



## Conditional Use – No New Construction

Property address or Location 1218 SOUTH 11<sup>th</sup> STREET, FORT PIERCE, FLORIDA 34950  
 Parcel ID #(s) 2415-703-0063-000-7  
 Project description \_\_\_\_\_

RAUL ARENAS  
 Property Owner(s)  
1218 SOUTH 11<sup>th</sup> STREET  
 Street Address  
FORT PIERCE, FLORIDA 34950  
 City State Zip  
772-708-4557  
 Phone Number  
RAULARENASNUMEZ.C@gmail.com  
 Email Address

MICHELLE LONGARZO, APPLICANT  
 Applicant/Representative, Title, Company  
715 SOUTH OCEAN DRIVE  
 Street Address  
HUTCHINSON ISLAND, FLORIDA 34949  
 City State Zip  
772-708-4557  
 Phone Number  
SLICEOFPARADISEFLORIDA@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.*

Michelle L. Longarzo by proxy for Raul Arenas  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST. LUCIE COUNTY  
 The foregoing instrument was acknowledged before me this 21 day of MAY, 2020, by

\_\_\_\_\_ who is personally known to me or has produced

KNOWN BY ME as identification.

Loretta Dennis  
 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 # \_\_\_\_\_



**LORETTA DENNIS**  
 MY COMMISSION # FF 145332  
 EXPIRES: September 20, 2018  
 Bonded Thru Budget Notary Services

Intake Date Stamp

### Property Identification

Site Address: 1218 S 11th ST  
Parcel ID: 2415-703-0063-000-7  
Account #: 24971  
Map ID: 24/16N  
Use Type: 0100  
Zoning: SF Low Den  
City/County: Fort Pierce

### Ownership

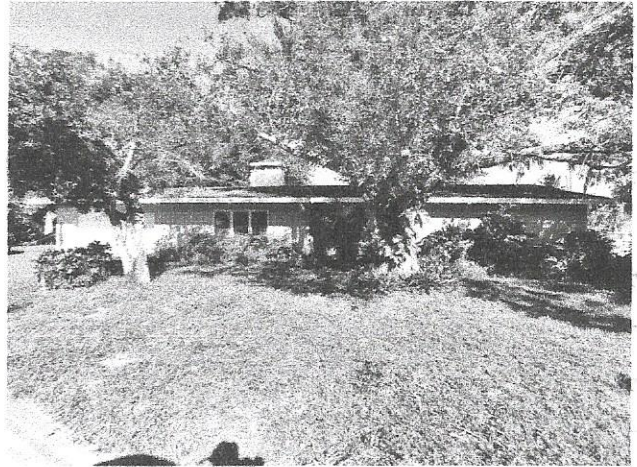
Raul N Arenas  
1218 S 11th St  
Fort Pierce, FL 34950

### Legal Description

SUNRISE ESTATES BLK 4 LOT 9 (OR 3593-1457)

### Current Values

Just/Market Value: \$139,000  
Assessed Value: \$73,858  
Exemptions: \$48,858  
Taxable Value: \$25,000



### 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): 2,573  
Gross Sketched Area (SF): 3,339  
Land Size (acres): 0.31  
Land Size (SF): 13,356

Taxes for this parcel: SLC Tax Collector's Office   
Download TRIM for this parcel: Download PDF

### Sale History

Date: Dec 18, 2013  
Book/Page: 3593 / 1457  
Sale Code: 0001  
Deed: WD  
Grantor: Tzimenatos Michael  
Price: \$68,500

Date: Sep 25, 2006  
Book/Page: 2666 / 1636  
Sale Code: XX01  
Deed: QC  
Grantor: Tzimenatos Sophie S  
Price: \$120,000

Date: Nov 1, 1972  
Book/Page: 0208 / 0366  
Sale Code: XX00  
Deed: CV

Grantor:

Price:

\$37,500

### Building Information (1 of 1)

Finished Area: 2,573 SF

Gross Sketched Area: 3,339 SF

#### Exterior Data

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

Roof Cover: Dim Shingle  
Year Built: 1958  
Effective Year: 1970  
No. Units: 1

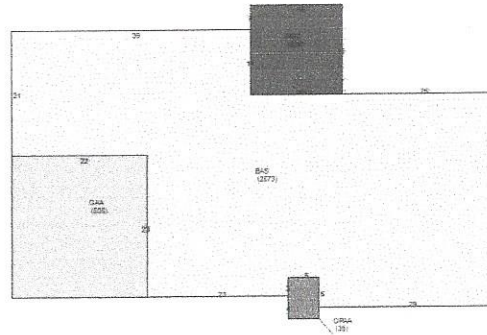
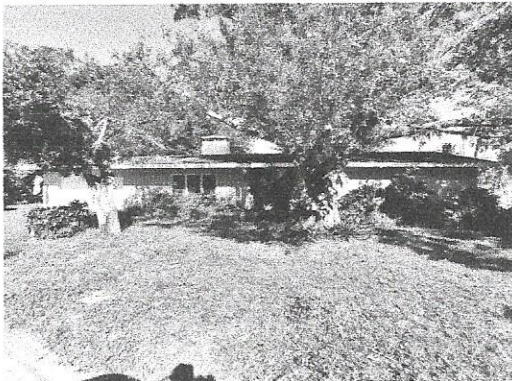
Roof Structure: Gable  
Frame:  
Primary Wall: CB Stucco  
Secondary Wall:

#### Interior Data

Bedrooms: 3  
Full Baths: 2  
Half Baths: 0  
A/C %: 100%

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

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



### Special Features and Yard Items

Type: Driv-Concret  
Quantity: 1  
Units: 600  
Year Built: 1958

### Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$118,600	2019	2014	0500	Homestead Exemption	\$25,000
Land:	\$20,400					

Just/Market:	\$139,000	Tax Year	Grant Year	Code	Description	Amount
Ag Credit:	\$0	2019	2014	0550	Homestead Exemption over \$50,000	\$23,858
Save Our Homes or 10% Cap:	\$65,142					
Assessed:	\$73,858					
Exemption(s):	\$48,858					
Taxable:	\$25,000					

**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:	0700000437
Issue Date:	May 21, 2007
Description:	Roof
Amount:	\$12,500
Fee:	\$125
Number:	0800000056
Issue Date:	Jul 24, 2008
Description:	Alterations/Remodeling
Amount:	\$5,300
Fee:	\$128
Number:	BP08-0055
Issue Date:	Apr 12, 2011
Description:	Alterations/Remodeling
Amount:	\$5,300
Fee:	\$129

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

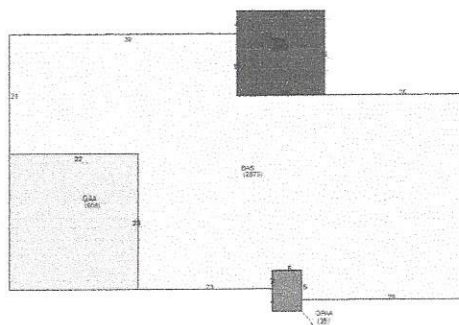
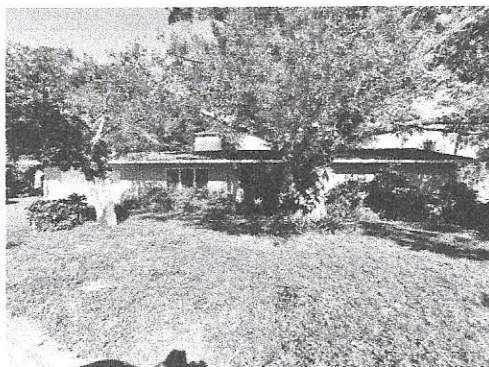
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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**Building Information**

**Finished Area: 2,573 SF**  
**Gross Sketched Area: 3,339 SF**

Building Type:	HC
Grade:	C
Year Built:	1958
Effective Year:	1970
No. Units:	1
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Dim Shingle
Roof Structure:	Gable
View:	
Frame:	
Story Height:	1 Story

Bedrooms:	3
Full Baths:	2
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FrodHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%



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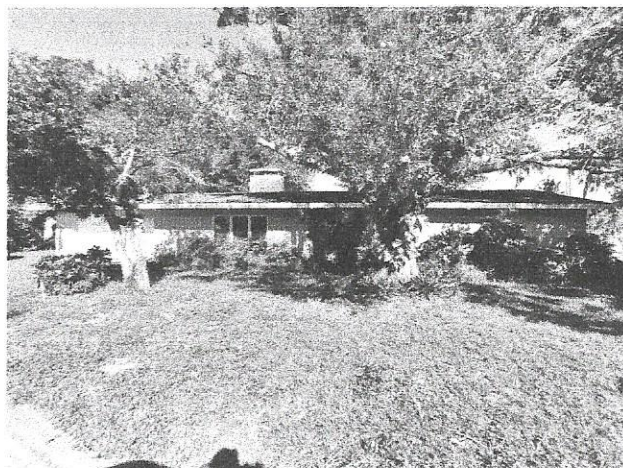
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**Narrative of Property 1218 South 11<sup>th</sup> Street, Fort Pierce, Florida 34950:**

- 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, VRBO, Facebook Market Place, any other social media or form of advertising

**Management of Property 1218 South 11<sup>th</sup> Street, Fort Pierce, Florida 34950:**

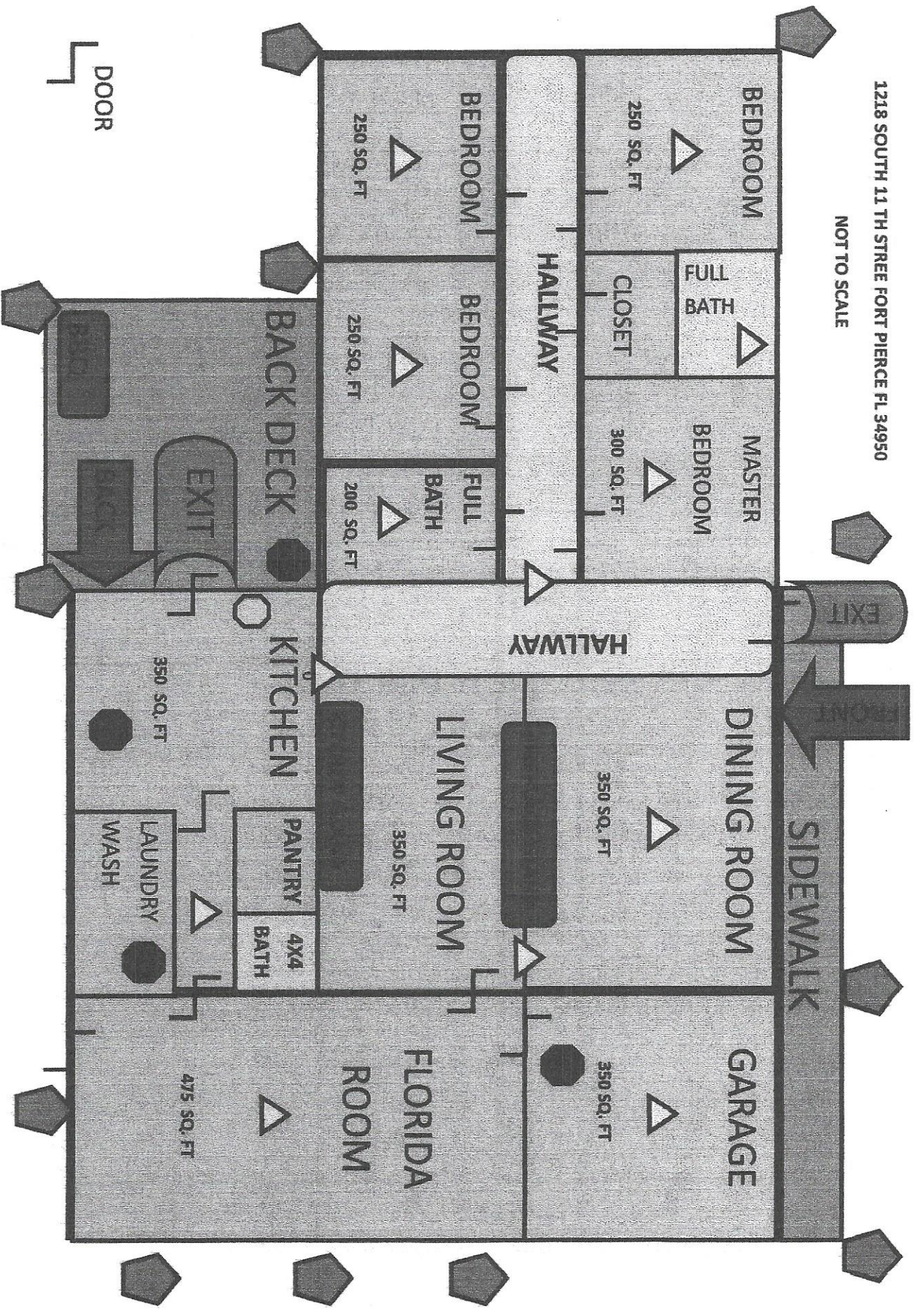
- 1) Provide direct customer service with 24/7 service available by Michelle Longarzo, phone or text 772-708-4557 and e-mail: sliceofparadiseflorida@gmail.com
- 2) Access to emergency contractors in plumbing, electrical and HVAC.
- 3) Maintain records of clientele, Name, address, contact number and e-mail.
- 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

**RULES & REGULATIONS of 1218 South 11<sup>th</sup> 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.

1218 SOUTH 11 TH STREE FORT PIERCE FL 34950

NOT TO SCALE



7 IN 1 SENSOR

SMOKE ALARM

FIRE EXTINGUISHER

SECURITY LIGHT

DOOR

350 SQ. FT.

PANTRY

4X4 BATH

LAUNDRY WASH

475 SQ. FT.

FLORIDA ROOM

350 SQ. FT.

LIVING ROOM

350 SQ. FT.

DINING ROOM

350 SQ. FT.

GARAGE

FULL BATH

300 SQ. FT.

MASTER BEDROOM

250 SQ. FT.

BEDROOM

CLOSET

FULL BATH

250 SQ. FT.

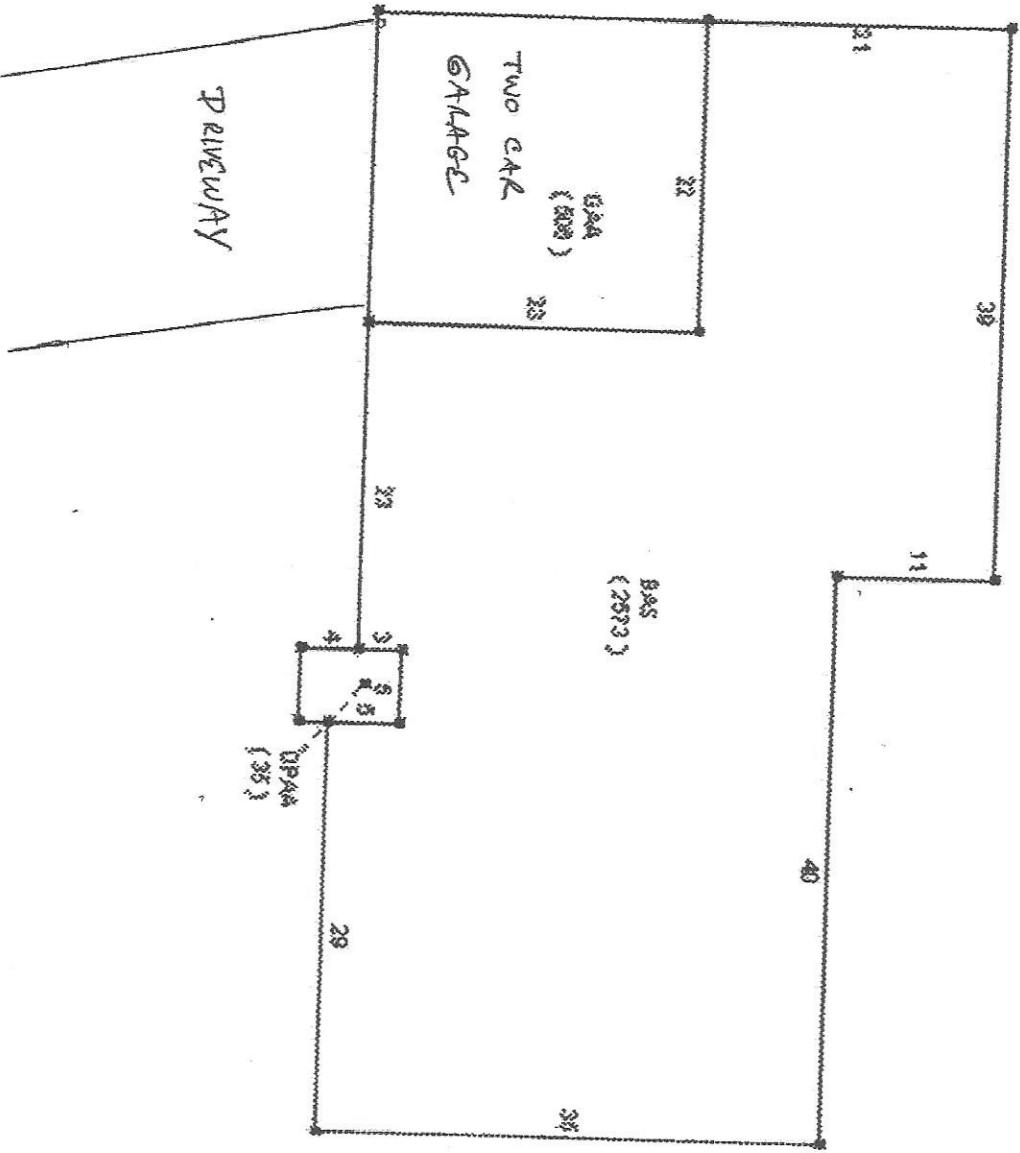
BEDROOM

250 SQ. FT.

BEDROOM

RAUL ARENAS RESIDENCE  
1218 S. 11<sup>th</sup> Street, Ft. Worth

u/v



MISSISSIPPI AVENUE

11<sup>th</sup> Street

