

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

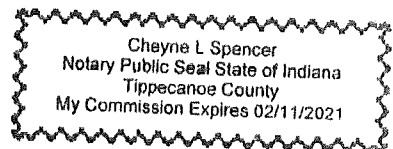
Jason Mankoff, Esq. Ciklin Lubitz
Applicant Representative Title, Company
515 N. Flagler Dr.
Street Address
West Palm Beach FL 33401
City State Zip
561-820-0391
Phone Number
j.mankoff@ciklinlubitz.com
Email Address

* 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
License as identification.



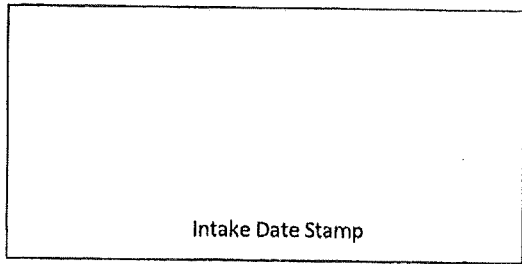
Signature of Notary (seal)

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: _____

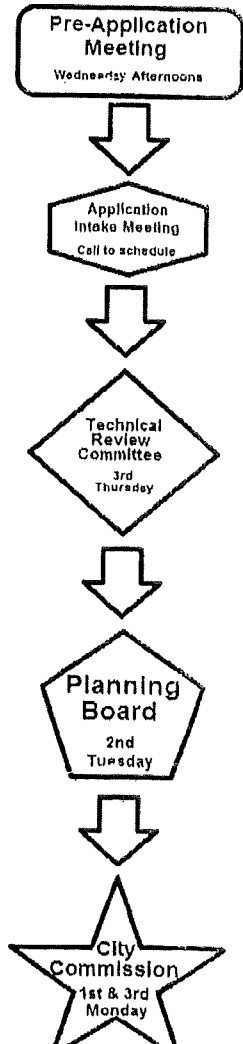
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

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

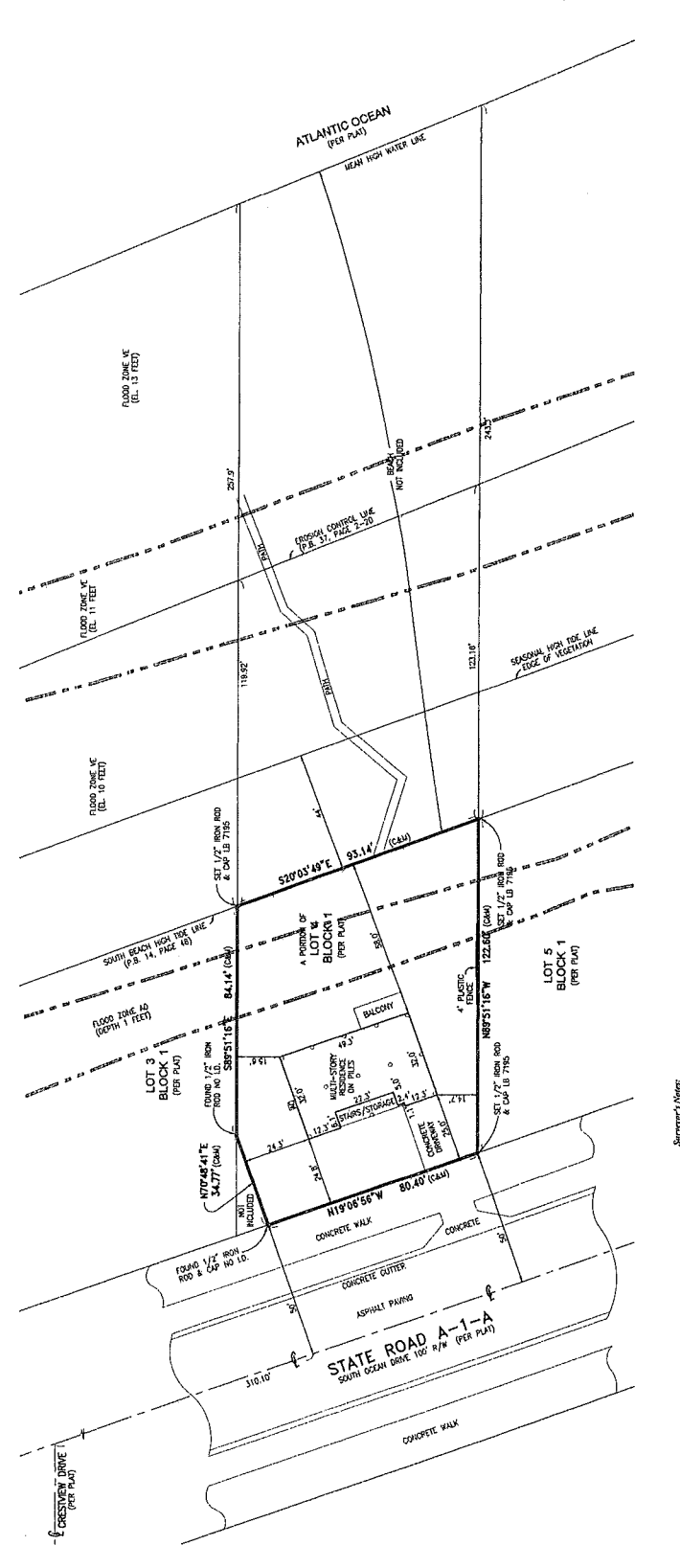
DRAWN BY
 D.J.M. 060918

APPROVED BY
 BOB PERAZA, P.S.

NO DATE REVISION

SHEET TITLE
 BOUNDARY SURVEY

SHEET NUMBER
 1 OF 1



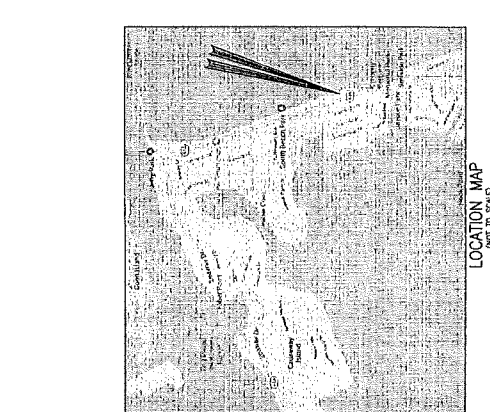
Legend of Symbols/Abbreviations

AD	As-built Drawing	PL	Plat
AL	As-Lined	PLM	Plat Map
AN	As-Noted	PLN	Plat Note
AP	As-Planned	PLP	Plat Plan
AR	As-Recorded	PLR	Plat Record
AS	As-Shown	PLS	Plat Section
AT	As-Targeted	PLT	Plat Title
AV	As-Verified	PLU	Plat Unit
AW	As-Worked	PLV	Plat Value
AX	As-Executed	PLW	Plat Work
AY	As-Yielded	PLX	Plat X
AZ	As-Zoned	PLY	Plat Y
BA	Boundary	PLZ	Plat Z
BB	Block	PLAA	Plat AA
BC	Block Corner	PLAB	Plat AB
BD	Block Dimension	PLAC	Plat AC
BE	Block Elevation	PLAD	Plat AD
BF	Block Face	PLAE	Plat AE
BG	Block Footing	PLAF	Plat AF
BH	Block Height	PLAG	Plat AG
BI	Block Interior	PLAH	Plat AH
BJ	Block Junction	PLAI	Plat AI
BK	Block Line	PLAJ	Plat AJ
BL	Block Location	PLAK	Plat AK
BM	Block Map	PLAL	Plat AL
BN	Block Name	PLAM	Plat AM
BO	Block Number	PLAN	Plat AN
BP	Block Plan	PLAO	Plat AO
BQ	Block Plot	PLAP	Plat AP
BR	Block Record	PLAQ	Plat AQ
BS	Block Section	PLAR	Plat AR
BT	Block Title	PLAS	Plat AS
BU	Block Unit	PLAT	Plat AT
BV	Block Value	PLAU	Plat AU
BW	Block Work	PLAV	Plat AV
BX	Block X	PLAW	Plat AW
BY	Block Y	PLAX	Plat AX
BZ	Block Z	PLAY	Plat AY

PRISM SURVEYING, INC.
 1773 65th Road N., Lutz, FL 33549 (65) 204-1035
 BOUNDARY SURVEY FOR THE BENEFIT OF:
 JONATHAN D. JURA AND CHEMAY JURA
 FIDELITY INVESTMENT SERVICES COMPANY
 ANDREW HELGESSON, P.A.
 UNITED WHOLESALE MORTGAGE, ISOA0, ATMA

Surveyor's 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 thereto.
- 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

[Signature]
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. 6500
 DATE OF SURVEY: 04/20/18

Containing: 229 acres (10,422 square feet), more or less.

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

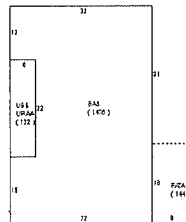
Finished Area of this building: 1,568 SF
 Gross Sketched Area: 1,844 SF

Exterior Data

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

Interior Data

Bedrooms: 2 A/C %: 100% Electric: MAXIMUM Primary Int Wall:
 Full Baths: 2 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC 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

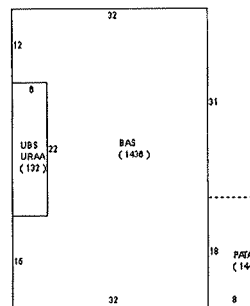
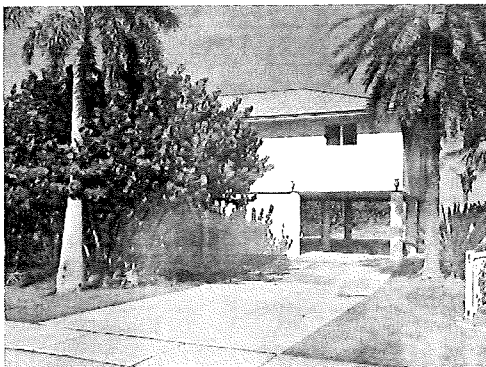
Finished Area: 1,568 SF
Gross Sketched Area: 1,844 SF

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

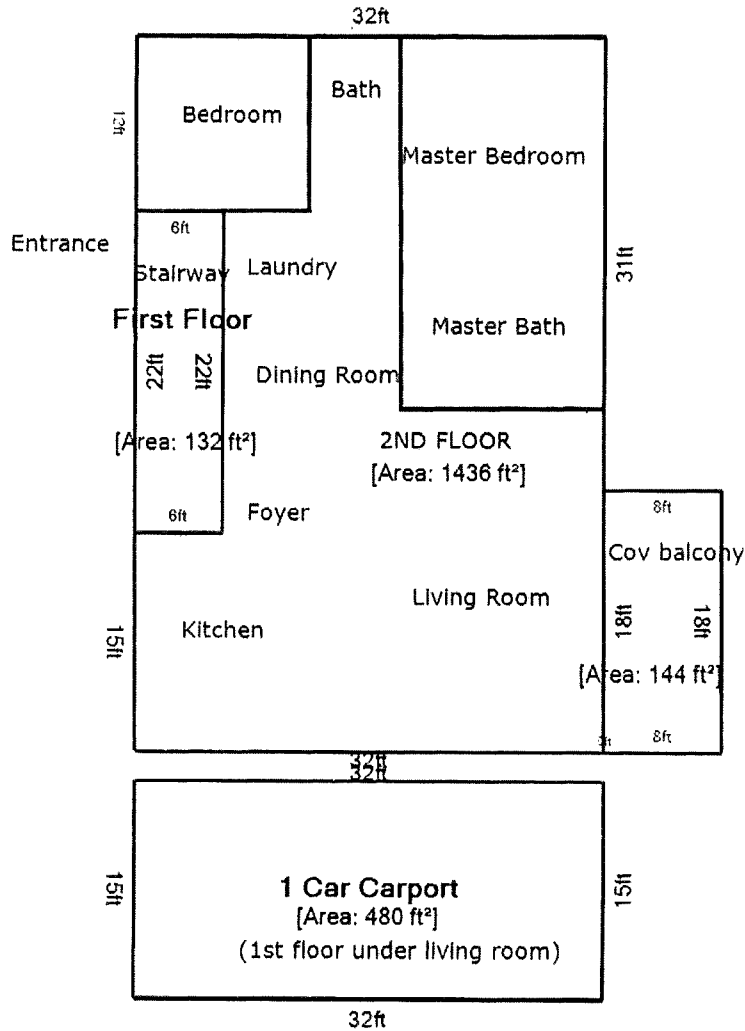
Bedrooms:	2
Full Baths:	2
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FredHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%



FLOORPLANSKETCH

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

Sketch



3 ft

Living Area	Nonliving Area	
First Floor	1436 ft ² 1 Car Carport	144 ft ²
First Floor	132 ft ² 1 Car Carport	480 ft ²
Total Living Area (rounded):	1568 ft² Total Non-Living Area (rounded):	

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

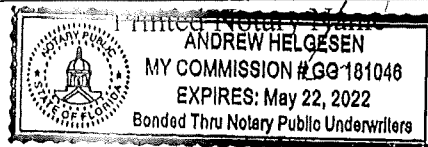
State of Florida
County of Palm Beach

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
-