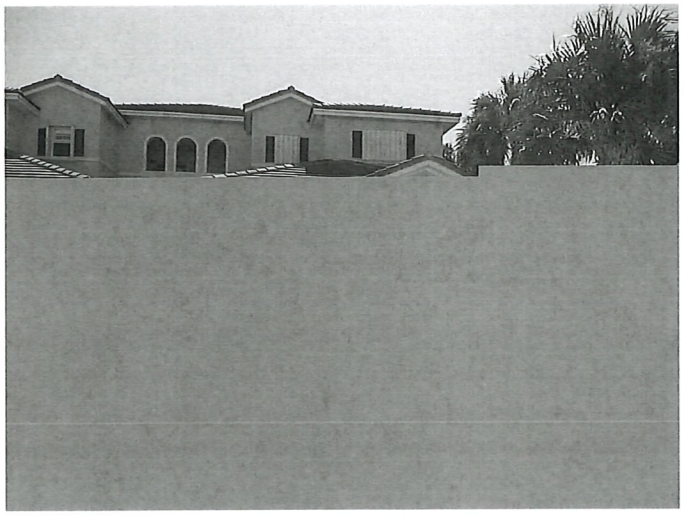
Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

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

Property Identification

Site Address:	606 S Compass DR 606
Parcel ID:	2507-714-0024-000-8
Account #:	166635
Map ID:	25/07S
Use Type:	0400
Zoning:	
City/County:	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	May 31, 2006	May 6, 1998
Book/Page:	3211 / 1442	2604 / 2130	1144 / 0493
Sale Code:	0001	XX00	XX01
Deed:	WD	SP	WD
Grantor:	Zilai,Mark C	R C R Development Co Inc,	OCEAN ESTATES INC
Price:	$170,000	$295,000	$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

Current Year Special Assessment Breakdown

OH1006

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 2400 S Ocean Dr, Unit OH1006 Ft. Pierce, FL 34949

Parcel ID #(s) 2507-888-0051-000-2

Project description Request for approval to do short term rentals

Joseph L. Hughes
Property Owner(s)

Street Address

City State Zip

802-274-8546
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

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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- Vermont COUNTY Caledonia

The foregoing instrument was acknowledged before me this 28th day of September 20 17, by Joseph L Hughes who is personally known to me or has produced FL DL Photo # H220-492-38-168-0 as identification.

Signature of Notary (seal)

MICHELLE PUTVAIN
Notary Public
State of Vermont
My Commission Expires Feb 10, 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_____
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 Outlook



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.

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

Property Identification

Site Address:	1006 Windward DR 3103
Parcel ID:	2507-888-0051-000-2
Account #:	155677
Map ID:	25/18N
Use Type:	0400
Zoning:	
City/County:	Fort Pierce



2/2

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

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

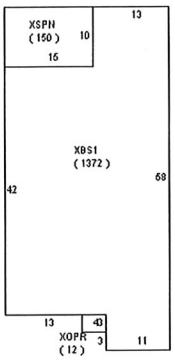
Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type: X212	Year Built: 2003	Frame:
Grade: X12C	Effective Year: 2003	Primary Wall: CB Stucco
Story Height: 1 Story	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%





Special Features and Yard Items

Current Year Values

Current Values 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 Exemption Value Breakdown

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 Assessements 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.
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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
The foregoing instrument was acknowledged before me this 4th day of April, 2017, by Frank and Peggy Marsico who is personally known to me or has produced Driver License as identification.

Signature of Notary

(seal)

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

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

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:

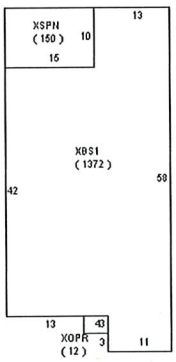
Interior Data

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

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 Exemption Value Breakdown

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 Assessements 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	Coldwell Banker Paradise - Property Manager
Property Owner(s)	**Applicant/Representative, Title, Company**
	100 Mainsail
Street Address	Street Address
	Ft. Pierce, FL 34949
City State Zip	City State Zip
248-399-1033	772-489-6100
Phone Number	Phone Number
lanamclaughlin@rocketmail.com	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.*

X _____

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Michigan COUNTY Oakland

The foregoing instrument was acknowledged before me this 21st day of June, 2017, by

B A Krozek who is personally known to me or has produced

_____ as identification.

B A Krozek

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_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

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

Property Identification

Site Address:	3028 Windward DR 1302
Parcel ID:	2507-888-0014-000-1
Account #:	150116
Map ID:	25/18N
Use Type:	0400
Zoning:	
City/County:	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:	Roof Cover:	Roof Structure:
Building Type: X212	Year Built: 2003	Frame:
Grade: X12B	Effective Year: 2003	Primary Wall: CB Stucco
Story Height: 1 Story	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%

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 State Zip
301-530-4316
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.*

X John Iglehart Mary Iglehart
Property Owner(s) Signature(s)

STATE OF FLORIDA - Maryland COUNTY - Montgomery
The foregoing instrument was acknowledged before me this 6th day of June, 20 19 by John and Mary Iglehart who is personally known to me or has produced Maryland Drivers license as identification.

Norlyn Peguero
Signature of Notary

(seal) Norlyn Peguero
Notary Public
Montgomery County
Maryland
My Commission Expires 05-19-2019

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 462-1729

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

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

Property Identification

Site Address:	3034 Windward DR 1305
Parcel ID:	2507-888-0017-000-2
Account #:	150119
Map ID:	25/18N
Use Type:	0400
Zoning:	
City/County:	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):	1,659
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: 1,659 SF

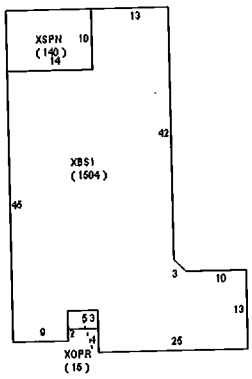
Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type: X212	Year Built: 2003	Frame:
Grade: X12B	Effective Year: 2003	Primary Wall: CB Stucco
Story Height: 1 Story	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%





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 Assessements 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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OH 3040

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-888-0020-000-6

Project description Request for approval to do short term rentals

Clay Wilson + Carol Wilson
Property Owner(s)

Street Address

City 305-942-9646 State Zip

Phone Number

cfwrw89@gmail.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.

Carol R. 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 of Notary

(seal)

MILAGROS BENITEZ
MY COMMISSION EXPIRES FEB 19, 2020
NOTARY PUBLIC STATE OF FLORIDA

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3278

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

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) 250-888-0020-000-6

Project description Request for approval to do short term rentals

Clay Wilson & Coral Wilson
Property Owner(s)

Street Address

City 305-992-9646 State Zip

Phone Number
cfwrw@ymail.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.*

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 _____ as identification.

Signature of Notary

(seal)

HAYCHEL LEON
Notary Public - State of Florida
Commission # FF 197681
My Comm. Expires Feb 9, 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_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

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Property Identification

Site Address:	3040 Windward DR 1402
Parcel ID:	2507-888-0020-000-6
Account #:	150122
Map ID:	25/18N
Use Type:	0400
Zoning:	
City/County:	Fort Pierce



Ownership

Clay F Wilson
Carol R Wilson

1531 Ancona Ave
Coral Gables, FL 33146

Legal Description

OCEANHOUSES AT SOUTHPOINTE PHASE I (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

View:	Roof Cover:	Roof Structure:
Building Type: X212	Year Built: 2003	Frame:
Grade: X12B	Effective Year: 2003	Primary Wall: CB Stucco
Story Height: 1 Story	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%

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) 2507-888-00516-000-7

Project description Request for approval to do short term rentals

1016 WINDWARD DRIVE LLC	Coldwell Banker Paradise - Property Manager
Property Owner(s)	**Applicant/Representative, Title, Company**
1016 Windward Dr	100 Mainsail
Street Address	Street Address
Ft Pierce FL	Ft. Pierce, FL 34949
City State Zip	City State Zip
954-682-5601	772-489-6100
Phone Number	Phone Number
maria_laynsse@hotmail.com	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.*

Maria Elena Laynsse, 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. LAYNSSE who is personally known to me or has produced DRIVER LICENSE as identification.

Signature of Notary

(seal)

Notary Public State of Florida
Glorys Heidy Abreu
My Commission GG 049495
Expires 11/21/2020

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

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

Property Identification

Site Address:	1016 Windward DR 3202
Parcel ID:	2507-888-0056-000-7
Account #:	155682
Map ID:	25/18N
Use Type:	0400
Zoning:	
City/County:	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

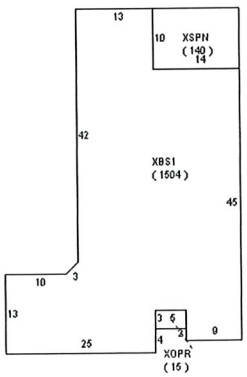
Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type: X212	Year Built: 2003	Frame:
Grade: X12B	Effective Year: 2003	Primary Wall: CB Stucco
Story Height: 1 Story	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%





Special Features and Yard Items

Current Year Values

Current Values 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 Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2005	0041	0.6	Fort Pierce Stormwater Charge	$32.40

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Historical Values

Permits

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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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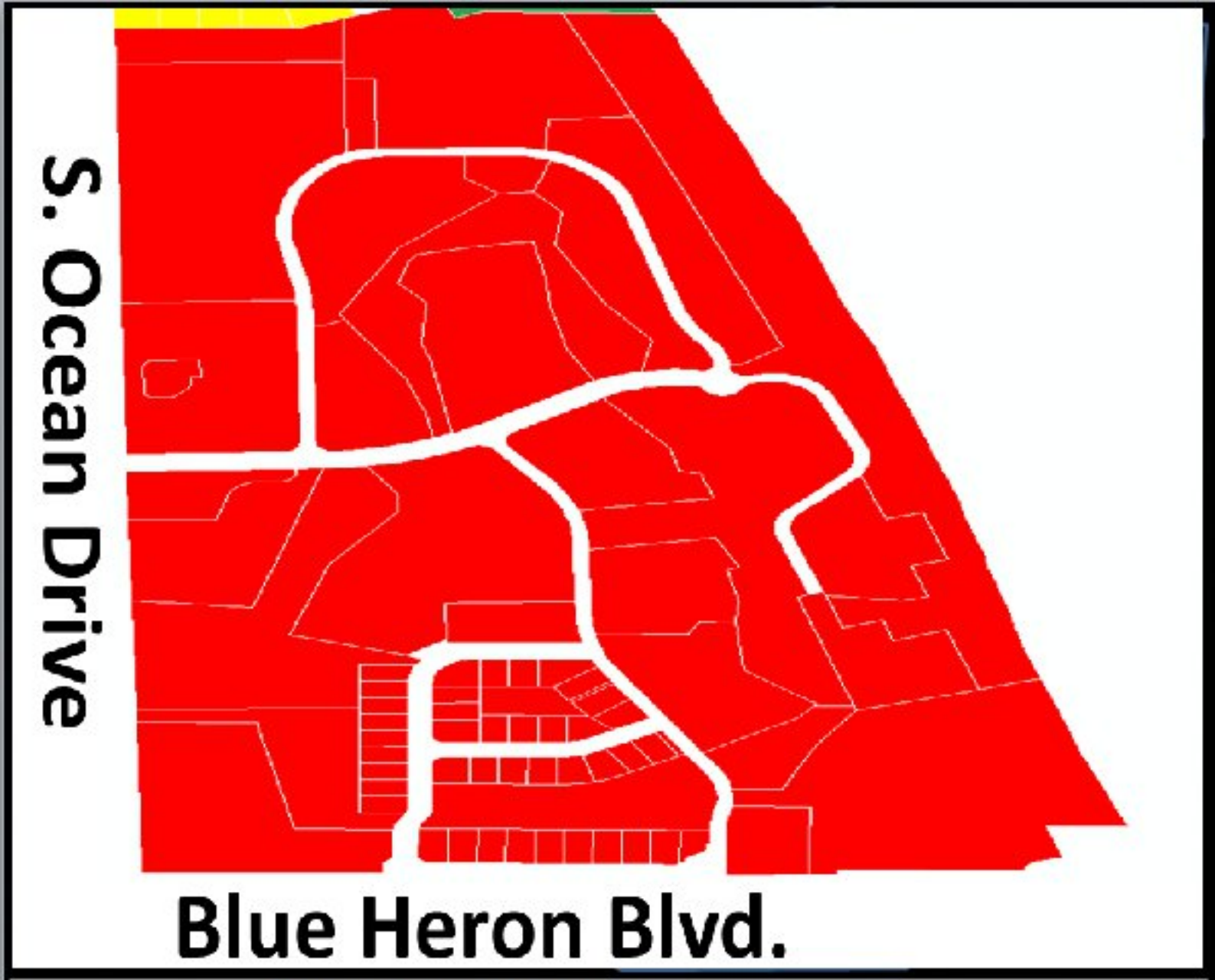
Imagery © 2016 Google, Map data ©2016 Google

Northern Legend

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



N
W E
S

Ocean Village Cluster

Conditional Use w/ No New Construction

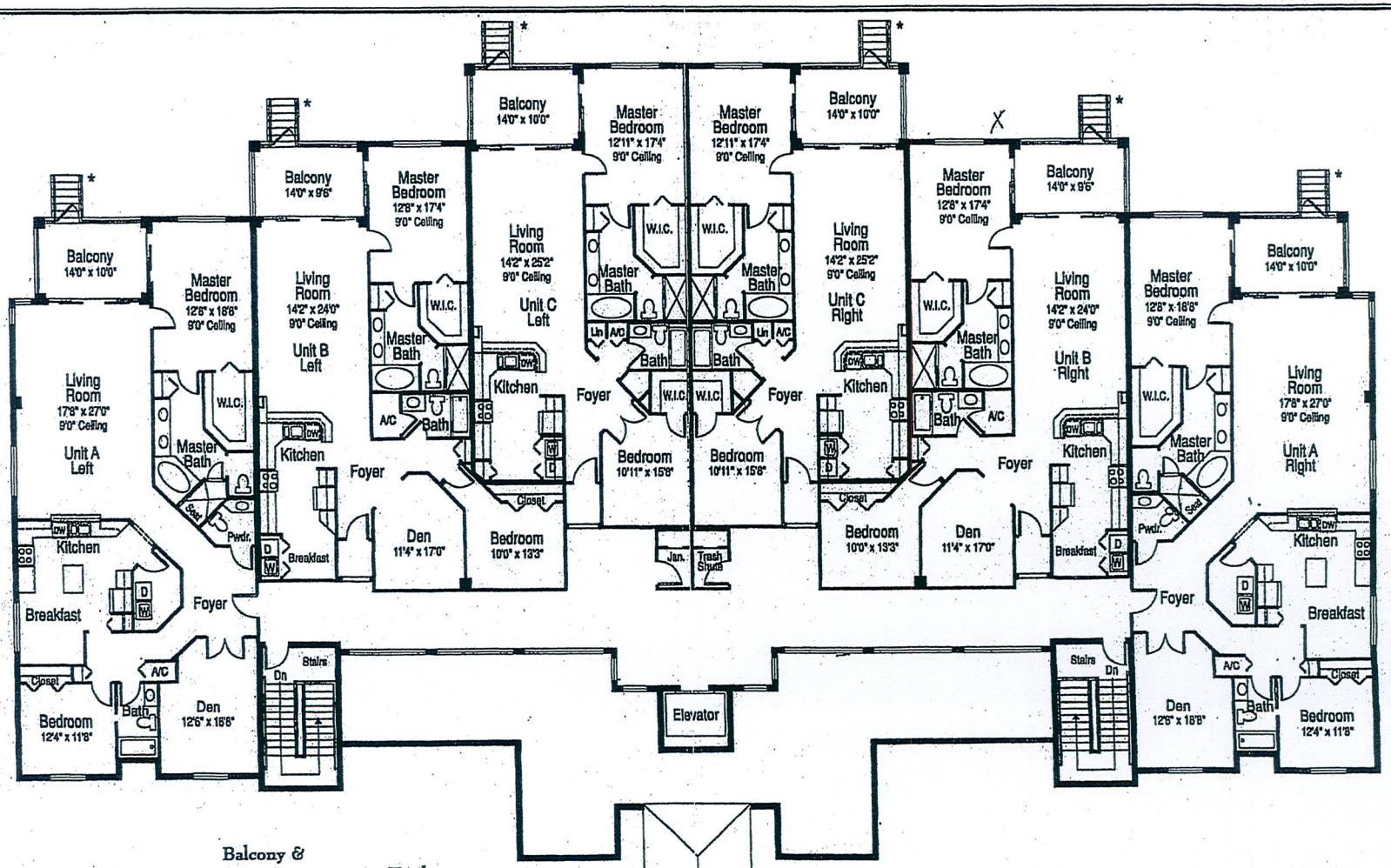
2400 S. Ocean Drive

THE SUNRISE CITY
FORT PIERCE
Florida

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

Zoning Map

Ocean House



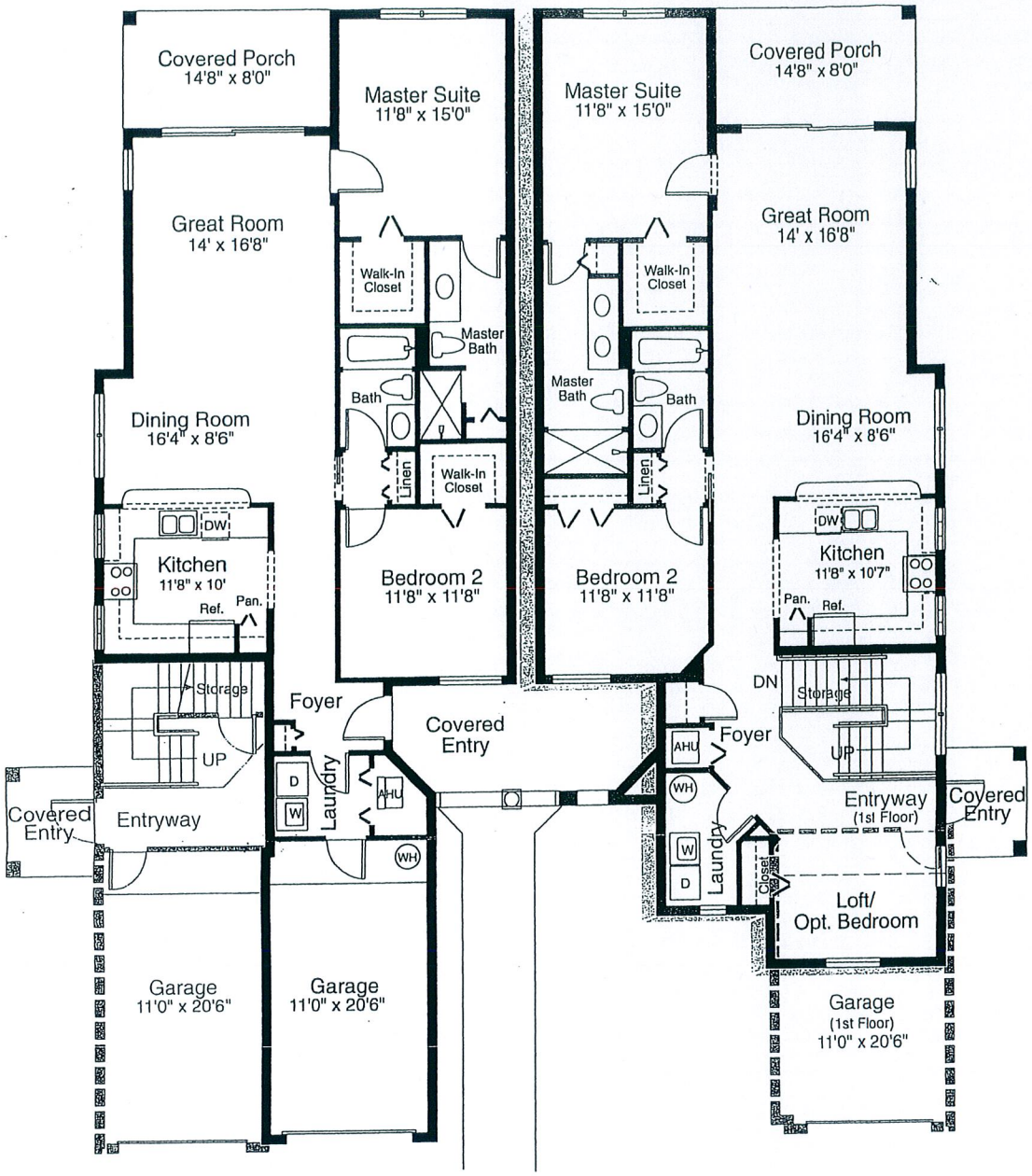
Unit	A/C	Balcony & Entry Area	Total
Unit A	2072 Sq. Ft.	152 Sq. Ft.	2224 Sq. Ft.
Unit B	1593 Sq. Ft. –	142 Sq. Ft.	1736 Sq. Ft.
Unit C	1426 Sq. Ft.	152 Sq. Ft.	1578 Sq. Ft.

Southpointe
at Ocean Village
South Hutchinson Island

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 statue 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.

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.

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

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.

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

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).

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

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,

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

owed to the POA).

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

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.

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

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Lisa Cataline
Manager

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

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Planning Board Special Meeting **5.f.**

Meeting Date: 01/23/2018

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 Started On: 01/02/2018 10:10 AM
Final Approval Date: 01/10/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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.

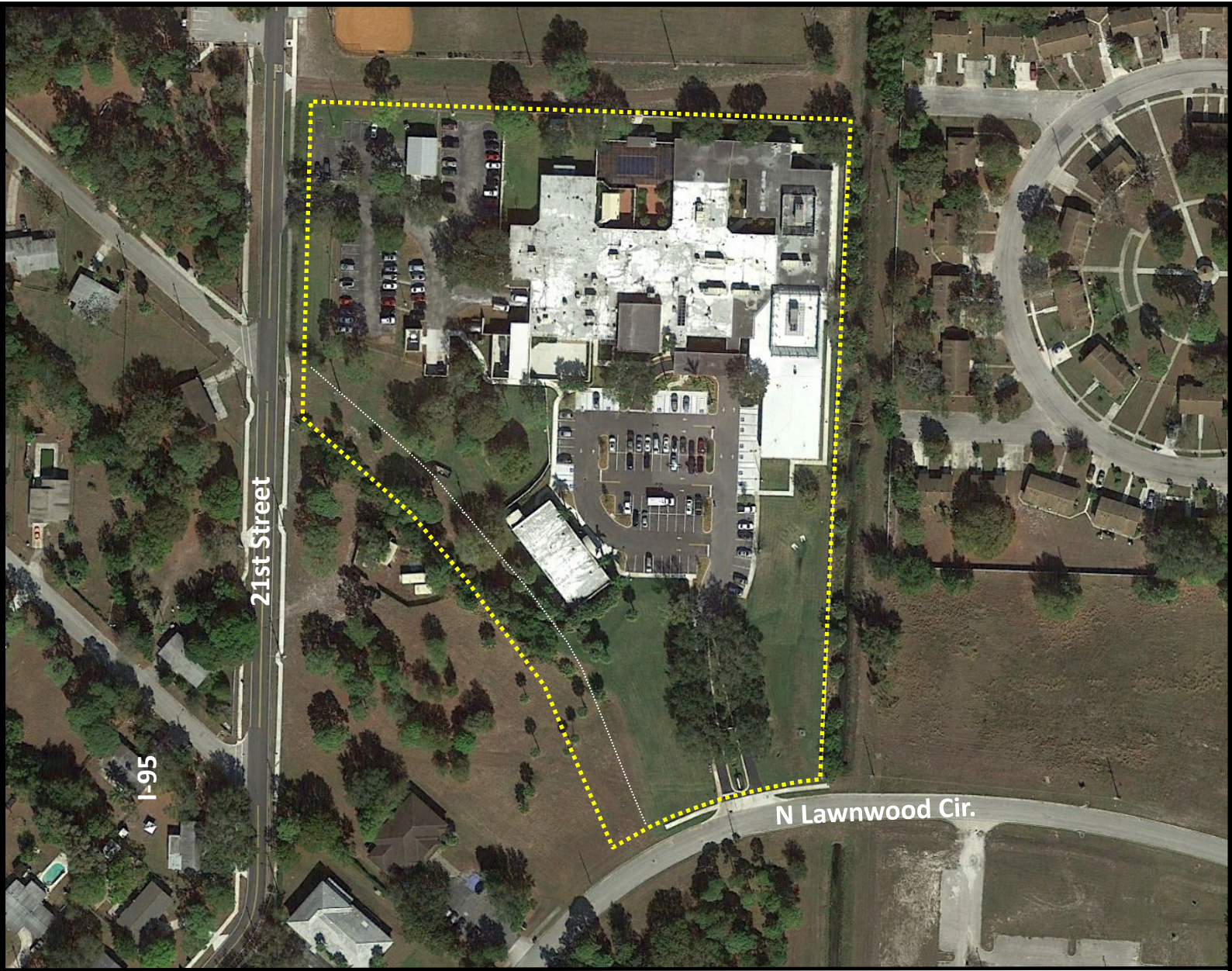
Technical Review Committee

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.

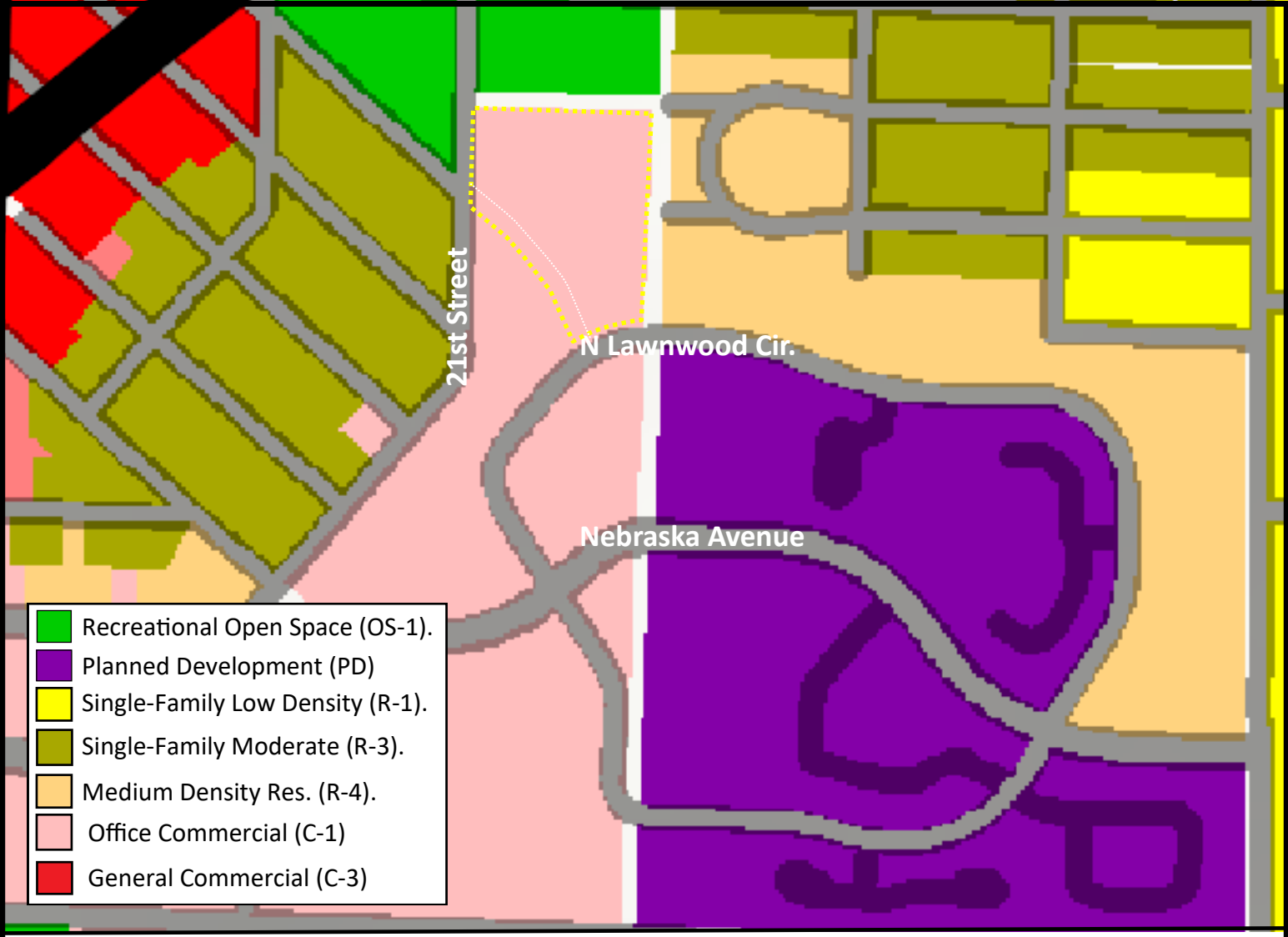


THE SUNRISE CITY FORT PIERCE Florida

Lawnwood Pavilion—1860 N Lawnwood Circle

Site Aerial

N W E S



THE SUNRISE CITY FORT PIERCE Florida

Lawnwood Pavilion—1860 N Lawnwood Circle

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

Property Owner(s)	Applicant/Representative, Title, Company
Hospital Corporation of America	Adam Crunk, PE, Crunk Engineering LLC
PO Box 1504	1894 General George Patton Dr., Suite 600
Street Address	Street Address
Nashville TN 37202	Franklin TN 37067
City State Zip	City State Zip
772-466-1500	615-873-1795
Phone Number	Phone Number
michael.patterson3@hcahealthcare.com	adam@crunkeng.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. 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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 30th day of Nov., 20 17, by Michael Patterson who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

Jazzmine J. Scott
Commission # FF073691
Expires: Dec. 01, 2017
WWW.AARONNOTARY.com

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		
☒ Site Plan	☒ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

Site Information:

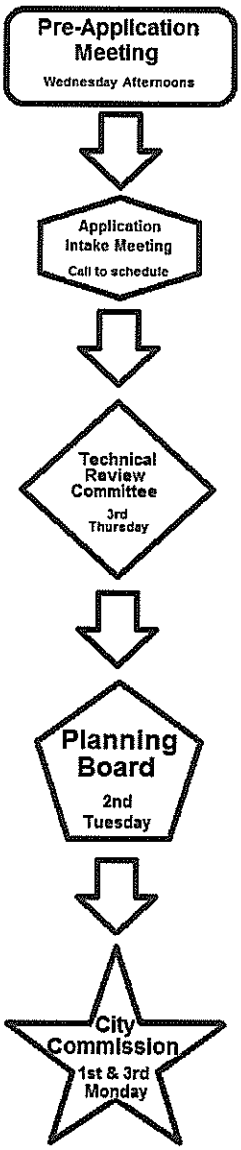
Non-Residential: Proposed Sq. Ft.: 12,000 sf

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)

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

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 SECW 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 DEG10 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/WOF KAUFMAN AV 197.37 FT TO CURVECONC SWLY DELTA 23 DEG 58 MIN 02SEC, 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

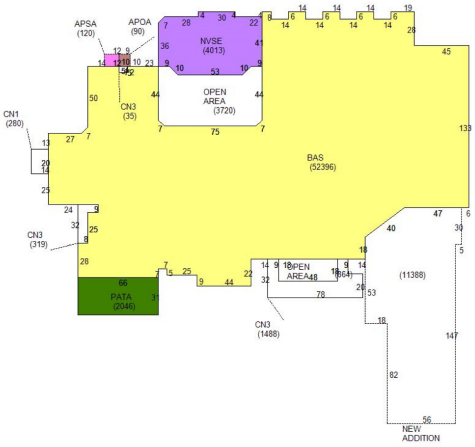
Exterior Data

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: FrcdHotAir	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:

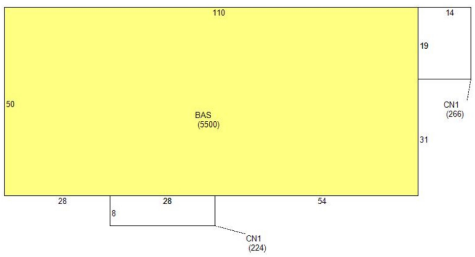
Interior Data

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:

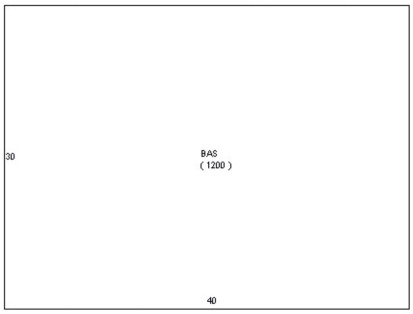
Interior Data

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:

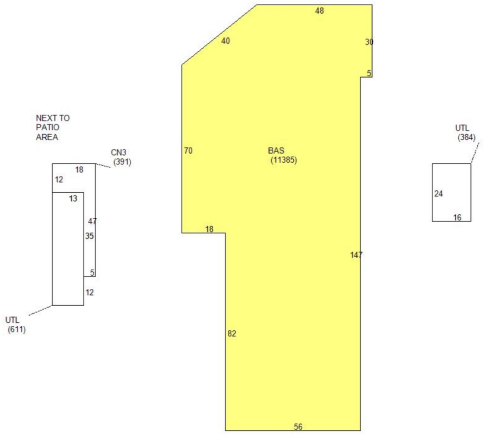
Interior Data

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

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 Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

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 Assessements 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

Jazzmine J. Scott
Commission # FF073691
Expires: Dec. 01, 2017
WWW.AARONNOTARY.com

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 Reigional 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,

Adam Crunk, PE
Crunk Engineering LLC
1894 Gen. George Patton Dr., Ste 600
Franklin, TN 37067
615-873-1795
adam@crunkeng.com



N

Scale: 1" = 300ft

Location Map

Lawnwood Pavilion

Rehabilitation Center

Psychiatric Addition

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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	Adam Crunk, PE, Crunk Engineering LLC
Property Owner(s)	Applicant/Representative, Title, Company
PO Box 1504	1894 General George Patton Dr., Suite 600
Street Address	Street Address
Nashville TN 37202	Franklin TN 37067
City State Zip	City State Zip
772-466-1500	615-873-1795
Phone Number	Phone Number
michael.patterson3@hcahealthcare.com	adam@crunkeng.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 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 30th day of NOV., 2017, by Michael Patterson who is personally known to me or has produced _____ as identification.

Signature of Notary

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 Genearation 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)

AADT = 3.49 * (No. of Beds) -89.09
AM Peak = 0.29 * (No. of Beds) - 15.57
PM Peak = 0.56 * (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
PLANNING DEPARTMENT
Florida

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? [ ] Yes [ ] 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

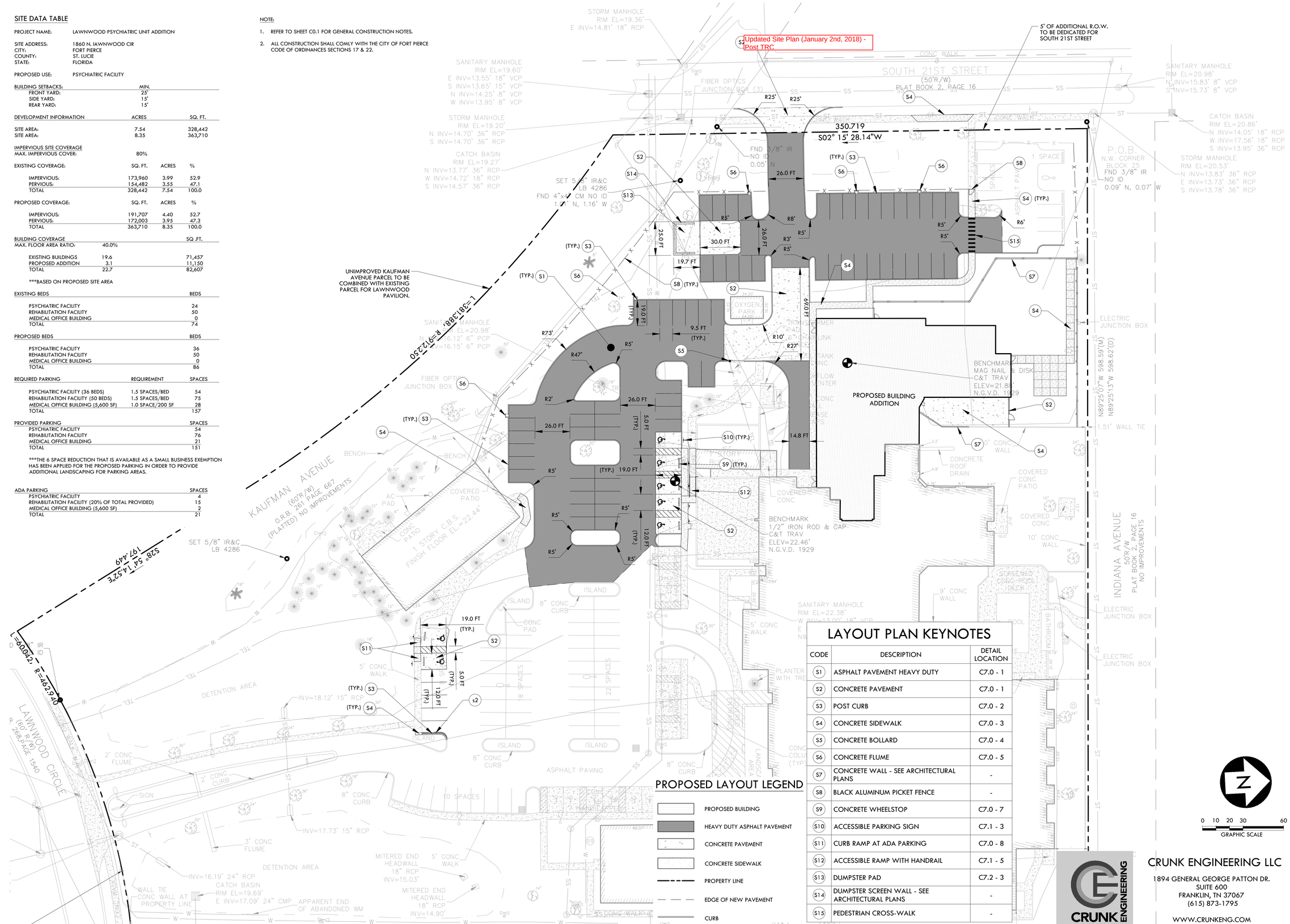
PROVIDED PARKING	SPACES
PSYCHIATRIC FACILITY	54
REHABILITATION FACILITY	76
MEDICAL OFFICE BUILDING	21
TOTAL	151

***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:

1. REFER TO SHEET C0.1 FOR GENERAL CONSTRUCTION NOTES.
2. ALL CONSTRUCTION SHALL COMLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.



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

0 10 20 30 60
GRAPHIC SCALE

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

STENGEL-HILL ARCHITECTURE
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502.893.1875
502.893.1876 fax

LAWNWOOD Regional Medical Center

ADAM CRUNK LICENSE No. 75071 11-1-18 STATE OF FLORIDA PROFESSIONAL ENGINEER

CONSTRUCTION DOCUMENTS

SITE LAYOUT PLAN
ADULT PSYCHIATRIC UNIT ADDTION
HCA - LAWNWOOD PAVILION
FORT PIERCE, FLORIDA

1 REVISION 1

2 JANUARY 2018
HCA1608

C4.0

AHCA Project #:23/1002/46-126-4

SITE DATA TABLE

PROJECT NAME:	LAWNWOOD PSYCHIATRIC UNIT ADDITION
SITE ADDRESS:	1860 N. IAWNWOOD 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		SQ .FT.
MAX. FLOOR AREA RATIO:	40.0%	
EXISTING BUILDINGS	21.8	71,457
PROPOSED ADDITION	3.4	11,150
TOTAL	25.2	82,607

EXISTING BEDS	BEDS
PSYCHIATRIC FACILITY	24
REHABILITATION FACILITY	50
MEDICAL OFFICE BUILDING	0
TOTAL	74

PROPOSED BEDS	BEDS
PSYCHIATRIC FACILITY	36
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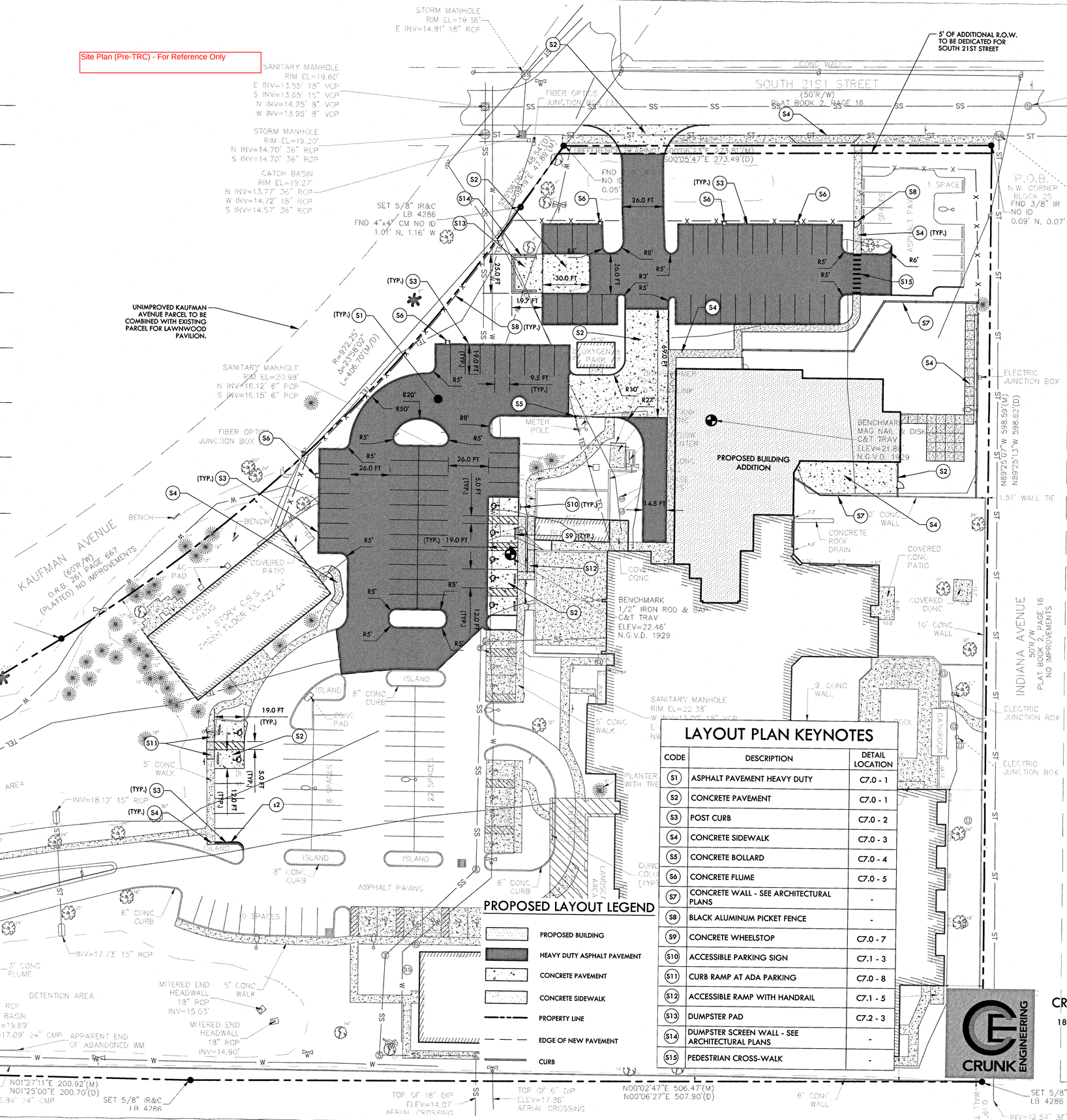
PROVIDED PARKING	SPACES
PSYCHIATRIC FACILITY	54
REHABILITATION FACILITY	76
MEDICAL OFFICE BUILDING	28
TOTAL	158

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 C0.1 FOR GENERAL CONSTRUCTION NOTES.

Site Plan (Pre-TRC) - For Reference Only



LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
S1	ASPHALT PAVEMENT HEAVY DUTY	C7.0 - 1
S2	CONCRETE PAVEMENT	C7.0 - 1
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S6	CONCRETE FLUME	C7.0 - 5
S7	CONCRETE WALL - SEE ARCHITECTURAL PLANS	-
S8	BLACK ALUMINUM PICKET FENCE	-
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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

0 10 20 30 60
GRAPHIC SCALE

STENGEL-HILL ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

LAWNWOOD Regional Medical Center

ADAM CRUNK LICENSED No. 78071 11/30/17 STATE OF FLORIDA PROFESSIONAL ENGINEER

CONSTRUCTION DOCUMENTS

SITE LAYOUT PLAN

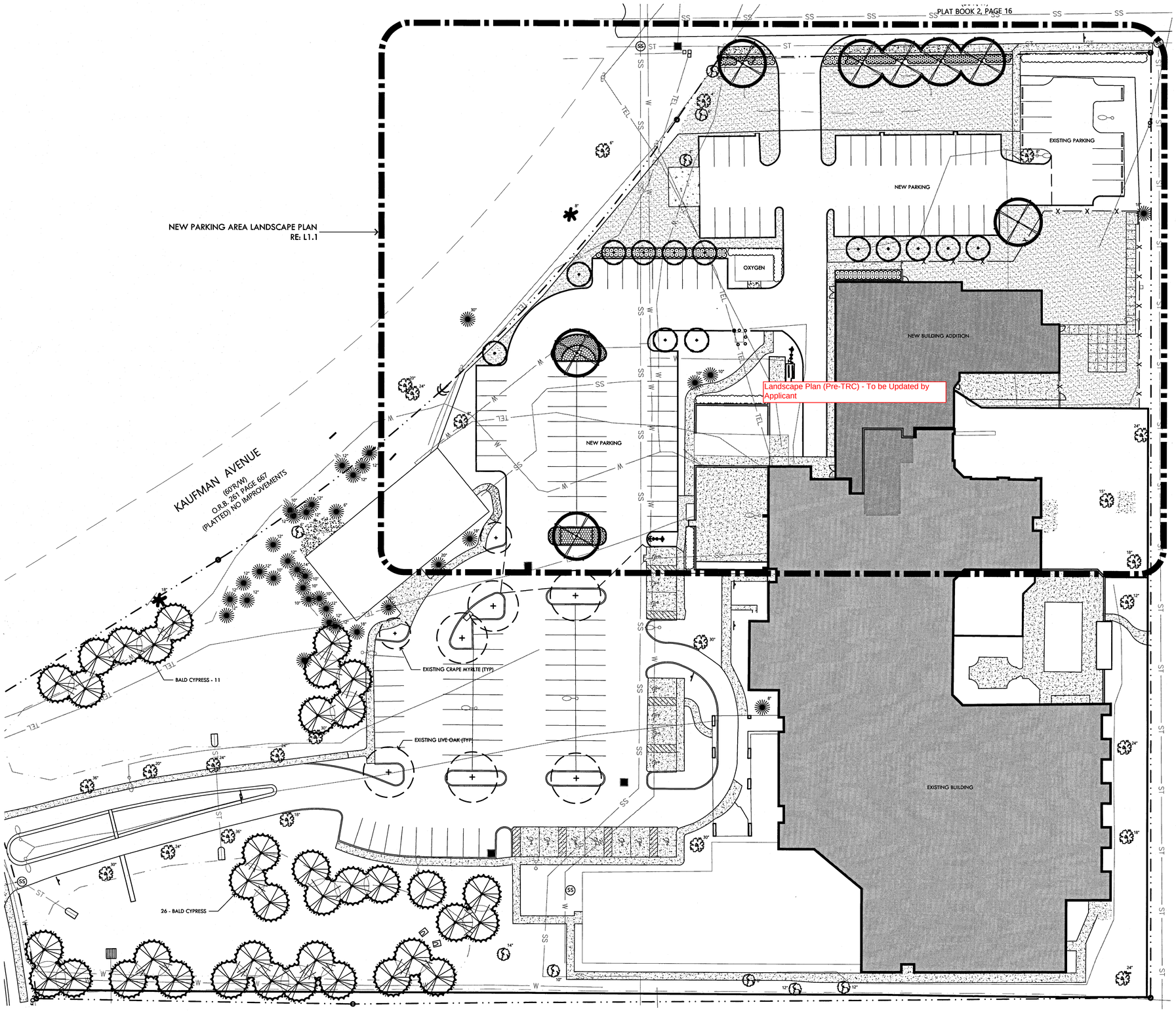
ADULT PSYCHIATRIC UNIT ADDITION
HCA - LAWNWOOD PAVILION
FORT PIERCE, FLORIDA

30 NOVEMBER 2017
HCA1608

C4.0

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AHCA Project #:23/100246-126-4



1 OVERALL LANDSCAPE PLAN
1"=30'-0"

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 - 142LFx10'=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 (4") INCH CALIPER UPON PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM OF EIGHT (12) 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 AMERICA 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. GROUNDCOVER AND VINES QUALITY STANDARDS: GROUNDCOVER (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 (2½) INCH CONTAINER STOCK MAY BE SUBSTITUTED AND SPACED SIX (6) INCHES ON CENTER. VINES AND GROUNDCOVER PLANTS SHOULD SHOW A NUMBER OF VIGOROUS WOODY RUNNERS OR A WELL DEVELOPED CROWN.

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LAWNWOOD
Regional Medical Center

REGISTERED LANDSCAPE ARCHITECT
WESLEY T. HILL
LA 0001709
STATE OF FLORIDA

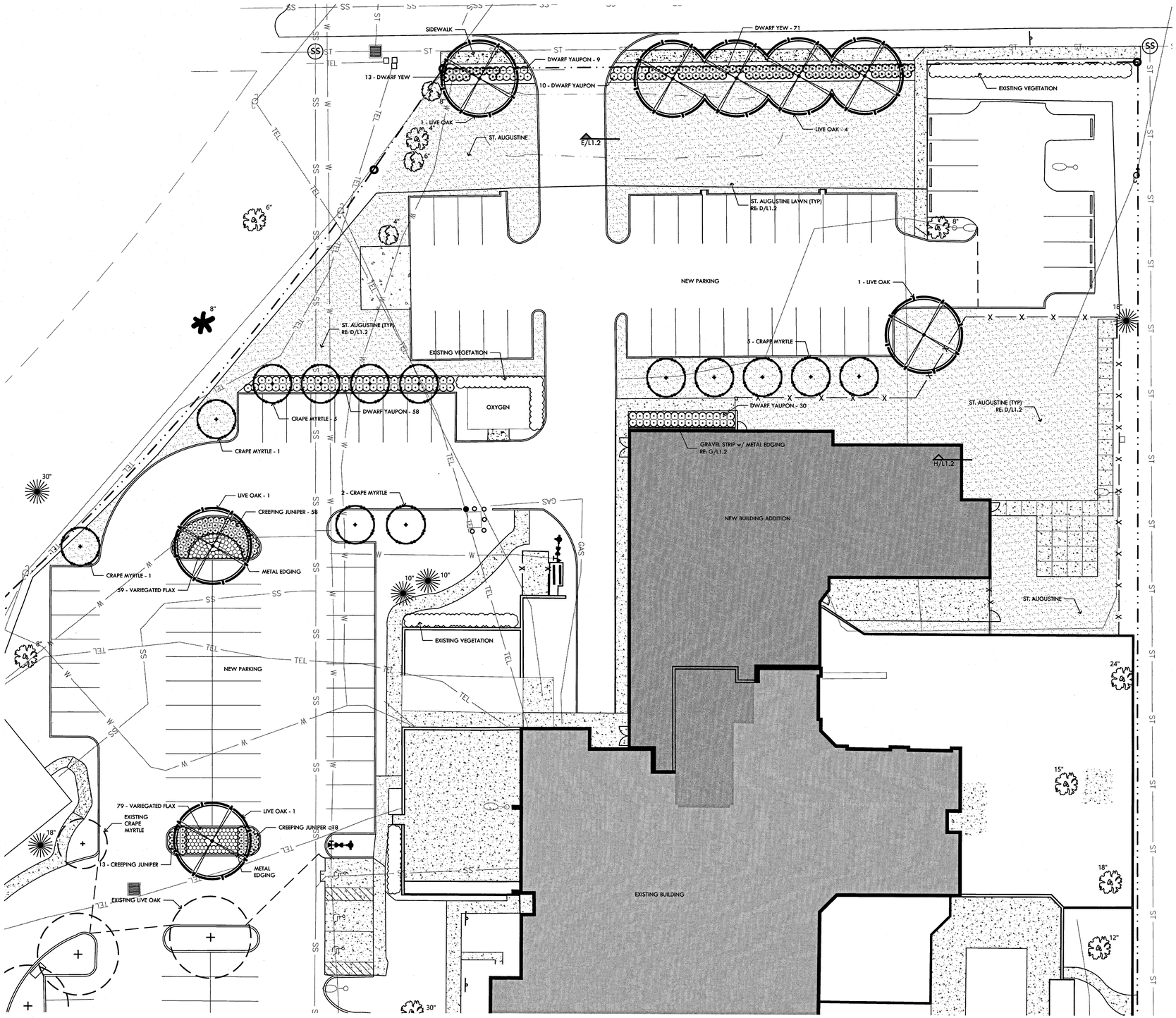
CONSTRUCTION DOCUMENTS

ADULT PSYCHIATRIC UNIT ADDITION
HCA - LAWNWOOD PAVILION
FORT PIERCE, FLORIDA

10 NOVEMBER 2017
HCA1608

LANDSCAPE PLAN
L1.0

AHCA Project #-232/100246-126-4



1 LANDSCAPE PLAN

1"=20'-0"

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) ⅛" 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 construtions, verify measurements in field

STENGEL-HILL
ARCHITECTURE

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LAWNWOOD
Regional Medical Center

REGISTERED LANDSCAPE ARCHITECT
MICHAEL S. HILL
LA 0001729
STATE OF FLORIDA

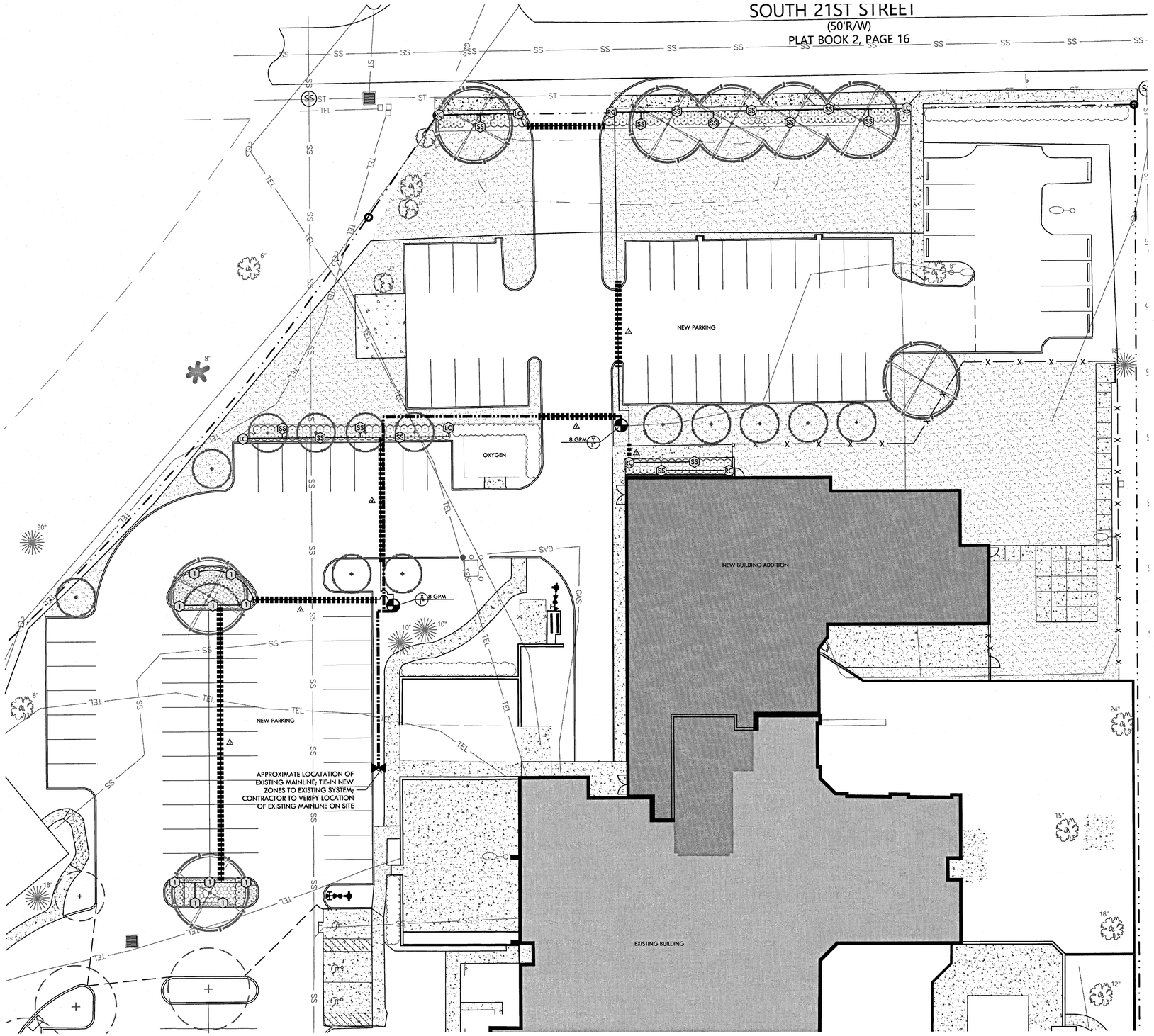
CONSTRUCTION DOCUMENTS

ADULT PSYCHIATRIC UNIT ADDITION
HCA - LAWNWOOD PAVILION
FORT PIERCE, FLORIDA

10 NOVEMBER 2017
HCA1608

LANDSCAPE PLAN
L1.1

AHCA Project #:23/100246-126-4



1 IRRIGATION PLAN

1"=20'-0"

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 / 2" — 30 GPM — VALVE SEQUENCE, GALLONS PER MINUTE, VALVE SIZE

PVC IRRIGATION SLEEVE

MAINLINE 1½" SCH. 40 PVC

LATERAL LINE ¾" - 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
- ZONE VALVE HUNTER PGV OR APPROVED EQUAL
- DRIP ZONE CONTROL KIT HUNTER ICZ-101 OR APPROVED EQUAL
- 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 MPSS530 ROTATOR NOZZLE
- RC HUNTER MPRCS515 ROTATOR NOZZLE
- LC HUNTER MPLCS515 ROTATOR NOZZLE

PVC SLEEVE SIZES

4 — 4" SLEEVE SIZE

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LAWNWOOD
Regional Medical Center

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HCA - LAWNWOOD PAVILION
FORT PIERCE, FLORIDA

10 NOVEMBER 2017
HCA1608

IRRIGATION PLAN
L2.0

NORTH

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

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 26B, 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°53'06"E; THENCE EASTERLY ALONG SAID CURVE AND ALONG SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 22°36'29" A DISTANCE OF 182.67 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 a 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 herein are assumed and referenced to the East R/W of S 21st Street.

LEGEND

℄	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
BT	DENOTES BELLSOUTH PAINT MARK
BE	DENOTES FP&L PAINT MARK
W	DENOTES WATER PAINT MARK
S	DENOTES SANITARY PIPE
G	DENOTES GAS PAINT MARK

C1.0
EXISTING CONDITIONS

STATE OF FLORIDA
THOMAS P. KIERNAN
License No. 6199
STATE OF FLORIDA

11/30/17
SIGNATURE DATE

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

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: 4-07-2015
HORIZ. SCALE: 1"=40'
VERT. SCALE: N\A
JOB No. 15-054
SHEET 1 OF 1

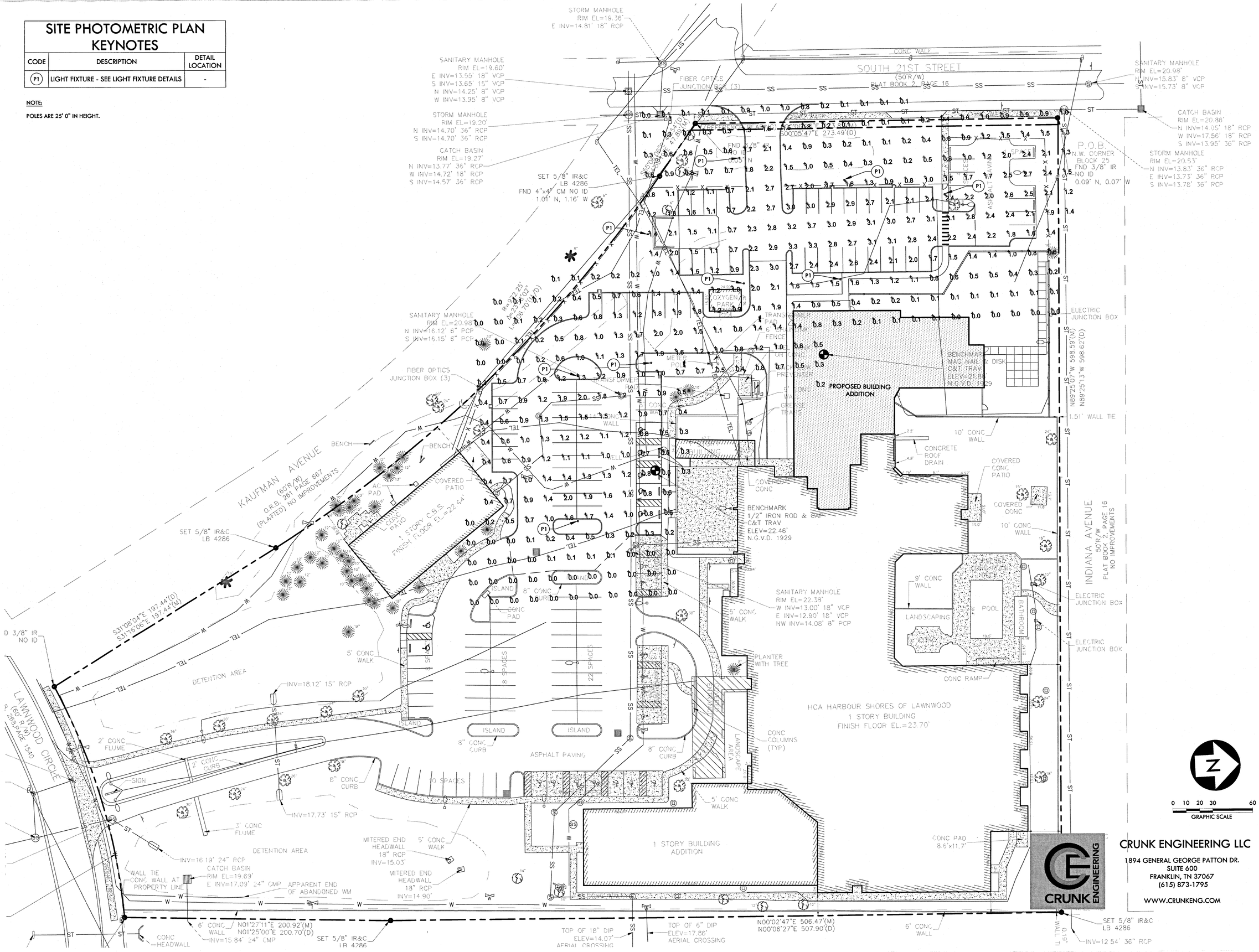
P:\Proj-2015\15-054 LAWNWOOD PAVILION\survey\15-054 map2.dwg, 7/18/2017 10:37:37 PM

SITE PHOTOMETRIC PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
P1	LIGHT FIXTURE - SEE LIGHT FIXTURE DETAILS	-

NOTE:

POLES ARE 25' 0" IN HEIGHT.



STENGEL-HILL
ARCHITECTURE

613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

LAWNWOOD
Regional Medical Center

ADAM CRUNK
LICENSE
No. 78071
11/30/17
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CONSTRUCTION DOCUMENTS

SITE PHOTOMETRIC PLAN

ADULT PSYCHIATRIC UNIT ADDTION
HCA - LAWNWOOD PAVILION
FORT PIERCE, FLORIDA

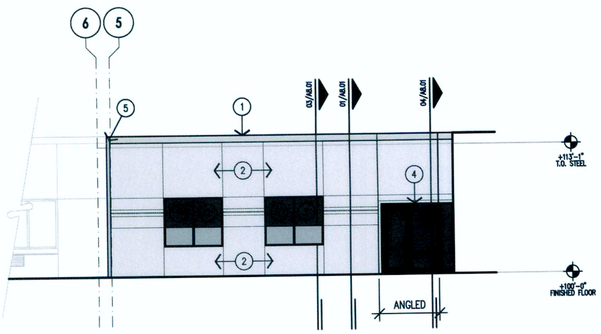
30 NOVEMBER 2017
HCA1608

C8.0

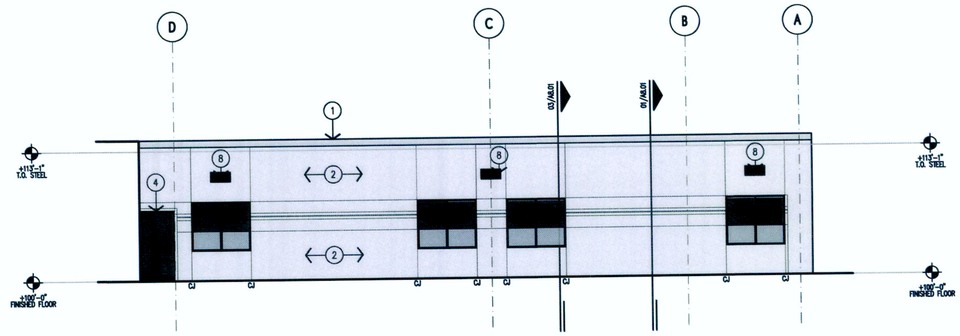
AHCA Project #:23/100246-126-A

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795

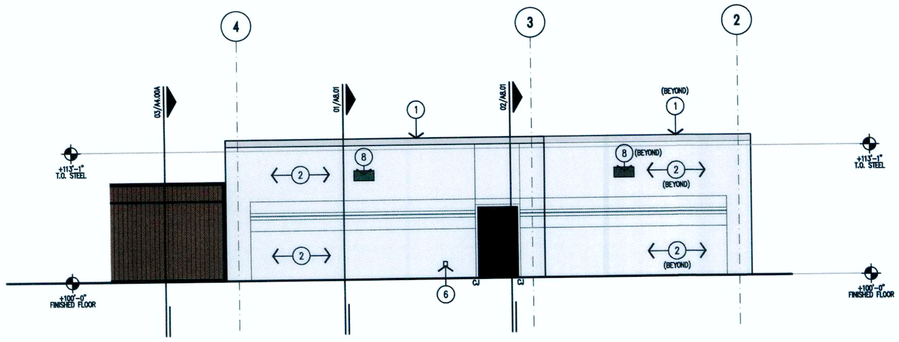
WWW.CRUNKENG.COM



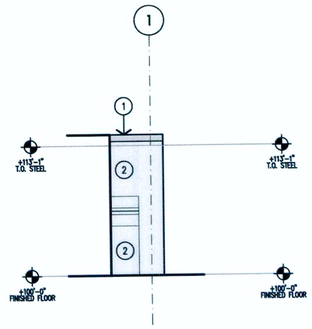
06 NORTH ELEVATION
A7.01 1/8" = 1'-0"



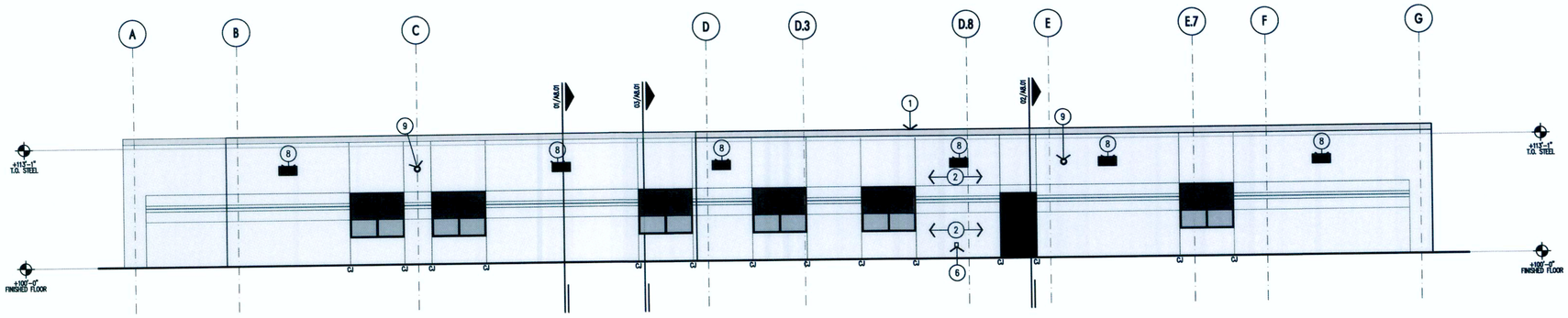
05 EAST ELEVATION
A7.01 1/8" = 1'-0"



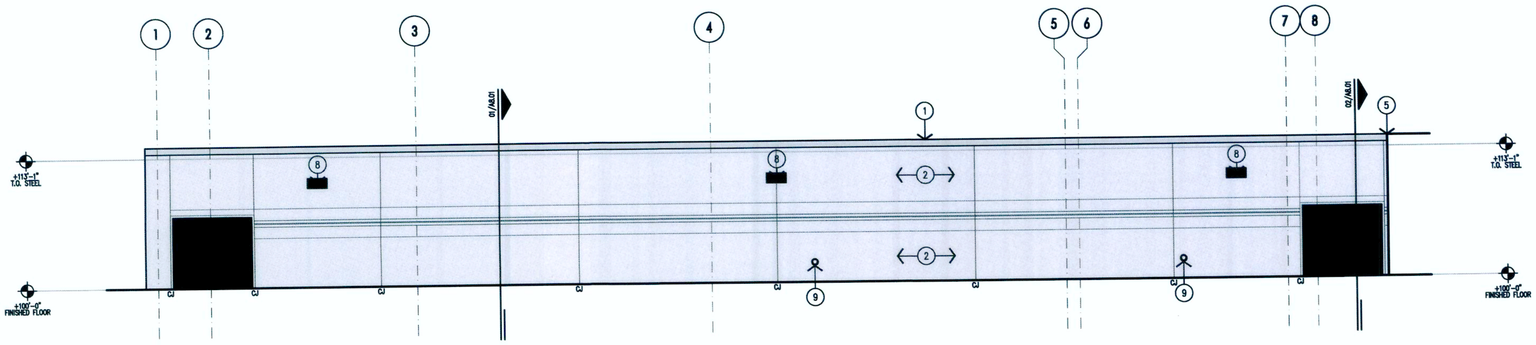
04 NORTH ELEVATION
A7.01 1/8" = 1'-0"



03 NORTH ELEVATION
A7.01 1/8" = 1'-0"



02 WEST ELEVATION
A7.01 1/8" = 1'-0"



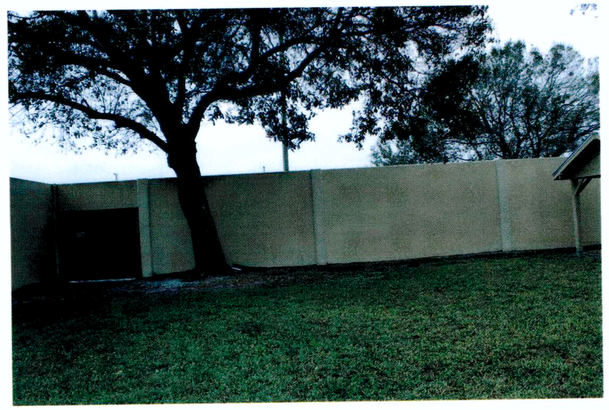
01 SOUTH ELEVATION
A7.01 1/8" = 1'-0"

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 EIFS 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).



EXISTING 10 FT. CONCRETE SCREEN WALL ON-SITE. PROPOSED WALLS TO MATCH EXISTING.

STENGEL-HILL
ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

LAWNWOOD
Regional Medical Center

STATE OF FLORIDA
CHARLES A. HILL
REGISTERED ARCHITECT
AR 93106

CONSTRUCTION DOCUMENTS

EXTERIOR ELEVATIONS
PSYCHIATRIC UNIT ADDTION
1860 NORTH LAWNWOOD CIRCLE
FORT PIERCE, FLORIDA 34950

10 NOVEMBER 2017
HCA1608

A7.01

AHCA Project #-290/100244-1284-4

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 Reigional 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,

Adam Crunk, PE
Crunk Engineering LLC
1894 Gen. George Patton Dr., Ste 600
Franklin, TN 37067
615-873-1795
adam@crunkeng.com

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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? [ ] Yes [ ] 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 Genearation 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)

AADT = 3.49 * (No. of Beds) -89.09
AM Peak = 0.29 * (No. of Beds) - 15.57
PM Peak = 0.56 * (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
Florida
ENGINEERING
DEPARTMENT

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

RECEIVED
DEC 19 2017
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on December 8, 2017:

- [x] Site Plan
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [x] Conditional Approval
- [ ] 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.

- [x] See attached for conditions of approval

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

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

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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) S*creening 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

b. Site Plan & Conditional Use – Lawnwood Pavilion Expansion (Kori Benton)

- W/WW 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

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December 27, 2018

Kori Benton, Senior Planner
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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.

    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.

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