



TO: Technical Review Committee

FROM: Jennifer Hofmeister, AICP, LCAM

RE: **Technical Review Project #20- 040000018 - October 15, 2020**

Meeting Date: October 1, 2020

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**Conditional Use – Scalone - 1132 Granada Street 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](mailto:jhofmeister@cityoffortpierce.com) and [arosenthal@cityoffortpierce.com](mailto: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 1132 Granada Street  
 Parcel ID #(s) \_\_\_\_\_  
 Project description Short Term Rental

Sharon Scalone  
 Property Owner(s)

Applicant/Representative, Title, Company

Street Address  
1132 Granada Street  
 City State Zip  
Fort Pierce, FL 34949  
 Phone Number  
845-797-4183  
 Email Address  
Sharonscalone@gmail.com

Street Address  
 City State Zip  
 Phone Number  
 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.*

Sharon Scalone  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY  
 The foregoing instrument was acknowledged before me this 1 day of Sept, 2020, by  
Sharon Scalone who is personally known to me or has produced

FDL as identification.  
Deanna M Gerhart  
 Signature of Notary Deanna M Gerhart



**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 \_\_\_\_\_ Parking Spaces: \_\_\_\_\_

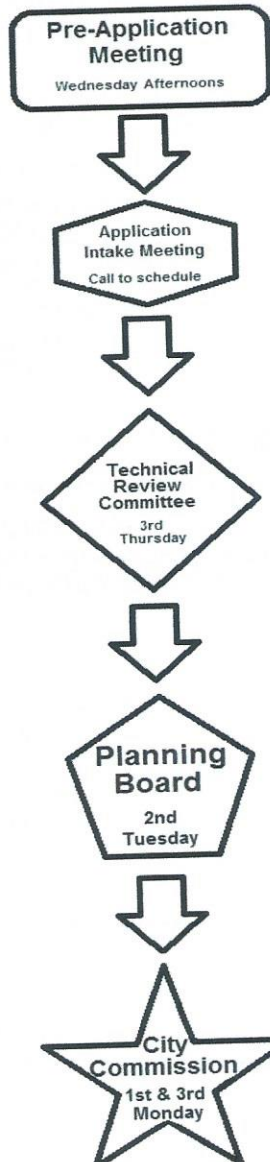
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

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**



Sharon Scalone  
1132 Granada St.  
Ft. Pierce, FL 34949

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4332865 07/21/2017 12:20:35 PM  
OR BOOK 4022 PAGE 1712 - 1713 Doc Type: DEED  
RECORDING: \$16.50  
Doc Tax: \$0.70

This Instrument Prepared by: Liz Wilson  
1850 43rd Avenue, Suite C10  
Vero Beach, FL 32960

Property Appraisers Parcel Identification (Folio) Number: 2401-811-0008-000-3

This **QUIT CLAIM DEED**, executed this 14<sup>th</sup> day of JULY 2017 by RAYMOND J. SCALONE JR., a single man, whose post office address is 174 Smithtown Road, Fishkill, NY 12524, first party, to SHARON A. SCALONE, a single woman, whose post office address is 1132 Granada Street, Ft. Pierce, FL 34949, second party.

**WITNESSETH**, that the first party, for an in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Saint Lucie:

Lot 8, Block 3, TROPICAL BEACH BLOCKS 3& 4, according to the Plat thereof, as recorded in Plat Book 10, Page 9, of the Public Records of St. Lucie County, Florida.

THIS QUIT CLAIM DEED is executed pursuant to the terms and conditions of a Final Judgment of Dissolution of Marriage entered on June 27, 2017 that incorporated a Marital Settlement Agreement dated June 2, 2017, and which was filed in the Circuit Court for the Nineteenth Judicial Circuit in and for Saint Lucie County, Florida, case number 562017DR000428, with the caption of IN RE: The Marriage of SHARON ANN SCALONE, Wife and RAYMOND JOSEPH SCALONE, Husband.

**TO HAVE AND TO HOLD** the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behalf of the said second party forever.

TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS NOT BEEN EXAMINED BY SCRIVENER WHO HAS RENDERED NO OPINION.

**IN WITNESS THEREOF**, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness signature  
Printed name of witness





RAYMOND J. SCALONE Jr.

Kelly A Grau

Witness signature  
Printed name of witness

Kelly A Grau

STATE OF New York  
COUNTY OF Dutchess

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of July 2017 by Raymond J. Scalone Jr. who is personally known to me or did produce NYDL 508797142 as identification.

Kelly A Tanner

NOTARY PUBLIC  
State of ~~Florida~~ at Large New York  
My Commission Expires: 08/19/17



RECEIPT



**Joseph E. Smith**  
**Clerk of the Circuit Court**  
**St. Lucie County**

**1476223**

Clerk of the Circuit Court  
 St. Lucie County  
 201 South Indian River Drive  
 Fort Pierce, FL 34950  
 (772) 462-6900

Transaction #: **1476223**  
 Receipt #: **1349584**  
 Cashier Date: **7/21/2017 12:20:36PM**  
 Print Date: **7/21/2017 12:20:59PM**

www.stlucieclerk.com

**CUSTOMER INFORMATION**

**TRANSACTION INFORMATION**

**PAYMENT SUMMARY**

SHARON SCALONE

Date Received: **7/21/2017 12:15:54PM**  
 Location: **North County**  
 Return Code: **Over the Counter**  
 Trans Type: **Recording**  
 Reference:  
 Cashier: **DOWNIEA**

Total Fees: **\$19.87**  
 Total Payments: **\$19.87**  
 Balance Due: **\$0.00**  
 Cash Tended:  
 Change: **\$0.00**

**Payment**

**CREDIT CARD**

\$19.87

*IPASS Convenience Fee*

0.67

**CUSTOMER SIGNATURE:** \_\_\_\_\_

**Official Record**

**DEED**

BK/PG: 4022/1712 DOC #: 4332865 Date: 7/21/2017 12:20:35PM  
 FROM: SCALONE,RAYMOND J JR TO: SCALONE,SHARON A

*Deed Doc Stamps @ \$0.70 per \$100*

0.70

*Indexing @ 1st 4 Names Free, Add'l=\$1 ea.*

0.00

*Recording @ 1st=\$10 Add'l=\$8.50 ea.*

18.50

### Property Identification

Site Address: 1132 GRANADA ST  
Parcel ID: 2401-811-0008-000-3  
Account #: 15628  
Map ID: 24/01H  
Use Type: 0100  
Zoning: SF Interme  
City/County: Fort Pierce

### Ownership

Sharon A Scalone  
1132 Granada ST  
Fort Pierce, FL 34949-3319

### Legal Description

TROPICAL BEACH BLK 3 LOT 8 (OR 2979-1418 THRU 1421; 4022-1712)

### Current Values

Just/Market Value: \$301,900  
Assessed Value: \$177,005  
Exemptions: \$50,000  
Taxable Value: \$127,005



### 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): 1,984  
Gross Sketched Area (SF): 3,689  
Land Size (acres): 0.2  
Land Size (SF): 8,750

Taxes for this parcel: SLC Tax Collector's Office

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

### Sale History

Date:	Jul 14, 2017
Book/Page:	4022 / 1712
Sale Code:	0111
Deed:	QC
Grantor:	Scalone Jr Raymond J
Price:	\$100
Date:	May 30, 2008
Book/Page:	2979 / 1421
Sale Code:	XX04
Deed:	WD
Grantor:	Scalone Sharon A
Price:	\$62,500
Date:	May 30, 2008
Book/Page:	2979 / 1420
Sale Code:	XX04
Deed:	WD

Grantor:	Scalone Sharon A
Price:	\$62,500
Date:	May 30, 2008
Book/Page:	2979 / 1419
Sale Code:	XX04
Deed:	WD
Grantor:	Mizerek Janet
Price:	\$62,500
Date:	May 30, 2008
Book/Page:	2979 / 1418
Sale Code:	XX04
Deed:	WD
Grantor:	Mizerek Janet
Price:	\$62,500
Date:	Apr 11, 2006
Book/Page:	2544 / 2315
Sale Code:	XX01
Deed:	PB
Grantor:	Foster (EST) Claire A
Price:	\$0
Date:	Jul 27, 1999
Book/Page:	1239 / 1859
Sale Code:	XX00
Deed:	WD
Grantor:	Decker Randolph A
Price:	\$131,000
Date:	Jul 14, 1989
Book/Page:	0645 / 2220
Sale Code:	XX00
Deed:	WD
Grantor:	Hal K Wilson
Price:	\$102,500
Date:	Feb 1, 1977
Book/Page:	0264 / 1521
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	\$39,500

### Building Information (1 of 1)

Finished Area: 1,984 SF

Gross Sketched Area: 3,689 SF

#### Exterior Data

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

Roof Cover: Metal  
 Year Built: 1971  
 Effective Year: 1985  
 No. Units: 1

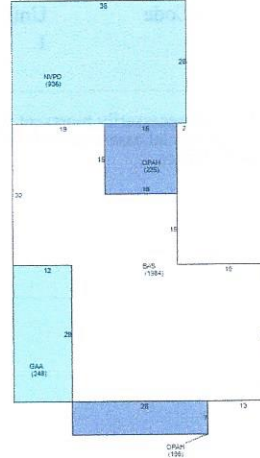
Roof Structure: Gable  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

#### Interior Data

Bedrooms: 2  
 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: Tile-Ceramic  
 Sprinkled %: 0%



### Special Features and Yard Items

Type:	Driv-Concret
Quantity:	1
Units:	720
Year Built:	1971
Type:	POOL DK-AVG
Quantity:	1
Units:	416
Year Built:	1989
Type:	RES POOL AVG
Quantity:	1
Units:	420
Year Built:	1989
Type:	UTILITY FAIR
Quantity:	1
Units:	96
Year Built:	1999
Type:	WOOD FEN 6'
Quantity:	1
Units:	284
Year Built:	2016

### Current Year Values

Current Values Breakdown	
Building:	\$174,000
Land:	\$127,900
Just/Market:	\$301,900
Ag Credit:	\$0

Current Year Exemption Value Breakdown					
Tax Year	Grant Year	Code	Description	Amount	
2020	2009	0500	Homestead Exemption	\$25,000	
Tax Year	Grant Year	Code	Description	Amount	
Year	Year	0550	Homestead Exemption over \$	\$25,000	

Save Our Homes or 10% Cap:	\$124,895	2020	2009	50,000
Assessed:	\$177,005			
Exemption(s):	\$50,000			
Taxable:	\$127,005			

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:	F89000829P
Issue Date:	Aug 1, 1989
Description:	Pool
Amount:	\$10,900
Fee:	\$10,900
Number:	F89000829E
Issue Date:	Oct 1, 1989
Description:	Enclosure
Amount:	\$3,500
Fee:	\$3,500
Number:	F98-000650
Issue Date:	May 26, 1998
Description:	Roof
Amount:	\$2,400
Fee:	\$2,400
Number:	RR20051044
Issue Date:	Oct 18, 2005
Description:	Alterations/Remodeling
Amount:	\$12,500
Fee:	\$200
Number:	FE2005199
Issue Date:	Nov 4, 2005
Description:	Wood Fence
Amount:	\$1,500
Fee:	\$100
Number:	RR2006264
Issue Date:	Sep 21, 2006
Description:	Alterations/Remodeling
Amount:	\$1,200
Fee:	\$50
Number:	SHTR20077
Issue Date:	Mar 2, 2007
Description:	Storm Shutters
Amount:	\$2,073
Fee:	\$100

Number:	BP-091438
Issue Date:	Aug 28, 2009
Description:	Air Conditioning Only
Amount:	\$3,800
Fee:	\$250
Number:	BP16-1490
Issue Date:	May 18, 2016
Description:	Fence
Amount:	\$11,993
Fee:	\$0
Number:	BP16-0301
Issue Date:	Sep 30, 2016
Description:	Alterations/Remodeling
Amount:	\$13,461
Fee:	\$0
Number:	BP16-2929
Issue Date:	Nov 18, 2016
Description:	Window replacement
Amount:	\$12,136
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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