



TO: Technical Review Committee

FROM: Jennifer Hofmeister, AICP, LCAM

RE: **Technical Review Project #20- 040000017 - October 15, 2020**

Meeting Date: October 1, 2020

Conditional Use – Guarnizo- 1507 Faber Court Dwelling Rental

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 Low Density Residential (RL) with a compatible zoning designation of Single-family Intermediate Residential Zone (R-2). Per City Code Section 125-187. – Allowed Uses; Vacation Rentals are classified as a Conditional Use in the R-2 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, which is October 13, 2020.

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 1507 Faber Ct, Fort Pierce, FL, 34949
 Parcel ID #(s) 2401-605-0057-000-8
 Project description Short term rental

Andrés Guamizo & Suhaill Santiago
Property Owner(s)
12 Country Lake Trail
 Street Address
Boynton Beach FL 33438
 City State Zip
561-374-2661
 Phone Number
daguarnizos@gmail.com
 Email Address

Sarah Saffron
Applicant/Representative, Title, Company
7402 Santa Rosa Pkwy
 Street Address
Fort Pierce FL 34951
 City State Zip
561-507-9778
 Phone Number
sarah.marie.saffron@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.

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

STATE OF FLORIDA -- COUNTY Palm Beach
 The foregoing instrument was acknowledged before me this 21 day of September, 2020, by Andrés Guararizo + Suhaill Santiago who is personally known to me or has produced Florida Driver License as identification.

[Signature]
 Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS.

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: 2065 sqft Parking Spaces: 6

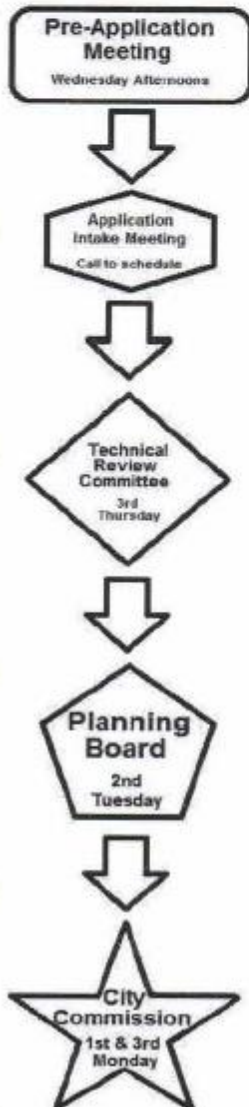
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Single Family	Single Family	Single Family	Single Family

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



Property Identification

Site Address:	1507 FABER CT
Parcel ID:	2401-605-0057-000-8
Account #:	15238
Map ID:	24/01E
Use Type:	0100
Zoning:	SF Interme
City/County:	Fort Pierce

Ownership

Andres Guarnizo
Suhail Santiago
1507 Faber CT
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 2 LOT 17 AND LOT 18-LESS ELY PART AS IN DBK
256-638-

Current Values

Just/Market Value:	\$337,100
Assessed Value:	\$295,810
Exemptions:	\$50,000
Taxable Value:	\$245,810

**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):	2,065
Gross Sketched Area (SF):	4,332
Land Size (acres):	0.35
Land Size (SF):	15,056

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

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

Sale History

Date:	Aug 13, 2020
Book/Page:	4462 / 2923
Sale Code:	0001
Deed:	WD
Grantor:	Karlecke Carol J
Price:	\$525,000
Date:	Apr 30, 2018
Book/Page:	4126 / 1882
Sale Code:	0001
Deed:	WD
Grantor:	Legler Whitney A
Price:	\$415,000
Date:	Jul 11, 2011
Book/Page:	3307 / 0145
Sale Code:	0116

Deed:	QC
Grantor:	Legler Whitney A
Price:	\$100
Date:	Feb 17, 2006
Book/Page:	2489 / 0156
Sale Code:	XX01
Deed:	QC
Grantor:	Legler Whitney A
Price:	\$162,000
Date:	Oct 7, 2005
Book/Page:	2385 / 2211
Sale Code:	XX01
Deed:	QC
Grantor:	Bishop David A
Price:	\$324,000
Date:	Jul 26, 2005
Book/Page:	2318 / 1689
Sale Code:	XX00
Deed:	WD
Grantor:	Rosso Robert P
Price:	\$405,000
Date:	Aug 3, 2001
Book/Page:	1422 / 0842
Sale Code:	XX00
Deed:	WD
Grantor:	McHale Thomas
Price:	\$148,000
Date:	Jun 5, 1998
Book/Page:	1152 / 0752
Sale Code:	XX01
Deed:	QC
Grantor:	Arena Ann
Price:	\$100
Date:	Oct 1, 1982
Book/Page:	0385 / 2983
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	\$0
Date:	Jun 1, 1977
Book/Page:	0270 / 0763
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	\$18,000
Date:	Jan 1, 1972
Book/Page:	0199 / 0334
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	\$5,500

Building Information (1 of 1)

Finished Area: 2,065 SF

Gross Sketched Area: 4,332 SF

Exterior Data

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

Roof Cover: Dim Shingle
Year Built: 1977
Effective Year: 1977
No. Units: 1

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

Interior Data

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

Electric: MAXIMUM
Heat Type: FrcdHotAir
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:	720
Year Built:	1977
Type:	POOL DK-AVG
Quantity:	1
Units:	1113
Year Built:	2003
Type:	RES POOL AVG
Quantity:	1
Units:	288
Year Built:	2003
Type:	CHAINLINK 4'
Quantity:	1
Units:	235
Year Built:	2006
Type:	VINYLFENCE6'
Quantity:	1
Units:	114
Year Built:	2006

Type: SPA-HOT TUB
 Quantity: 1
 Units: 50
 Year Built: 2006

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
Building:	\$165,300	Tax Year	Grant Year	Code	Description	Amount
Land:	\$171,800	2020	2019	0500	Homestead Exemption	\$25,000
Just/Market:	\$337,100	Tax Year	Grant Year	Code	Description	Amount
Ag Credit:	\$0	2020	2019	0550	Homestead Exemption over \$ 50,000	\$25,000
Save Our Homes or 10% Cap:	\$41,290					
Assessed:	\$295,810					
Exemption(s):	\$50,000					
Taxable:	\$245,810					

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: F96-001150
 Issue Date: Sep 23, 1996
 Description: Roof
 Amount: \$3,820
 Fee: \$3,820

Number: POOL2002-10
 Issue Date: Dec 17, 2002
 Description: Pool
 Amount: \$12,000
 Fee: \$674

Number: RF2003-257
 Issue Date: Jun 27, 2003
 Description: Roof
 Amount: \$1,500
 Fee: \$75

Number: FE2006120
 Issue Date: Jul 18, 2006
 Description: Chainlink Fence
 Amount: \$2,050
 Fee: \$100

Number: POOL20068

Issue Date:	Sep 14, 2006
Description:	Pool
Amount:	\$12,785
Fee:	\$353
Number:	BP09-1681
Issue Date:	Oct 28, 2009
Description:	Fence
Amount:	\$2,080
Fee:	\$100
Number:	BP06-24171
Issue Date:	Apr 18, 2018
Description:	Fence
Amount:	\$0
Fee:	\$0
Number:	BP06-24196
Issue Date:	Apr 25, 2018
Description:	Pool
Amount:	\$12,785
Fee:	\$0
Number:	BP19-2214
Issue Date:	Jul 15, 2019
Description:	Roof
Amount:	\$28,500
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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Narrative of Property 1507 Faber Court, Fort Pierce, Florida, 34949:

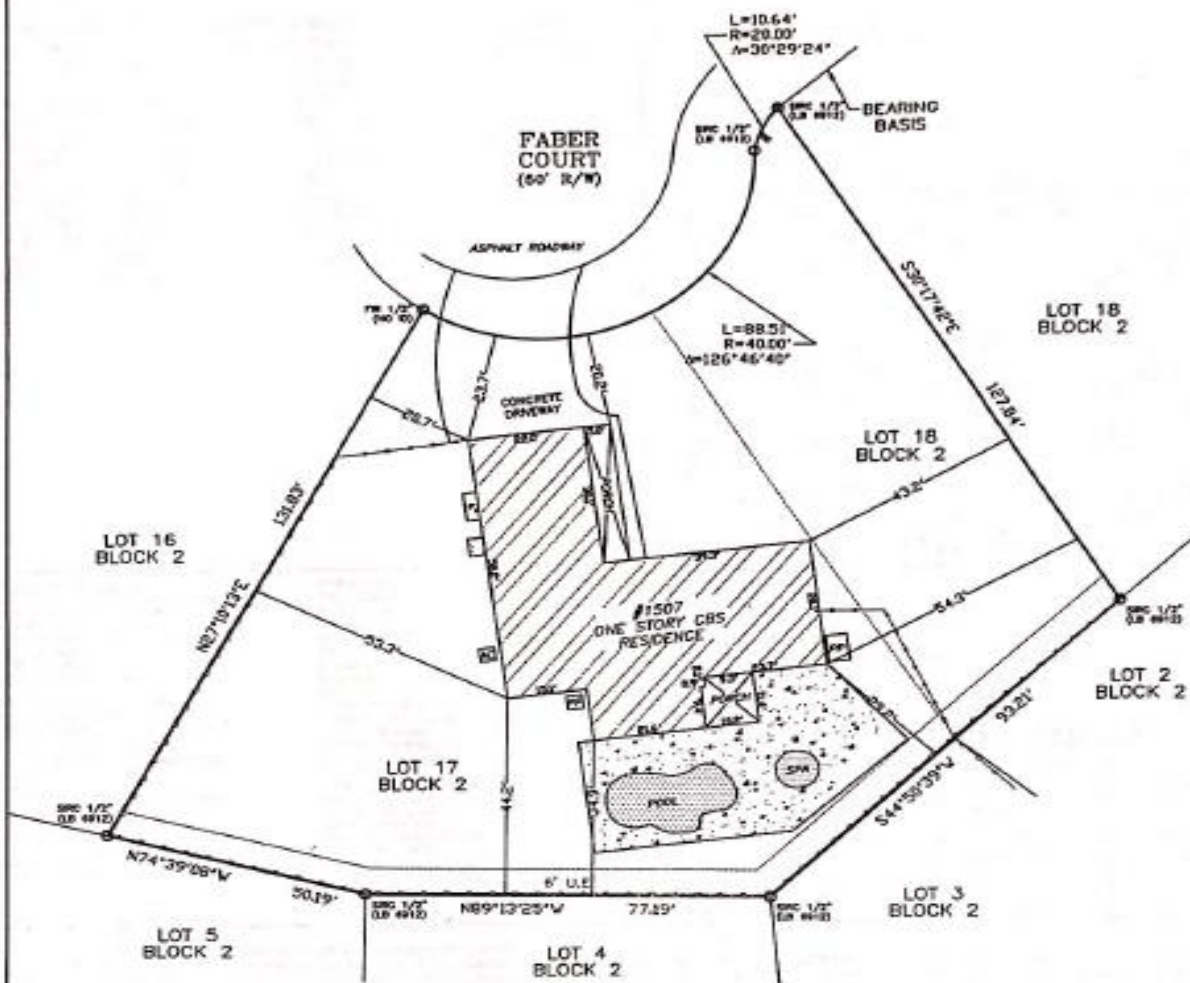
1. Transient rental from 2 days to 6 months to bring out of area Florida and interstate revenue to promote new tourism in Fort Pierce.
2. Provide free use to Vacations for Warriors, a 501© non-for profit, to provide an opportunity for our wounded heroes and their families to enjoy a brief respite from the challenges of their daily lives, to have an experience of a lifetime, and to reconnect.
3. Register for DBPR, Florida Sales Tax, St. Lucie Business Tax Receipt, Sunbiz, File for EIN# and Fort Pierce Business Tax Receipt.
4. Intent to rent with Air BNB, VRBO, any other social media or form of advertising.

Management of Property 1507 Faber Court, Fort Pierce, Florida 34949:

1. Provide direct customer service with 24/7 service available by phone, text and e-mail. Property manager, Sarah Saffron @ 561-507-9778 and email: sarah.marie.saffron@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 all clean linens, towels, dishware, glasses and beach towels.
6. Keep all appliances in clean and good working order.
7. Keep Heating and ventilation at minimum of 68 degrees Fahrenheit.
8. Maintain (1) locking device that cannot be opened by a master key on the interior.
9. Maintain smoke alarms in every bedroom and 2 alarms in living and dining room being actively monitored.
10. Maintain all electrical wires.
11. Maintain a fire extinguisher that is fully charged.
12. Maintain well lighted outdoor areas.
13. Maintain notifications in the residence that all dishware is cleaned and sanitized by dishwasher only.
14. Maintain all areas order free, clean and in good repair.
15. Keep all toxic chemicals labeled and properly stored.
16. Supply adequate potable water.
17. Maintain the unit vermin free.
18. Maintain extermination throughout the unit bi-weekly.

RULES & REGULATIONS of 1507 Faber Court, Fort Pierce, FL, 34949:

1. Remove all trash and dispose of it in the provided trash can.
2. Peaceful enjoyment of pool and outside area at reasonable hours without excessive noise or music. Respect your neighbors.
3. Pets need to remain in compliance with local leash and pet fecal disposal laws.
4. Smoking is prohibited.
5. Park in the garage and driveway. No street parking allowed.
6. Do not litter.
7. Do not leave air conditioning on with windows open.
8. Return A/C to 78 degrees when check out occurs.
9. Do not remove any property belonging to house except beach towels, beach folding chairs, sand toys, umbrellas, and bicycles. The exception items need to be returned to the house with any sand washed off prior to entry.
10. Do not give out the access code or copies to the keys to anyone other than registered guests.
11. Do not disturb or harass local wildlife such as sea turtles, manatees and any other wildlife.
12. It is unlawful to walk on the sand dunes only use designated walkways.
13. No illegal drugs allowed on property.
14. No toxic chemicals allowed on property.
15. No parties or gatherings with people not registered as guests allowed on property.
16. Follow all local and state laws.



NOTABLE CONDITIONS:
 PROPERTY APPEARS TO BE SERVICED BY PUBLIC UTILITIES.
 THERE IS A REAR 6' PUBLIC UTILITY AND DRAINAGE EASEMENT.

NOTES:
 ALL BEARINGS AND DISTANCES SHOWN ARE RECORDED AND MEASURED, UNLESS OTHERWISE SHOWN.
 P.U.A.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE SOUTHEASTERLY RIGHT OF WAY LINE OF FABER COURT.



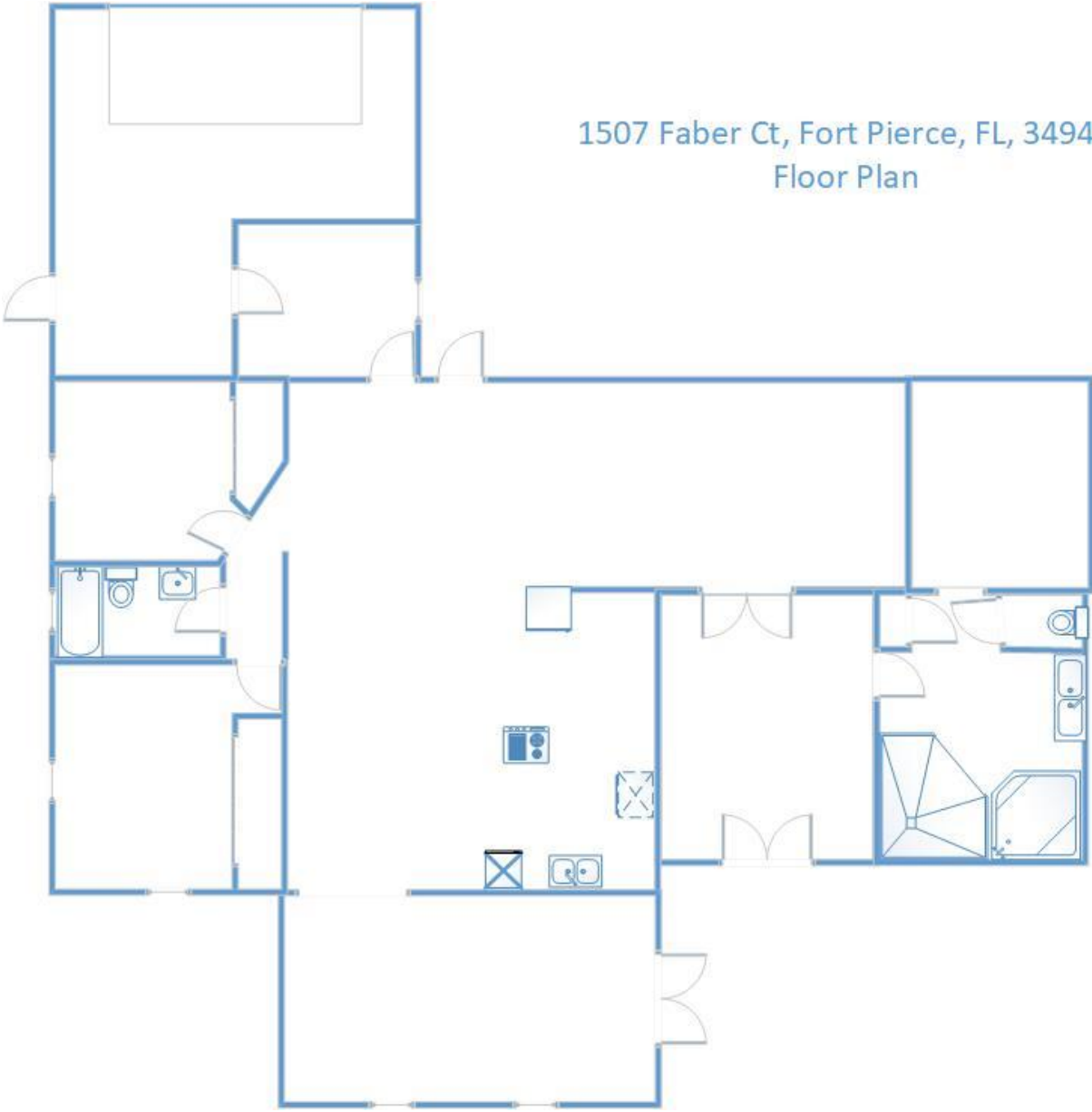
NORTH ARROW & GRAPHIC SCALE
 0 1" = 30' 30

JOB # - 2008-023	REVISION -
FIELD DATE - 08/06/2008	REVISION -
DRAWN BY - JAL	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912	

KNOW IT NOW, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 5220 US HIGHWAY 1, #104
 VERO BEACH, FL 32967
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 WWW.KINSURVEY.COM



1507 Faber Ct, Fort Pierce, FL, 34949
Floor Plan



Fire Escape Plan

1507 Faber Ct, Fort Pierce, FL, 34949
Floor Plan



File No./Escrow No.: 170242-41
Print Date & Time: 08/13/20 8:51 AM
Officer/Escrow Officer: Diane Palm
Settlement Location:
First International Title - FP
107 North 2nd Street
Fort Pierce, FL 34950

First International Title - Fort Pierce
Branch
ALTA Universal ID: 1120481
107 North 2nd Street
Fort Pierce, FL 34950

Property Address: Lot 17-18, Block 2, Thumb Point, St. Lucie County, FL
1507 Faber Ct
Hutchinson Island, FL 34949

Borrower: Andres Guarnizo and Suhail Santiago
12 Country Lake Trl
Boynton Beach, FL 33436

Seller: Carol J. Fluharty f/k/a Carol J. Karlecke and Brian W. Fluharty, wife and husband
32 Harbour Isle Dr. W #303
Fort Pierce, FL 34949

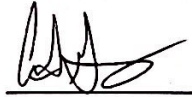
Lender: Hamilton Group Funding, Inc., 1551 Sawgrass Corporate Pkwy, Suite 300, Sunrise, FL,
33323

Loan Number: 2005135480
Settlement Date: 08/14/2020
Disbursement Date: 08/14/2020
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$525,000.00	Sale Price of Property	\$525,000.00	
		Deposit		\$10,000.00
		Loan Amount		\$420,000.00
		Prorations/Adjustments		
\$3,997.87		County Taxes from 01/01/2020 to 08/14/2020		\$3,997.87
		Loan Charges to Hamilton Group Funding, Inc.		
		Prepaid Interest \$36.46 per day from 08/14/2020 to 09/01/2020)	\$656.28	
		Other Loan Charges		
		Appraisal Fee to HGF to MyAMC	\$515.00	
		Flood Certification Fee to HGF For ServiceLink National Flood	\$7.50	
		Tax Service to HGF for ServiceLink	\$70.00	
		eClosing Doc Prep Fee to HGF for eMortgage Law	\$40.00	

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First International Title - Fort Pierce Branch to cause the funds to be disbursed in accordance with this statement.



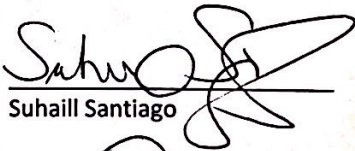
Andres Guarnizo

8/14/2020
Date



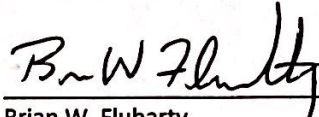
Carol J. Fluharty f/k/a Carol J. Karlecke

8/13/2020
Date



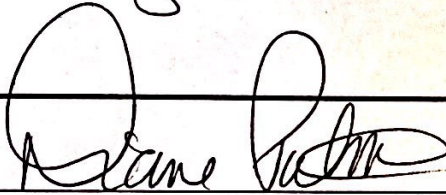
Suhail Santiago

8/14/2020
Date



Brian W. Fluharty

8/13/2020
Date



Diane Palm

8/13/2020
Date