

APR 06 2020



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CITY OF FORT PIERCE
PLANNING & ZONING

Conditional Use – No New Construction

Property address or Location 1014 SOUTH 7th STREET
Parcel ID #(s) 2415-601-0254-000-0
Project description SHORT TERM RENTAL

MICHAEL D. ROBBINS
Property Owner(s)
1014 SOUTH 7th STREET
Street Address
FORT PIERCE FL 34950
City State Zip
863-514-3979
Phone Number
SLICE OF PARADISE FLORIDA@GMAIL.COM
Email Address

MICHELLE LONGARZO
Applicant/Representative, Title, Company
1425 SW EDINBURGH DRIVE
Street Address
PORT ST. LUCIE, FL 34953
City State Zip
772-708-4557
Phone Number
SLICE OF PARADISE FLORIDA@GMAIL.COM
Email Address

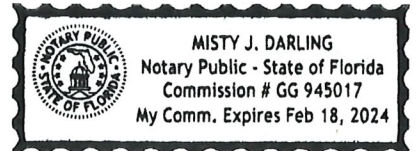
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Michael D Robbins
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY -Polk
The foregoing instrument was acknowledged before me this 17 day of march, 2020, by
Michael D Robbins who is personally known to me or has produced
Florida Dr. License as identification.

Misty J. Darling
Signature of Notary

(seal)



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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Intake Date Stamp



CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 1923 Parking Spaces: 1.6

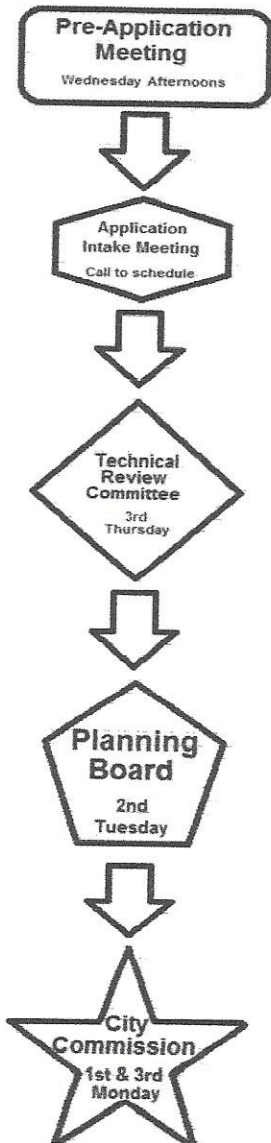
Surrounding Uses: (i.e. single family home, retail, industrial, etc.) SINGLE FAMILY RES.

North	South	East	West
R-2	R-2	R-2	R-2

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



RULES & REGULATIONS of 1014 S, 7th Street, Fort Pierce, Florida 34950:

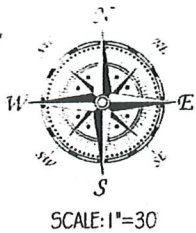
- Remove all trash and dispose of in the provided trash can
- Peaceful enjoyment of common areas at reasonable hours without excessive noise or music
- Pets need to remain in compliance with local leash and pet fecal disposal laws.
- Smoking is prohibited
- Park in the drive way
- Do not litter
- Do not leave air conditioning on with windows open.
- Return A/C to 77 Degrees when check out occurs.
- Do not remove any property belonging to house except beach towels, beach folding chairs, sand toys and umbrellas. The exception items need to be returned to the house with the sand washed of prior to entry.
- Do not give out copies of keys to any one other than registered guest.
- Do not disturb or harass local wildlife such as sea turtles, manatees and any other wildlife.
- It is unlawful to walk on the sand dunes only use designated walkways.
- No illegal drugs allowed on property.
- No toxic chemicals allowed on property.
- Follow all local and state laws.

Management of Property 1014 South 7th Street, Fort Pierce, Florida 34950:

- 1) Provide direct customer service with 24/7 service available by phone, text and e-mail.
Michelle Longarzo 561-332-6718 and sliceofparadiseflorida@gmail.com
- 2) Access to emergency contractors in plumbing, electrical and HVAC.
- 3) Maintain records of clientele, Name, address, contact number and e-mail.
- 4) Ensure all taxes are paid to the state and the county.
- 5) Provide clean linens, towels, dishware, glasses and beach towels.
- 6) Keep all appliances in clean and good working order.
- 7) Keep Heating & ventilation at minimum of 68 degrees Fahrenheit.
- 8) Maintain (1) locking device that cannot be opened by master key on the interior.
- 9) Maintain smoke alarms in every unit.
- 10) Maintain all electrical wires.
- 11) Maintain a fire extinguisher that is fully charged.
- 12) Maintain well lighted common areas.
- 13) Maintain notifications in the residence that all dishware is cleaned and sanitized by dishwasher only.
- 14) Maintain all areas odor free, clean and in good repair.
- 15) Keep all toxic chemicals labeled and properly stored.
- 16) Supply adequate potable water.
- 17) Protect ice machines from self-contamination.
- 18) Maintain the unit vermin free.
- 19) Maintain extermination throughout the unit bi-weekly.
- 20) Maintain Hot / Cold in every sink.
- 21) Removal of trash

Narrative of Property 1014 South 7th Street, Fort Pierce, Florida 34950:

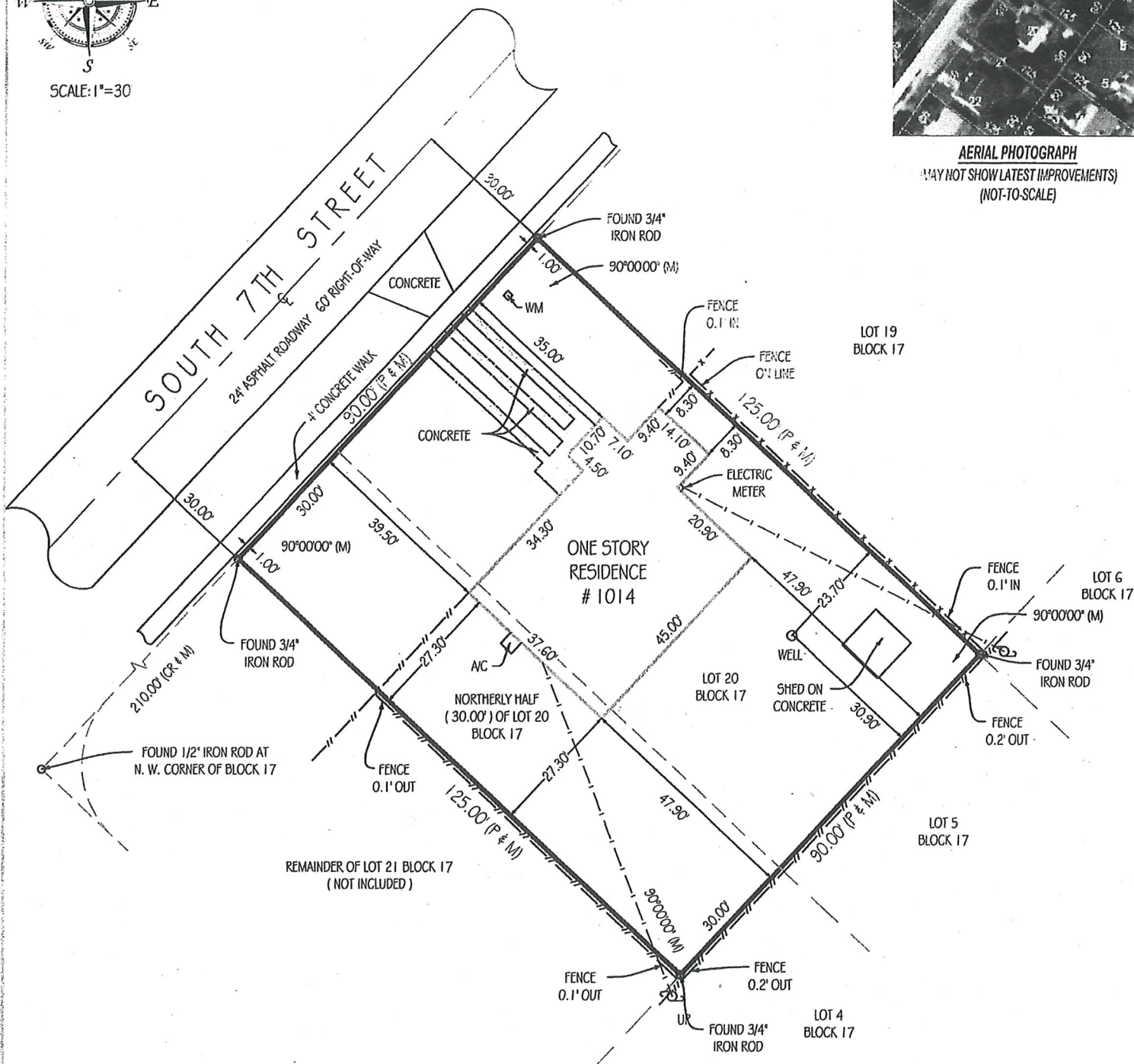
- 1) Transient rentals from 2 days to 6 months to bring out of area Florida and interstate revenue to promote new tourism in Fort Pierce.
- 2) Register for DBPR, Florida Sales Tax, St. Lucie Business Tax Receipt. Register for Sunbiz, File for EIN # and Fort Pierce Business Tax Receipt.
- 3) Intent to rent with Air BNB and VRBO



BEARING REFERENCE:
 NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
 ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO



AERIAL PHOTOGRAPH
 (MAY NOT SHOW LATEST IMPROVEMENTS)
 (NOT-TO-SCALE)



Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client):
 EVIDENCE OF A UTILITY EASEMENT ALONG WESTERLY PROPERTY LINE (WATER METER)

This survey has been issued by the following Landtec Surveying office:
 600 Fairway Drive - Ste. 101
 Deerfield Beach, FL. 33441
 Office: (561) 367-3587 Fax: (561) 465-3145
 www.LandtecSurvey.com

PLEASE NOTE: SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES. NO APPROVAL FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.	
Job Number: 87558-SE	Rev.:
Drawn By: B. ZAB	Rev.:
Date of Field Work: 02/13/2018	Rev.:

LANDTEC
SURVEYING
 Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!

LEGAL DESCRIPTION:

ALL OF LOT 20 AND THE NORTHERLY HALF OF LOT 21, BLOCK 17, PINWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THE SAID NORTHERLY HALF OF LOT 21 BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE LINE DIVIDING SAID LOT 20 AND 21 WITH THE EASTERLY HALF OF SOUTH SEVENTH STREET; RUN THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF SOUTH SEVENTH STREET A DISTANCE OF 30 FEET; THENCE RUN SOUTHEASTERLY PARALLEL WITH SAID LINE DIVIDING SAID LOTS 20 AND 21 A DISTANCE OF 125 FEET TO THE REAR LINE OF SAID LOT 21; THENCE RUN NORTHEASTERLY ALONG THE REAR LINE OF SAID LOT 21 AND A DISTANCE OF 30 FEET SAID LOT 20; THENCE RUN NORTHWESTERLY ALONG SAID LINE DIVIDING SAID LOTS 20 AND 21 TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:

1014 SOUTH 7TH STREET
FORT PIERCE, FL 34950

INVOICE NUMBER: 87558-SE

DATE OF FIELD WORK: 02/13/2018

CERTIFIED TO

PATCH REEF TITLE COMPANY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CENTERSTATE BANK, NATIONAL ASSOCIATION, ISAOA/ATIMA
MICHAEL D. ROBBINS

FLOOD ZONE: X

FLOOD MAP: 12111C

PANEL: 0187

SUFFIX: J





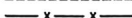



PANEL DATE: 02/16/2012

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

LEGEND:

A - DENOTES ARC LENGTH	P - DENOTES PLAT	 BOUNDARY LINE
CA - DENOTES CENTRAL ANGLE	PK - DENOTES PARKER KALON NAIL	 BUILDING LINE
CATV - DENOTES CABLE T.V. BOX	PH - DENOTES POOL HEATER	 CENTERLINE
CH - DENOTES CHORD DISTANCE	PP - DENOTES POOL PUMP	 EASEMENT LINE
DE - DENOTES DRAINAGE EASEMENT	R - DENOTES RADIUS	 METAL FENCE
FN - DENOTES FOUND NAIL	TR - DENOTES TELEPHONE RISER	 WOODEN FENCE
L - DENOTES LEGAL	UE - DENOTES UTILITY EASEMENT	 PVC FENCE
M - DENOTES MEASURED	UP - DENOTES UTILITY POLE	 OVERHEAD CABLE
OHC - DENOTES OVERHEAD CABLE	WM - DENOTES WATER METER	



Digitally signed by Andrew Snyder
DN: cn=Andrew Snyder,
o=Landtec Surveying, Inc., ou,
email=asnyder@landtecsurvey.com, c=US
Date: 2018.02.13 17:42:13 -05'00'

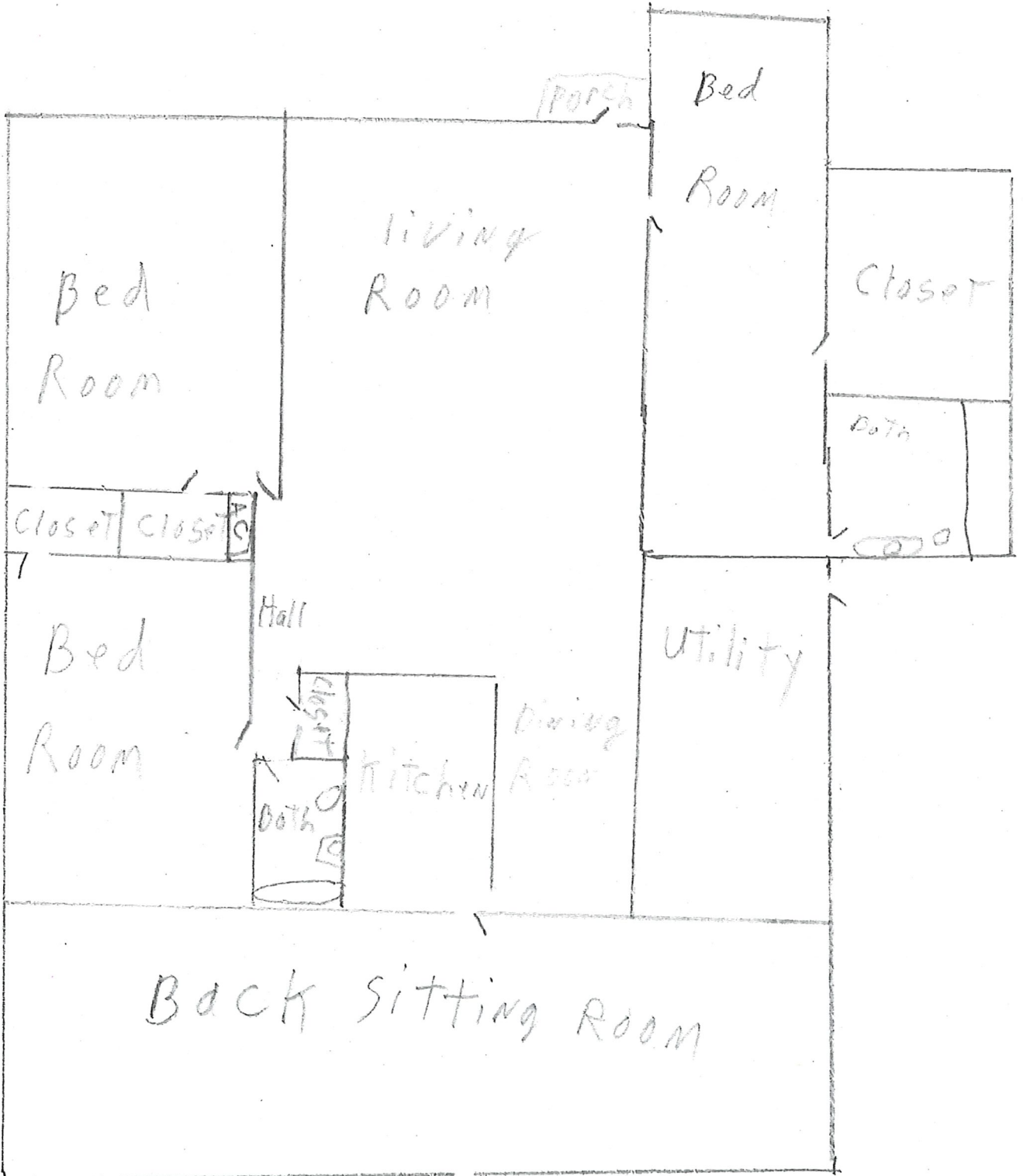
SIGNATURE: _____ DATE: 02/13/2018
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!

1014 7TH ST SOUTH

FRONT



BACK

Property Identification

Site Address: 1014 S 7th ST
Parcel ID: 2415-601-0254-000-0
Account #: 24676
Map ID: 24/15N
Use Type: 0100
Zoning: SF Interme
City/County: Fort Pierce

Ownership

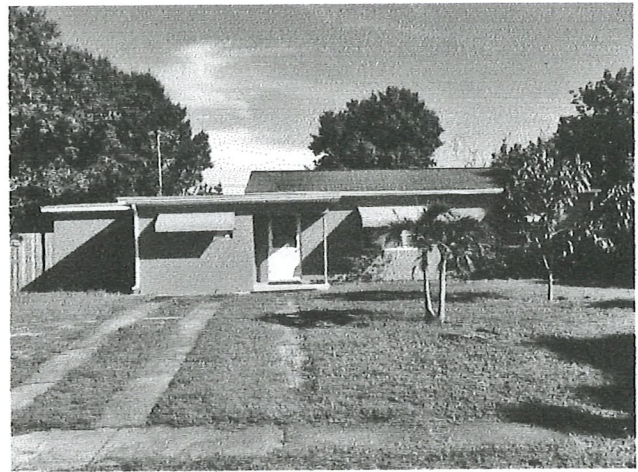
Michael D Robbins
309 5th St S
Dundee, FL 33838-4313

Legal Description

PINEWOOD S/D BLK 17 LOT 20 AND NLY 1/2 OF LOT 21 (OR 4102-2715)

Current Values

Just/Market Value: \$108,900
Assessed Value: \$108,900
Exemptions: \$0
Taxable Value: \$108,900



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Total Areas

Finished/Under Air (SF): 1,883
Gross Sketched Area (SF): 1,923
Land Size (acres): 0.26
Land Size (SF): 11,250

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

Sale History

Date: Feb 28, 2018
Book/Page: 4102 / 2715
Sale Code: 0001
Deed: WD
Grantor: Camargo Jaime B
Price: \$123,000

Date: Sep 9, 2011
Book/Page: 3323 / 2610
Sale Code: 0001
Deed: WD
Grantor: Davis John R
Price: \$51,500

Date: Jul 13, 2006
Book/Page: 2653 / 2263
Sale Code: XX01
Deed: WD

Property Identification

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Parcel ID: 2415-601-0254-000-0
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Map ID: 24/15N
Use Type: 0100
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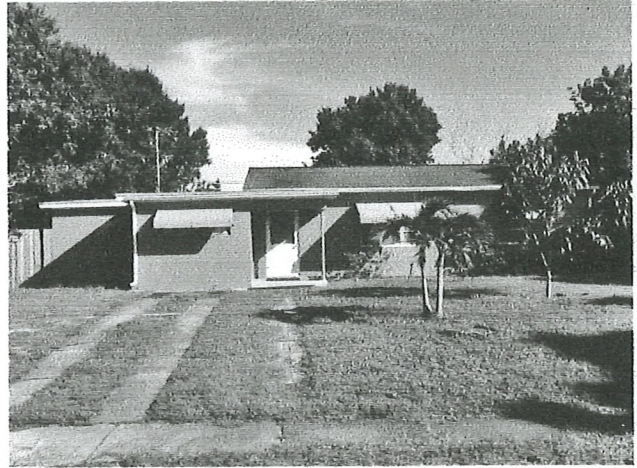
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Land Size (SF): 11,250

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Grantor: Davis Harold E
 Price: \$100
 Date: Jan 1, 1900
 Book/Page:
 Sale Code:
 Deed:
 Grantor:
 Price: \$0

Building Information (1 of 1)

Finished Area: 1,883 SF
 Gross Sketched Area: 1,923 SF

Exterior Data

View:
 Building Type: HC-
 Grade: C-
 Story Height: 1 Story

Roof Cover: Dim Shingle
 Year Built: 1949
 Effective Year: 1978
 No. Units: 1

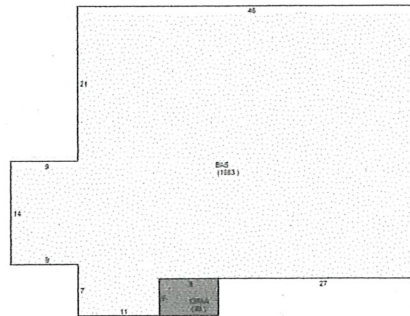
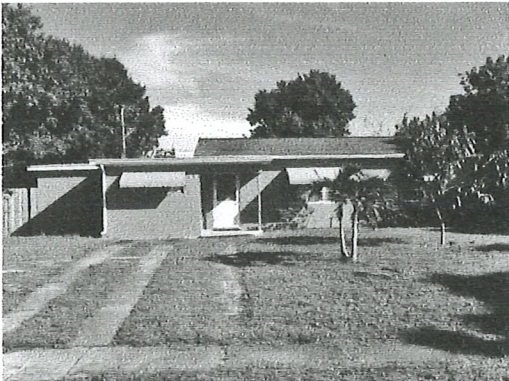
Roof Structure: Gable
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 2
 Full Baths: 2
 Half Baths: 0
 A/C %: 100%

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

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



Special Features and Yard Items

Type: UTILITY AVG
 Quantity: 1
 Units: 100
 Year Built: 1999
 Type: WOOD FEN 6'

Quantity: 1
 Units: 80
 Year Built: 2017

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building: \$90,800
 Land: \$18,100
 Just/Market: \$108,900
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$108,900
 Exemption(s): \$0
 Taxable: \$108,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

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

Historical Values

Permits

Number: R90000179R
 Issue Date: Feb 1, 1990
 Description: Roof
 Amount: \$2,000
 Fee: \$2,000

Number: RF20041320
 Issue Date: Nov 2, 2004
 Description: Roof
 Amount: \$6,760
 Fee: \$0

Number: MC2006106
 Issue Date: May 16, 2006
 Description: Air Conditioning Only
 Amount: \$8,350
 Fee: \$159

Number: DEM
 Issue Date: Nov 17, 2006
 Description: Demolition
 Amount: \$0
 Fee: \$130

Number: SH200683
 Issue Date: Nov 15, 2006
 Description: Shed

Amount:	\$1,000
Fee:	\$50
Number:	BP17-0815
Issue Date:	Mar 23, 2017
Description:	Fence
Amount:	\$1,900
Fee:	\$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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RENTAL AGREEMENT

_____, owner as a consideration of the agreements of the tenant hereby rents the dwelling located at _____
For the period beginning the _____ day of _____ and monthly thereafter until this agreement is terminated.

TENANT HEREBY AGREES:

1. To pay as rental, the sum of \$ _____ per month, payable in advance from the first day of every month. This amount may be adjusted to compensate for the inflation or additional costs.
2. To pay a late charge of 10% of the rent amount each time rent is not received by 4:00 P.M. on the due date regardless of the cause, including dishonored checks. All returned checks will be subject to the cost and \$50.00. In the event a collection agency becomes necessary to collect any amounts due on this agreement, tenant agrees to pay said commission plus attorney fees.
3. To use property as _____ only.
4. **TENANT TO PAY ALL ATTORNEY AND COURT COSTS INCURRED BY THE OWNER IN ENFORCING THIS AGREEMENT.**
5. Tenant agrees not to assign or sublet any part of this property.
6. Owner may enter the property at any time to inspect, repair, show the property for sale or rent, or to insure compliance with this agreement.
7. This agreement may be terminated at any time by the owner giving fifteen days written notice to the renter. Owner may change any provisions of this agreement in a like manner.
8. Failure to pay rent by the due date at the address of _____ or any other violation of the provisions of this agreement shall result, at the option of the owner, in the termination of this agreement without notice. In the event, owner may enter the property, take possession and exclude tenants therefrom. Any personal property of the tenant may be removed and stored at the expense of the tenant.
9. Tenant agrees to pay for any damage caused by negligence on their part. This refers to the following. This is not all inclusive.
 - screens pushed out by children,
 - nail or screw holes in the walls or woodwork,
 - broken windows,
 - all maintenance on property & structure,
 - grass cut,
 - maintain parking area,
 - light bulbs,
 - air conditioning filter must be kept clean,
10. There are to be **NO PETS of any kind** on said property inside or outside the residence.
11. Landlord shall have the lien granted by law upon all furniture and other property of the tenant for the payment of their rent and any property damage.
12. Owner shall not be liable for any loss of property by fire or any other reason. Tenant agrees to carry insurance on their possessions and to make no claim on the landlord for any reason.
13. Tenant agrees to be responsible for the payment of all utilities including the removal of garbage and rubbish.
14. Tenant agrees to pay a charge of cost plus \$ 50.00 should it ever become necessary to deliver a notice to pay the rent or eviction notice.
15. Release of all deposits will be subject to the following conditions; however, landlord shall have the right to recover any excess cost for cleaning or damage above the deposit.
 - At least one year of rental time has elapsed and written notice of intent to vacate is received by the owner fifteen day prior to vacating.

- The entire dwelling is clean. This includes everything. There is not damage to the property other than normal wear and tear.
- There are no unpaid charges including late charges and unpaid rent outstanding. All keys must also be returned.
- All debris, rubbish and garbage are removed from the property and a forwarding address is left with the owner.

16. Tenant agrees to be responsible for lawn maintenance or pay a charge of \$50.00 plus cost for cutting the lawn.
17. Tenant agrees to be responsible for pest control or pay a charge.
18. Tenant agrees that any changes to the structure or the property must be approved by the owner prior to initiating changes. Any structure changes to building or property will become permanent fixture to the building or property, shall not be removed if tenant vacates property, and said change shall become property of the owner. If Tenant requests changes it must be in writing and is approved by the owner. Tenant is financially responsible for all costs of requested changes and will not be reimbursed by owner.
19. No storage of any kind on the property.
20. To use property as a living quarters only for _____ adults and _____ children.

CLAUSE FOR VISTORS:

There will be an additional cost for visitors after **two** days, \$100.00 per person per week. The first day there is a **pet of any kind**, in the residence; there will be a \$500.00 deposit plus \$500.00 per month pet fee. Yard dog; there will be a \$200.00 deposit plus \$100.00 per month pet fee.

 Tenant Signature Co-Tenant Signature Co-Tenant Signature

 Tenant Printed Name Co-Tenant Printed Name Co-Tenant Printed Name

Signed by the above parties this _____ day of _____, 20_____.

 Owners Signature

Accepted by Owner this _____ day of _____, 20_____.