



TO: Technical Review Committee

FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director

RE: **Technical Review Project #20- 040000022**

Meeting Date: November 3, 2020

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**Conditional Use – Jura Dwelling Rental - 1122 S. Ocean Drive**

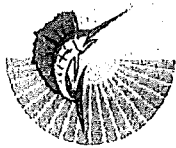
The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish a Dwelling Rental, offering lodging for less than 30 days.

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; Dwelling Rentals are classified as a Conditional Use in the R-4A 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 (2) days before the Technical Review Committee Meeting (November 17, 2020 - Tuesday).

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

Thank you.



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

**Conditional Use - No New Construction**

Property address or Location 1122 S. Ocean Dr.  
Parcel ID #(s) 2401-810-0004-000-2  
Project description Vacation Rental of single family dwelling for less than 30 days

Jonathan D. Jura and Chemai Jura \*  
Property Owner(s)  
926 Main St  
Street Address  
Lafayette IN 47901  
City State Zip  
765-464-9356  
Phone Number  
jonathaneventfrontitan.com  
Email Address

Jason Mankoff, Esq. Ciklin Lubitz  
Applicant Representative Title, Company  
515 N. Flagler Dr.  
Street Address  
West Palm Beach FL 33401  
City State Zip  
561-820-0391  
Phone Number  
j.mankoff@ciklinlubitz.com  
Email Address

**\* Please direct all communication to Mr. Mankoff**

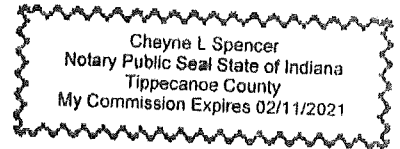
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature, below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

X Property Owner(s) Signature(s) X

STATE OF Indiana COUNTY Tippecanoe  
The foregoing instrument was acknowledged before me this 28 day of October, 2020, by

Cheyne Spencer who is personally known to me or has produced  
[Signature] as identification. License

Signature of Notary (seal)

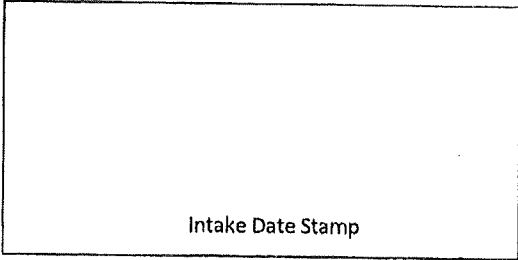


**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

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

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**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 1,568 sf Parking Spaces: \_\_\_\_\_

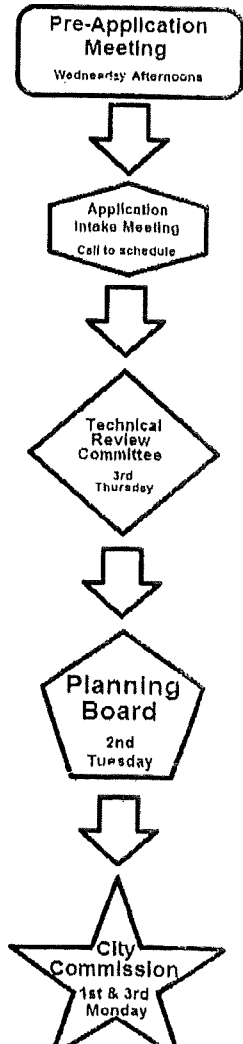
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Single Family	Single Family	Ocean	AIA

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



**PRISM SURVEYING, INC.**  
 Surveyors - Mappers - Consultants  
 1773 65th Road N., Lutz, FL 33549  
 813-941-1005 Fax 813-941-3374



BOUNDARY SURVEY  
 1122 SOUTH OCEAN DRIVE  
 FT. PIERCE, FL. 34949

PREPARED FOR

JONATHAN D. JURA  
 CHEMAY JURA

PROJECT NO.  
 18-054

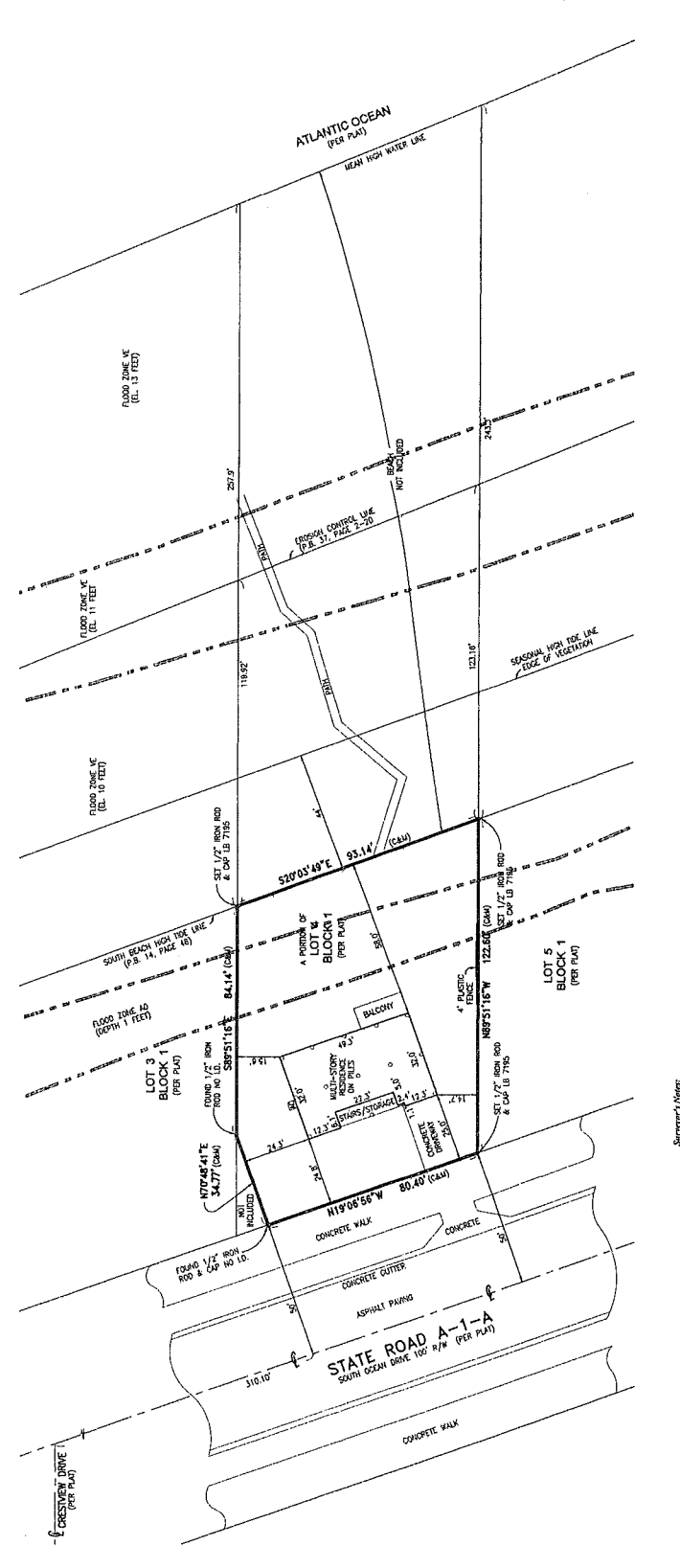
DRAWN BY  
 D.J.M. 060918

APPROVED BY  
 BOB PERAZA, P.S.

NO DATE REVISION

SHEET TITLE  
 BOUNDARY SURVEY

SHEET NUMBER  
 1 OF 1



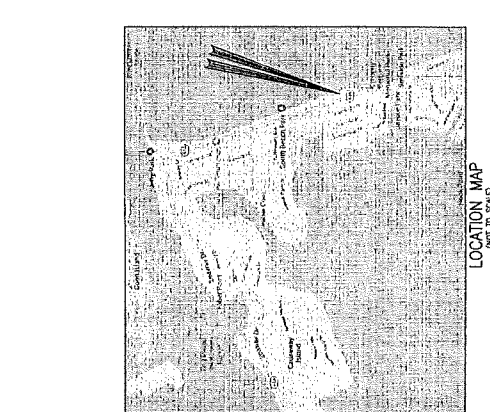
**Legend of Shown Abbreviations**

AD	As-built Drawing	PL	Plat
AL	As-Laid	PR	Proposed Right-of-Way
AN	As-Noted	PS	Proposed Subdivision
AR	As-Recorded	RA	Recorded Address
AS	As-Shown	RD	Right-of-Way
AT	As-Taken	SC	Survey Control
AV	As-Verified	SD	Subdivision
AW	As-Worked	SE	Settlement
AX	As-Examined	SH	Shed
AY	As-Examined	SI	Sign
AZ	As-Examined	SK	Skid Steer
BA	Boundary	SM	Small Structure
BB	Boundary	SP	Small Pond
BC	Boundary	ST	Structure
BD	Boundary	TA	Tax Parcel
BE	Boundary	TR	Traverse
BF	Boundary	UT	Utility
BG	Boundary	VA	Valley
BH	Boundary	VB	Valley Bottom
BI	Boundary	VC	Valley Crest
BJ	Boundary	VD	Valley Drain
BK	Boundary	VE	Valley Edge
BL	Boundary	VF	Valley Floor
BM	Boundary	VG	Valley Gully
BN	Boundary	VH	Valley Hill
BO	Boundary	VI	Valley Inlet
BP	Boundary	VJ	Valley Junction
BQ	Boundary	VK	Valley Kink
BR	Boundary	VL	Valley Loop
BS	Boundary	VM	Valley Mouth
BT	Boundary	VN	Valley Neck
BU	Boundary	VO	Valley Opening
BV	Boundary	VP	Valley Point
BW	Boundary	VQ	Valley Point
BX	Boundary	VR	Valley Ridge
BY	Boundary	VS	Valley Ridge
BZ	Boundary	VT	Valley Ridge
CA	Control	VA	Valley Ridge
CB	Control	VB	Valley Ridge
CC	Control	VC	Valley Ridge
CD	Control	VD	Valley Ridge
CE	Control	VE	Valley Ridge
CF	Control	VF	Valley Ridge
CG	Control	VG	Valley Ridge
CH	Control	VH	Valley Ridge
CI	Control	VI	Valley Ridge
CJ	Control	VJ	Valley Ridge
CK	Control	VK	Valley Ridge
CL	Control	VL	Valley Ridge
CM	Control	VM	Valley Ridge
CN	Control	VN	Valley Ridge
CO	Control	VO	Valley Ridge
CP	Control	VP	Valley Ridge
CQ	Control	VQ	Valley Ridge
CR	Control	VR	Valley Ridge
CS	Control	VS	Valley Ridge
CT	Control	VT	Valley Ridge
CU	Control	VO	Valley Ridge
CV	Control	VP	Valley Ridge
CW	Control	VQ	Valley Ridge
CX	Control	VR	Valley Ridge
CY	Control	VS	Valley Ridge
CZ	Control	VT	Valley Ridge

**PRISM SURVEYING, INC.**  
 1773 65th Road N., Lutz, FL 33549 (813) 941-1005  
 BOUNDARY SURVEY FOR THE BENEFIT OF:  
 JONATHAN D. JURA AND CHEMAY JURA  
 FIDELITY INVESTMENT SERVICES COMPANY  
 ANDREW HELGESSON, P.A.  
 UNITED WHOLESALE MORTGAGE, ISOAIO, ATIMA

**Summary Notes:**

- The land description shown herein is as furnished by client.
- The surveyor has made no search of the public records.
- The surveyor has not been furnished with any title insurance policy.
- The property shown herein is subject to easements, restrictions, reservations and rights-of-way of record, if any.
- Underground utilities and foundations, if any, have not been located.
- There are no above ground apparent use improvements other than those shown herein.
- This survey is not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.
- This is a boundary survey per 51-17 Florida Administrative Code.
- Surveyor's report not valid without accompanying survey map. Survey not valid more than one year from survey date.
- North line of Lot 4, Block 1, is assumed to bear SOUTH 89°51'16" EAST and all bearings shown on map are relative herein.
- St. Lucie County Parcel Control No.: 2401-810-0004-000-2
- Subject property falls within Zone "AO" (Depth 1) "VE" (BFE = 10 FEET) "VF" (BFE = 11 FEET) and "VI" (BFE = 13) according to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), identified as Community Panel Number 12111C 0168 J, dated February 16, 2013.
- This survey prepared by land description recorded in Official Records book 1249, Page 549 as recorded in St. Lucie County, Florida.



FOR THE  
 FIRM, BY  
  
 JONATHAN D. JURA  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA LICENSE NO. 6500  
 DATE OF SURVEY: 04/20/18

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: 1122 S OCEAN DR  
 Use Type: 0100

Parcel ID: 2401-810-0004-000-2  
 Jurisdiction: Fort Pierce

Account #: 15595  
 Map ID: 24/01H

Sec/Town/Range: 01/35S/40E  
 Zoning: HI Medium

### Ownership

Jonathan D Jura  
 Chemai Jura  
 1122 S Ocean DR  
 Fort Pierce, FL 34949

### Legal Description

TROPICAL BEACH BLK 1 LOT 4-LESS THAT PT LYG ELY OF LI DESC IN OR175-2075 AND LESS BEG AT NW COR LOT 4, TH SELY ON W LI 12 FT, TH ELY ON LI PERPENDICULAR TO RD R/W TO PT WHERE IT INTERSECTS N LI LOT 4, TH W ON SD N LI TO POB

### Current Values

Just/Market: \$611,900  
 Exemptions: \$0

Assessed: \$607,200  
 Taxable: \$607,200

Year: 2020  
 2019  
 2018

### Historical Values 3-year

Just/Market: \$611,900  
 2019: \$552,000  
 2018: \$430,400

Assessed: \$607,200  
 \$552,000  
 \$337,069

Exemptions: \$0  
 \$0  
 \$55,000

Taxable: \$607,200  
 \$552,000  
 \$282,069

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-14-2018	4141 / 1031	0001	WD	Hansen II (TR) Thomas C	\$675,000
09-03-1999	1249 / 0549	XX00	WD	Hansen II Thomas C	\$105,000
11-19-1998	1190 / 1543	XX01	QC	Dolan William A	\$100

### Primary Building Information

Finished Area of this building: 1,568 SF  
 Gross Sketched Area: 1,844 SF

#### Exterior Data

View: Roof Cover: Metal  
 Year Built: 2002 Frame:  
 Primary Wall: CB Stucco Story Height: 2 Story

Roof Structure: Hip  
 Grade: C+  
 No. Units: 1

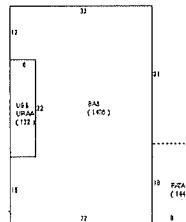
Building Type: HC+  
 Effective Year: 2002  
 Secondary Wall:

#### Interior Data

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

Electric: MAXIMUM  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC

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



### Total Areas

Finished/Under Air (SF):	1,568
Gross Sketched Area (SF):	1,844
Land Size (acres):	0.24
Land Size (SF):	10,535
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	400	2002

### Building Information

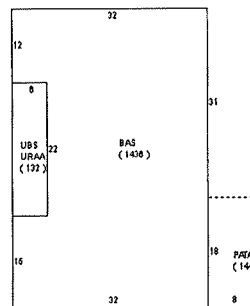
**Finished Area: 1,568 SF**  
**Gross Sketched Area: 1,844 SF**

#### Exterior Data

Building Type:	HC+
Grade:	C+
Year Built:	2002
Effective Year:	2002
No. Units:	1
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Metal
Roof Structure:	Hip
View:	
Frame:	
Story Height:	2 Story

#### Interior Data

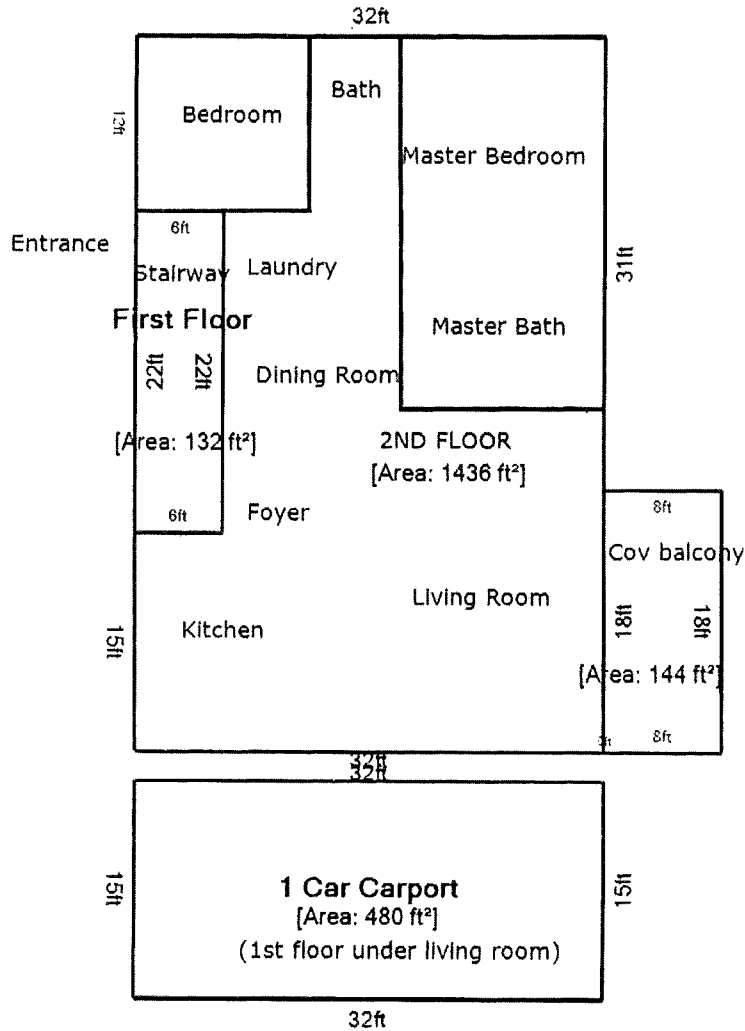
Bedrooms:	2
Full Baths:	2
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FredHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%



FLOORPLAN SKETCH

Borrower: Jonathan D. Jura & Cheral S. Jura File No.: 423223  
 Property Address: 1122 S Ocean Dr Case No.: Loan#1218059853  
 City: Fort Pierce State: FL Zip: 34949  
 Lender: United Wholesale Mortgage

Sketch



9 ft

Living Area	Nonliving Area	
First Floor	1436 ft² 1 Car Carport	144 ft²
First Floor	132 ft² 1 Car Carport	480 ft²
<b>Total Living Area (rounded):</b>	<b>1568 ft² Total Non-Living Area (rounded):</b>	<b>624 ft²</b>

9

This Instrument Prepared by and Return to:

Andrew Helgesen, P.A.  
11380 Prosperity Farms Road, Suite 201  
Palm Beach Gardens, Florida 33410  
Our File No.: HANSEN  
Property Appraisers Parcel Identification (Folio) Number: 2401-810-0004-000/2.  
Florida Documentary Stamps in the amount of \$4,725.00 have been paid hereon.

\_\_\_\_\_  
Space above this line for Recording Data \_\_\_\_\_

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 14 day of May 2018 by **Thomas C. Hansen II**, individually, and as Trustee of the **Thomas C. Hansen, II Revocable Trust u/a/d 4/30/92**, joined by **Carol S. Hansen, his wife**, herein called the Grantor, to **Jonathan D. Jura and Chemai Jura, husband and wife**, whose post office address is **1122 South Ocean Drive, Ft. Pierce, FL 34949**, hereinafter called the Grantees:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** That the Grantor, for and in consideration of the sum of (\$10.00) Ten and No/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in St. Lucie County, State of Florida, viz.:

**Lot 4, Block 1, Tropical Beach, according to the map or plat thereof as recorded in Plat Book 9, Page 26, Public Records of St. Lucie County, Florida; Less that part lying Easterly of a line as described in Official Records Book 175, Page 2075, of the Public Records of St. Lucie County, Florida and Less a triangle in the Northwest corner described as follows: From the Northwest corner Southerly along the West line a distance of 12 feet thence on a line perpendicular to road Right-of-Way to a Point of Beginning; all lying and being in St. Lucie County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.**

**2018 and thereafter.**

The subject property is not now nor as it ever been the homestead of the Grantor. The Grantor resides at the address listed above.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Thomas C. Hansen II, TRS. (Seal)  
**Thomas C. Hansen II, individually, and as Trustee of the Thomas C. Hansen, II Revocable Trust u/a/d 4/30/92**  
Carol S. Hansen (Seal)  
**Carol S. Hansen**

**State of Florida**

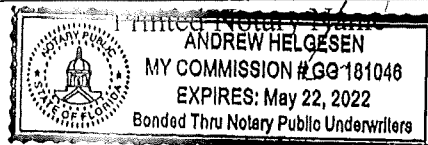
**County of Palm Beach**

The foregoing instrument was acknowledged before me this 14 day of May, 2018 by **Thomas C. Hansen II, individually, and as Trustee of the Thomas C. Hansen, II Revocable Trust u/a/d 4/30/92, joined by Carol S. Hansen, his wife** who is personally known to me or has produced \_\_\_\_\_ as identification.

**SEAL**

Notary Public

My Commission Expires:



# Google Maps 1122 S Ocean Dr



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 100 ft



## 1122 S Ocean Dr

Fort Pierce, FL 34949  
Building



Directions



Save



Nearby



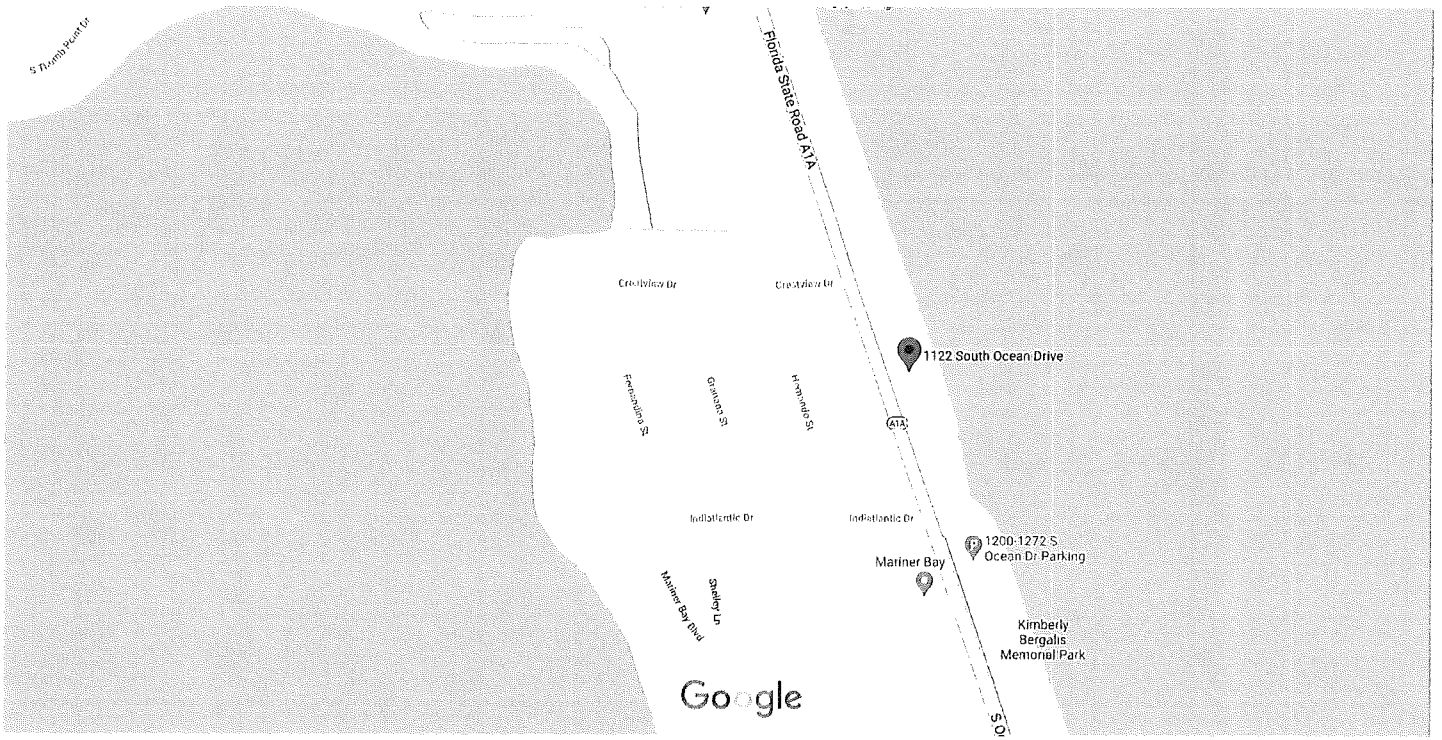
Send to your  
phone



Share

### Photos

# Google Maps 1122 S Ocean Dr



Map data ©2020 200 ft



## 1122 S Ocean Dr

Fort Pierce, FL 34949  
Building



Directions



Save



Nearby



Send to your phone



Share

## Photos

## RULES & REGULATIONS OF 1122 SOUTH OCEAN DR, FORT PEIRCE FL, 34949

- There is a lockbox on the side of the property with the code to retrieve the key to the property. Place the box back together once you remove the key so sand and salt doesn't get into the lockbox and ruin it. This code is given two days prior to your start date of arrival.
- The kitchen is fully equipped with dishes, pans, small appliances, silverware. Coffee machine is provided.
- There is beach towels and regular in the closet next to the bathroom in the hallway. Towels are in the master bedroom closet.
- Any soiled laundry leave in the laundry room in the cloths hampers or in a pile.
- There is a door under the stairs which has all the beach equipment. It is locked with the same key to get into the property.
- Peaceful enjoyment outside the home during reasonable hours without excessive noise or music.
- Pets need to remain in compliance with local leash and pet fecal disposal laws.
- Please park in the driveway or under the home whenever possible. There is also two off street parking available as first come first serve.
- Do not leave AC on with windows or doors open.
- Do not litter
- Return thermostat to 72 Degrees when check out occurs.
- Do no remove any property belonging to house except beach towels, beach folding chairs, sand toys, umbrellas, and grill.
- Do no give out copies of keys to anyone other than the registered guest(s).
- Do not disturb or harass local wildlife such as sea turtles, manatee and any other wildlife.
- It is unlawful to walk on the sand dunes other then the designated walkway to the beach.
- No toxic chemicals allowed on the property.
- Individuals coming from the beach **MUST** thoroughly wash off all the sand prior to entry into the property. Also, all towels, beach items, etc. must be cleaned out prior to placing them back into the storage area or into the property.
- Remove all trash from the home and yard and place in the designated bins. There is a recycle bin and two trash bins.
- Smoking is prohibited inside the property and within close distance to any entry that is open.
- No illegal drugs are allowed on the property
-