



Conditional Use – No New Construction

Property address or Location 1361 BINNEY DRIVE FORT PIERCE, FL 34949 (UNIT A & UNIT B)
 Parcel ID #(s) 2401-601-0031-000-8
 Project description SHORT TERM RENTAL

DANA M. FRANCE
 Property Owner(s)
1361 BINNEY DRIVE
 Street Address
FORT PIERCE, FL 34949
 City State Zip
772-299-8887
 Phone Number
DANAMFRANCE@GMAIL.COM
 Email Address

MICHELLE LONGARZO
 Applicant/Representative, Title, Company
715 S. OCEAN DRIVE #D
 Street Address
FORT PIERCE, FL 34949
 City State Zip
772-708-4557
 Phone Number
SUCE 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.

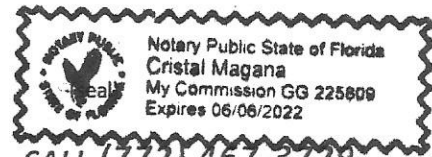
Dana M. France
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 30 day of April, 2020, by

Dana M France who is personally known to me or has produced
Drivers License as identification.

[Signature]
 Signature of Notary



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

TO BE COMPLETED BY STAFF

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

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

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

Property Identification

Site Address: 1361 BINNEY DR
Parcel ID: 2401-601-0031-000-8
Account #: 15171
Map ID: 24/01C
Use Type: 0800
Zoning: HI Medium
City/County: Fort Pierce

Ownership

Neil Haislip Fravel
Elizabeth Lillian Fravel
Dana M France
1906 Cherry ST
Panama City, FL 32401

Legal Description

REVISED PLAT OF BLKS 17, 21 AND 22 OF FT PIERCE BEACH S/D BLK
22 LOT 3

Current Values

Just/Market Value: \$218,900
Assessed Value: \$218,900
Exemptions: \$0
Taxable Value: \$218,900



Total Areas

Finished/Under Air (SF): 1,616
Gross Sketched Area (SF): 2,040
Land Size (acres): 0.17
Land Size (SF): 7,188

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.

Taxes for this parcel: SLC Tax Collector's Office

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

Sale History

Date: Jul 20, 2018
Book/Page: 4162 / 2495
Sale Code: 0001
Deed: WD
Grantor: Bay Donat
Price: \$255,000

Date: May 19, 2010
Book/Page: 3202 / 1480
Sale Code: 0001
Deed: TR
Grantor: Frankenstein Ellena F
Price: \$114,000

Date: Jun 12, 1997
Book/Page: 1083 / 1025

Sale Code:	XX01
Deed:	WD
Grantor:	Frankensteen Ellena F
Price:	\$100
Date:	Feb 29, 1996
Book/Page:	1001 / 2846
Sale Code:	XX00
Deed:	WD
Grantor:	Margaret E Irving
Price:	\$85,000
Date:	Jul 1, 1978
Book/Page:	0291 / 0528
Sale Code:	XX02
Deed:	CV
Grantor:	
Price:	\$51,500

Building Information (1 of 1)

Finished Area: 1,616 SF

Gross Sketched Area: 2,040 SF

Exterior Data

View:
 Building Type: MFH
 Grade: MFAQ
 Story Height: 1 Story

Roof Cover: Dim Shingle
 Year Built: 1971
 Effective Year: 1971
 No. Units: 2

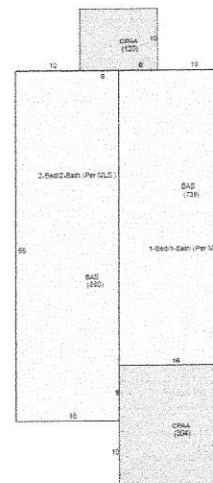
Roof Structure: Gable
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 3
 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: UTILITY AVG
Quantity: 1
Units: 144
Year Built: 1999

Current Year Values

Current Values Breakdown

Building: \$113,400
Land: \$105,500
Just/Market: \$218,900
Ag Credit: \$0
Save Our Homes or 10% Cap: \$0
Assessed: \$218,900
Exemption(s): \$0
Taxable: \$218,900

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	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: F94-001441
Issue Date: Dec 13, 1994
Description: Roof
Amount: \$4,160
Fee: \$4,160

Number: MC2003363
Issue Date: Oct 6, 2003
Description: Air Conditioning Only
Amount: \$1,948
Fee: \$75

Number: RF20041736
Issue Date: Nov 15, 2004
Description: Roof
Amount: \$6,243
Fee: \$0

Number: RR20051111
Issue Date: Nov 22, 2005
Description: Alterations/Remodeling
Amount: \$1,240
Fee: \$50

Number: BP12-0556

Issue Date:	Apr 4, 2012
Description:	Air Conditioning Only
Amount:	\$4,362
Fee:	\$162
Number:	BP13-2810
Issue Date:	Aug 29, 2013
Description:	Plumbing
Amount:	\$865
Fee:	\$85
Number:	BP16-2206
Issue Date:	Aug 8, 2016
Description:	Air Conditioning Only
Amount:	\$4,563
Fee:	\$0
Number:	BP18-3664
Issue Date:	Oct 22, 2018
Description:	Fence
Amount:	\$2,500
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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Values

2019 ▼ Values Breakdown

Building:	\$112,800
Land:	\$105,500
Just/Market:	\$218,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$218,900
Exemption(s):	\$0
Taxable:	\$218,900

Current Year Exemption Value Breakdown

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Current Year Special Assessment Breakdown

Start Year:	2011
AssessCode:	0041
Units:	1
Description:	Fort Pierce Stormwater Charge
Amount:	\$69.00

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Building Information

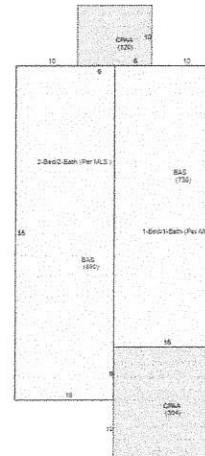
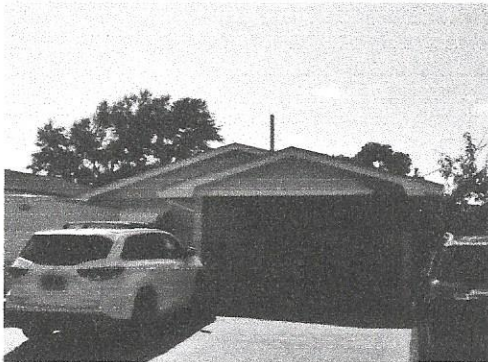
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Exterior Data

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Grade:	MFAQ
Year Built:	1971
Effective Year:	1971
No. Units:	2
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Dim Shingle
Roof Structure:	Gable
View:	
Frame:	
Story Height:	1 Story

Interior Data

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



Property Identification

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RULES & REGULATIONS of 1361 Binney Drive, Fort Pierce, FL 34949:

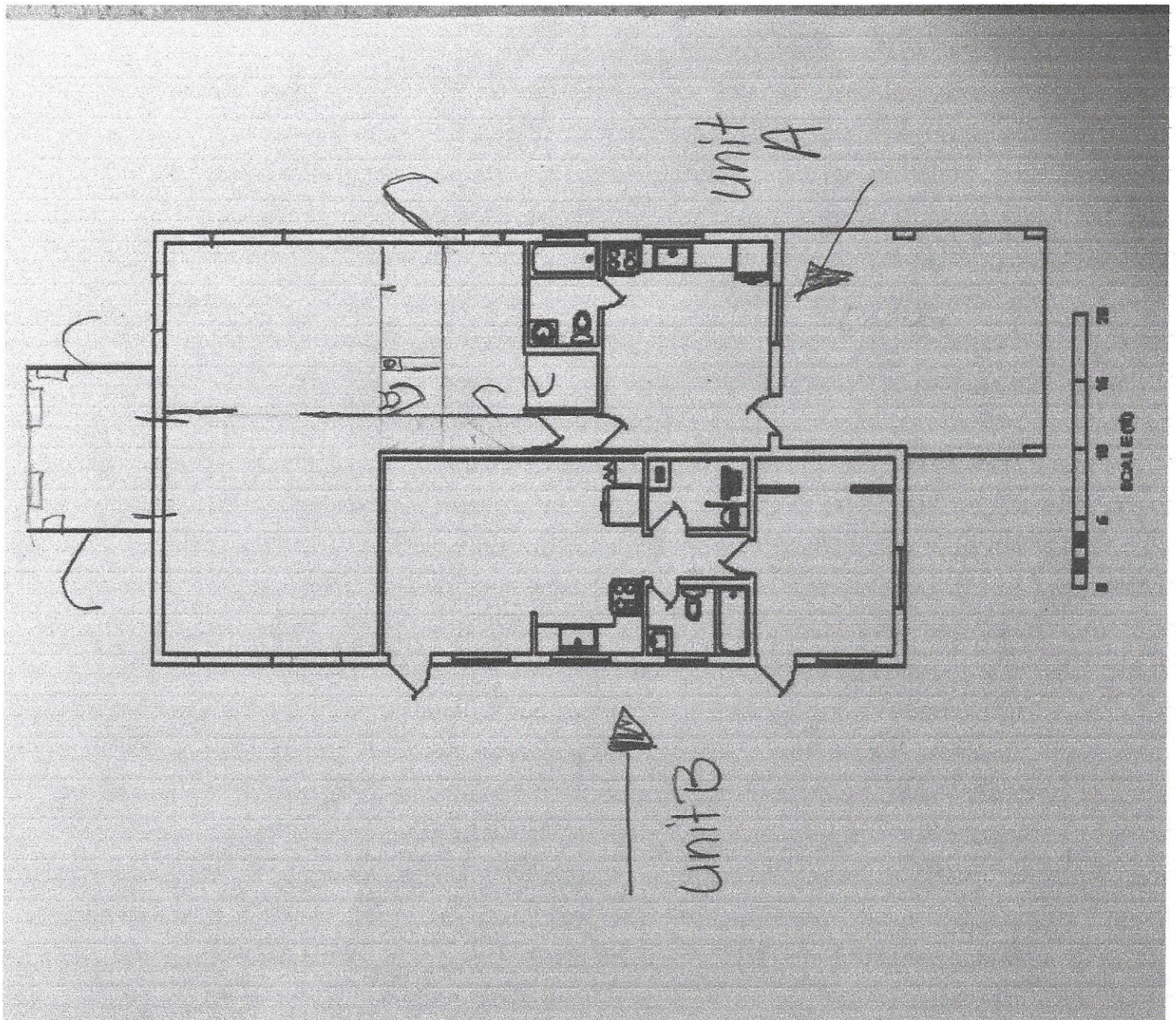
- Remove all trash and dispose of in the provided trash can
- Peaceful enjoyment of common areas at reasonable hours without excessive noise or music
- Pets need to remain in compliance with local leash and pet fecal disposal laws.
- Smoking is prohibited
- Park in the drive way
- Do not litter
- Do 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.

Narrative of Property 1361 Binney Drive, Fort Pierce, Florida 34949:

- 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 1361 Binney Drive, Fort Pierce, Florida 34949:

- 1) Provide direct customer service with 24/7 service available by Dana France, phone or text 772-299-8887 and e-mail: Danamfrance@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



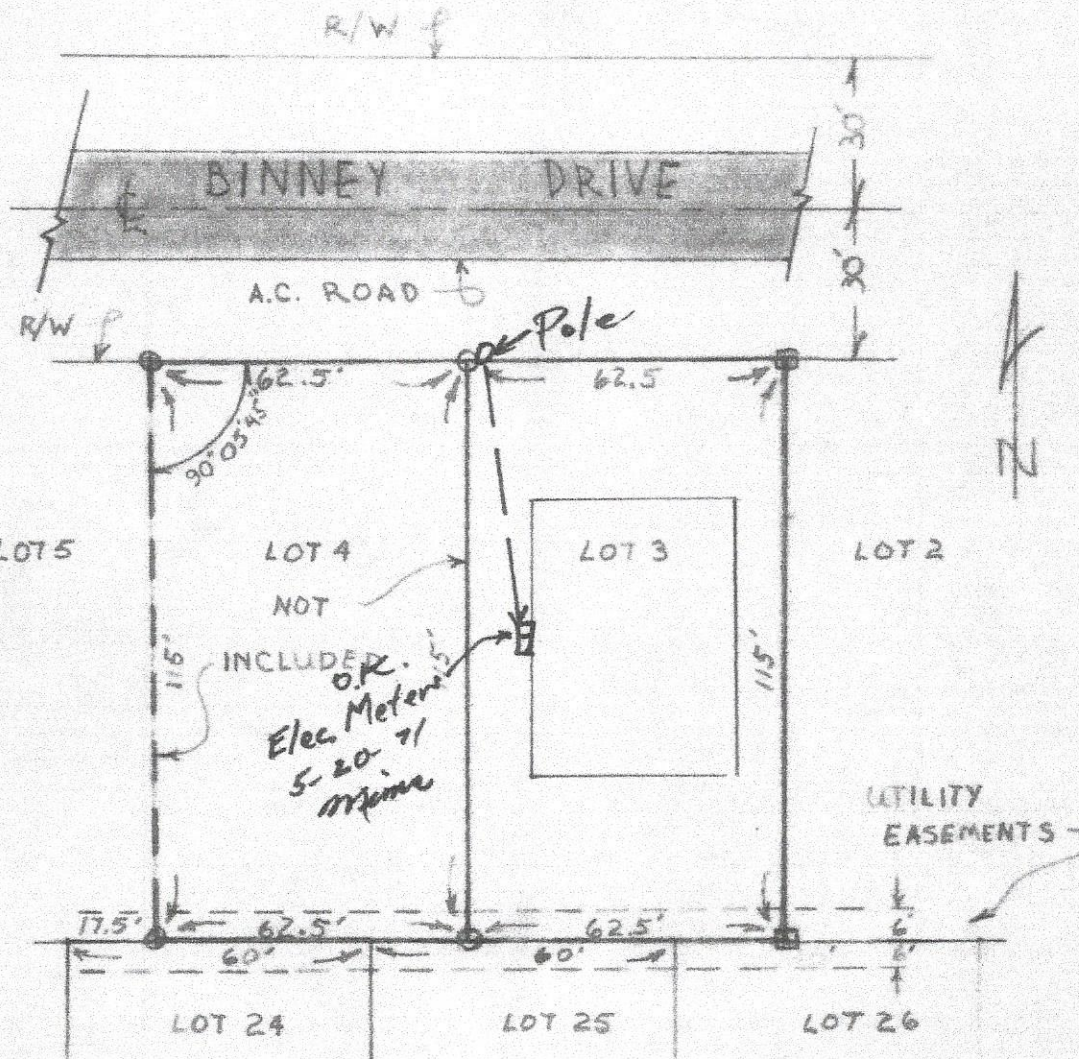
R4A: PLANNING

MAP OF SURVEY

FOR

ANDREW KOISCH

LOT #3, BLOCK 22, REVISED
 PLAT OF BLOCKS 17, 21, 22, FT. PIERCE
 BEACH SUBDIVISION



LEGEND

- ⊙ = FOUND IRON PIPE - ⊙ = SET R.R. SPIKE
- ⊠ = FOUND CONCRETE MONUMENTS
- ⊡ = SET CONCRETE MONUMENTS

CHECKED BY: *ELR*

Date: APRIL 15, 1971

Scale: 1" = 30'

Plat Book: S.L. 10

Page: 12

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my direction, and that said survey is accurate to the best of my knowledge and belief, and that unless otherwise shown, there are no encroachments.

DRAWN BY S.L. ROGERS

Paul S. Rogers
 Registered Land Surveyor
 Florida - Certificate No 2297

Book: 71-05, P 32

Order No. 71-026