



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida*

TO: Technical Review Committee

FROM: Jennifer Hofmeister, AICP, LCAM

RE: **Technical Review Project #20- 040000023**

Meeting Date: November 10, 2020

Conditional Use – Poirier Dwelling Rental – 1341 Binney Drive

The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish a Dwelling Rental, offering lodging for a minimum of two (2) days and a maximum of less than six (6) months.

The subject site has a Future Land Use designation of Hutchinson Island residential (HIR) with a compatible zoning designation of Hutchinson Island Medium Density Residential Zone (R-4A). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-4A zoning district.

Please send all comments to the following emails: jhofmeister@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two days before the Technical Review Committee Meeting (November 17, 2020 - Tuesday).

Please do not hesitate to contact me should you require any additional information at 772-467- 3730.

Thank you.



Conditional Use – No New Construction

Property address or Location 1341 BINNEY DR
 Parcel ID #(s) 2401-601-0032-000-5
 Project description 2 day short term rentals

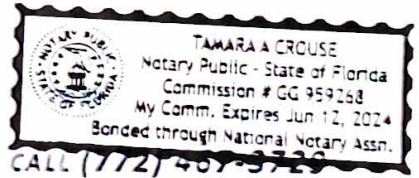
Neil M Poirer
 Property Owner(s)
1341 Binney Drive Unit A & B
 Street Address
Fort Pierce, Florida 34949
 City State Zip
772-801-1819
 Phone Number
neeled@gmail.com
 Email Address

Michelle Longarzo
 Applicant/Representative, Title, Company
715 South Ocean Drive Unit D
 Street Address
Fort Pierce, Florida 34949
 City State Zip
772-708-4557
 Phone Number
slicedparadisell@gmail.com
 Email Address

Property Owner(s) Acknowledgement: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgment of the submission of the 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.

Neil M Poirer
 Property Owner(s) Signature(s)

STATE OF FLORIDA – COUNTY Martin
 The foregoing instrument was acknowledged before me this 6 day of Nov, 2020 by
Neil M Poirer who is personally known to me or has produced
FDL Pub0-633-70-1260 as identification.
Tamara A Crouse
 Signature of Notary

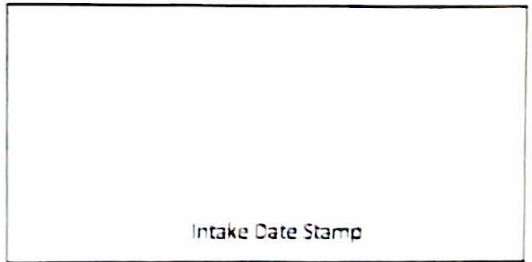


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3723

TO BE COMPLETED BY STAFF

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

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



Property Identification

Site Address: 1341 BINNEY DR
 Parcel ID: 2401-601-0032-000-5
 Account #: 15172
 Map ID: 24/01C
 Sec/Town/Range: 01/35S/40E
 Zoning: HI Medium
 Use Type: 0800
 Jurisdiction: Fort Pierce

Ownership

Neil M Poirier
 1341 Binney DR Apt B
 Fort Pierce, FL 34949

Legal Description

REVISED PLAT OF BLKS 17, 21 AND 22 OF FT PIERCE BEACH S/D BLK 22 LOT 4 (OR 3407-1852)

Current Values

Just/Market: \$221,000
 Exemptions: \$50,000

Assessed: \$221,000
 Taxable: \$171,000

Year
 2020
 2019
 2018

Just/Market
 \$221,000
 \$220,800
 \$179,400

Assessed
 \$221,000
 \$220,800
 \$135,229

Exemptions
 \$50,000
 \$50,000
 \$0

Taxable
 \$171,000
 \$170,800
 \$135,229

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-28-2012	3407 / 1852	0001	WD	Marangelli Angela	\$100,000
07-16-2004	2022 / 2971	XX00	WD	Bartlett John M	\$272,800
11-20-2000	1343 / 2543	XX00	WD	Dragan C Semone	\$110,000

Primary Building Information

Finished Area of this building: 1,901 SF
 Gross Sketched Area: 2,325 SF

Exterior Data

View:
 Year Built: 1971
 Primary Wall: CB Stucco

Roof Cover: Dim Shingle
 Frame:
 Story Height: 1 Story

Roof Structure: Gable
 Grade: MFAQ
 No. Units: 2

Building Type: MFH
 Effective Year: 1973
 Secondary Wall:

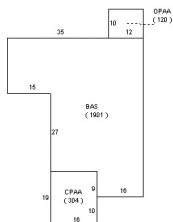
Interior Data

Bedrooms: 0
 Full Baths: 3
 Half Baths: 0

A/C %: 100%
 Heated %: 100%
 Sprinkled %: 0%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,901
Gross Sketched Area (SF):	2,325
Land Size (acres):	0.17
Land Size (SF):	7,188
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 6'	1	145	2001