



TO: Technical Review Committee

FROM: Jennifer Hofmeister, AICP, LCAM

RE: **Technical Review Project #20- 040000011**

Meeting Date: August 20, 2020

Conditional Use – Ballantyne Vacation Rental – 715 S. Ocean Drive Unit B

The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish a Vacation 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; Vacation Rentals are classified as a Conditional Use in the R4-A 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 (August 18, 2020 - Tuesday).

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

Thank you.

Jennifer Hofmeister, AICP, LCAM
Planning Director



Conditional Use - No New Construction

Property address or Location 715 SOUTH OCEAN DRIVE, UNIT B, FORT PIERCE, FL 34949
 Parcel ID #(s) 2401-504-0002-000-8
 Project description 2 DAY - 6 MONTH SHORT TERM RENTAL

SANDRA JEAN BALLANTYNE
 Property Owner(s)
12436 57th ROAD NORTH
 Street Address
WEST PALM BEACH, FL 33411
 City State Zip
561-601-4344
 Phone Number
SANDY@SANDYCANHELP.COM
 Email Address

MICHELLE LONGARZO
 Applicant/Representative, Title, Company
715 SOUTH OCEAN DRIVE UNIT D
 Street Address
HUTCHINSON ISLAND FL 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.

[Signature]
 Property Owner(s) Signature(s)

Michelle L. Longarzo
 Signature

STATE OF FLORIDA - COUNTY of St Lucie
 The foregoing instrument was acknowledged before me this 2nd day of July, 2020, by
MICHELLE LONGARZO who is personally known to me or has produced
APPLICANT FOR SANDRA BALLANTYNE as identification.

Loretta Dennis
 Signature of Notary



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

(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 680 Parking Spaces: 1

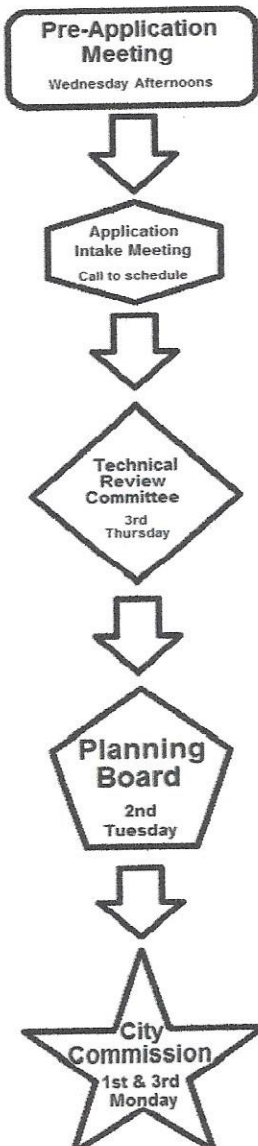
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
R4A	R4A	R4A	R4A

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



CITY OF FORT PIERCE, FLORIDA

J. B. ...
Mayor
Dr. ...

ZONE _____

Nº 002875

CERTIFICATE OF OCCUPANCY

12-29 1977
(date issued)

The requirements of the Building Code and Zoning Ordinances of the City of Fort Pierce having been complied with in the _____ of the building located at No. 715
(~~construction~~ alteration)

S. OCEAN DR on the land described as follows: LOT 8, 11, 12
(street)

BLK 8 2401-503-0080-000/5

OCEANVIEW S/D

this Certificate of Occupancy is issued to K. M. BROOKS and authority is hereby _____
(name)

granted for the occupancy of said building as a 10 UNIT APARTMENT BLDG and for no other purpose
(type of occupancy)

Building Permit No. 30241 Construction Cost \$ 185,000⁰⁰

Dimensions of completed building 120'-8" X 35'-0"

I hereby agree to apply for the above certificate of occupancy when the work is completed.

Signed _____
(Owner or Owner's Representative)

CITY OF FORT PIERCE
Frank W. ...
Building Official

DATE 8/2 1977

**Narrative of Property 715 South Ocean Drive Unit B , 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.

**RULES & REGULATIONS of 715 South Ocean Drive Unit B, 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.

Management of Property 715 South Ocean Drive Unit B, Fort Pierce, FL 34949:

- 1) Provide direct customer service with 24/7 service available by phone, text and e-mail. Michelle Longarzo 772-708-4558 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

Property Identification

Site Address:	715 S OCEAN DR B
Parcel ID:	2401-504-0002-000-8
Account #:	15009
Map ID:	24/01G
Use Type:	0400
Zoning:	HI Medium
City/County:	Fort Pierce

Ownership

Sandra Jean Ballfentyne
12436 57th Rd N
West Palm Beach, FL 33411

Legal Description

BOARDWALK CONDOMINIUM UNIT B

Total Areas

Finished/Under Air (SF):
Gross Sketched Area (SF):
Land Size (acres):
Land Size (SF):

Current Values

Just/Market Value:	\$85,000
Assessed Value:	\$78,540
Exemptions:	\$0
Taxable Value:	\$78,540

**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

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Parcel ID:	2401-504-0002-000-8
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West Palm Beach, FL 33411

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Land Size (SF):

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

Sale History

Date:	Dec 10, 2019
Book/Page:	4356 / 2931
Sale Code:	0001
Deed:	WD
Grantor:	Ross Judith
Price:	\$115,000
Date:	Mar 17, 2017
Book/Page:	3979 / 0937
Sale Code:	0111
Deed:	QC
Grantor:	Ross Judith
Price:	\$100
Date:	Mar 17, 2017
Book/Page:	3979 / 0937
Sale Code:	0111
Deed:	QC

Grantor:	Ross Brian
Price:	\$100
Date:	Sep 21, 2015
Book/Page:	3791 / 0169
Sale Code:	0112
Deed:	SP
Grantor:	Federal National Mortgage Assc
Price:	\$80,000
Date:	May 8, 2015
Book/Page:	3744 / 2010
Sale Code:	0112
Deed:	CT
Grantor:	Boardwalk Owners Association Inc
Price:	\$0
Date:	Jun 11, 2014
Book/Page:	3642 / 0640
Sale Code:	0111
Deed:	CT
Grantor:	Boardwalk Owners Association Inc
Price:	\$3,100
Date:	Feb 26, 2014
Book/Page:	3607 / 2005
Sale Code:	0111
Deed:	CT
Grantor:	Hernandez Hernando
Price:	\$26,800
Date:	Jul 31, 2002
Book/Page:	1564 / 1961
Sale Code:	XX01
Deed:	WD
Grantor:	Baertl Otmar W
Price:	\$74,000
Date:	Apr 10, 1991
Book/Page:	0733 / 1805
Sale Code:	XX00
Deed:	WD
Grantor:	Lglas Roger J
Price:	\$54,000
Date:	May 1, 1985
Book/Page:	0465 / 1625
Sale Code:	XX02
Deed:	CV
Grantor:	
Price:	\$455,000
Date:	May 1, 1985
Book/Page:	0465 / 1625
Sale Code:	XX02
Deed:	CV
Grantor:	Roger J Hites
Price:	\$455,000

Building Information (1 of 1)

Finished Area: 680 SF

Gross Sketched Area: 680 SF

Exterior Data

View:
 Building Type: X019
 Grade: X19B
 Story Height: 1 Story

Roof Cover:
 Year Built: 1982
 Effective Year: 1982
 No. Units: 1

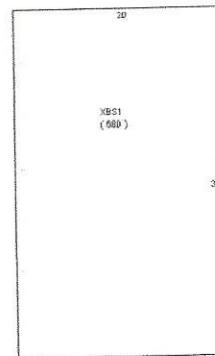
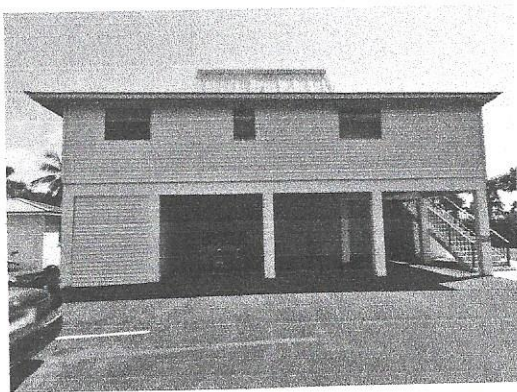
Roof Structure:
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 1
 Full Baths: 1
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: 0%

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



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$85,000
Land:	\$0
Just/Market:	\$85,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$6,460
Assessed:	\$78,540
Exemption(s):	\$0
Taxable:	\$78,540

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.6	Fort Pierce Stormwater Charge	\$41.40

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount

Historical Values

Permits

Number:	MC2004392
Issue Date:	Dec 17, 2004
Description:	Air Conditioning Only
Amount:	\$1,650
Fee:	\$75

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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