



Conditional Use – No New Construction

Property address or Location 1578 Thumbpoint Dr, Ft Pierce FL
 Parcel ID #(s) _____
 Project description Apartment to rent for short term rentals

<u>Christy + Tim Estes</u>	<u>same</u>
Property Owner(s)	Applicant/Representative, Title, Company
<u>1578 Thumbpoint Dr</u>	_____
Street Address	Street Address
<u>Ft Pierce FL 34949</u>	_____
City State Zip	City State Zip
<u>786 709 0479</u>	_____
Phone Number	Phone Number
<u>Cal Estes 2015@gmail.com</u>	_____
Email Address	Email Address

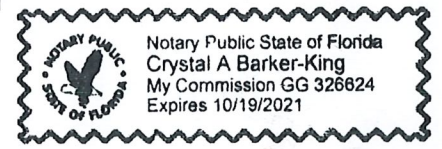
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

Property Owner(s) Signature(s) _____

STATE OF FLORIDA -- COUNTY _____
 The foregoing instrument was acknowledged before me this 18 day of March, 2021, by

Christy + Tim Estes who is personally known to me or has produced
FL ID'S as identification. physically appeared

Signature of Notary _____

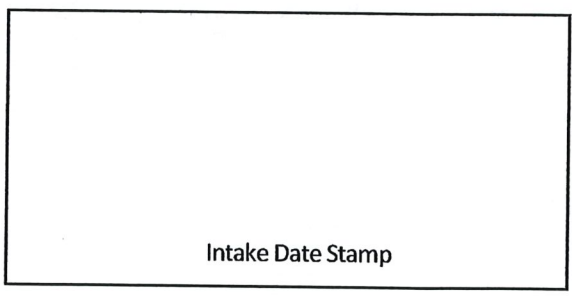


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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 _____ Parking Spaces: _____

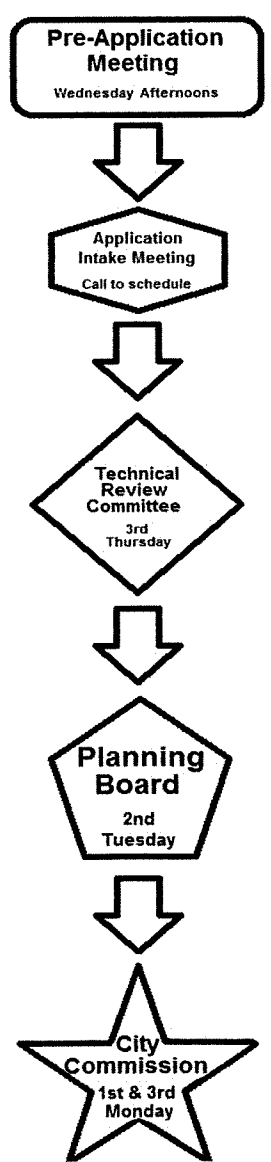
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

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





Cali Estes - The Addictions Coach
 TheAddictionsAcademy.com
 PH: 800.706.0318



The Addictions Academy

Property Rules and management program for 1578 Thumb Point Drive Apartment Rental. We plan to live on site and manage the unit directly. I have experience managing units, as my father is a Broker.

Rules and Regulations

- No more than 2 cars on the property
- Pool and hot tub hours are 9 am to 9 pm
- No smoking, no drugs
- No parties, events, or other large gatherings
- Alcohol consumed in fenced area only and over 21 only
- No loud noises, music
- No kids in front of property at any time –
- No pets, excluding service animals.
- No congregating at front of house

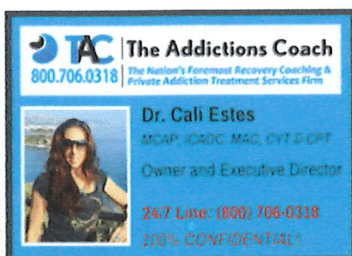
*We will handle the trash with our trash.

*We reserve the right to turn a renter away or cancel a booking due to violation of rules above.

*Each renter will sign an agreement upon arrival agreeing to the above Rules and Regulations



Dr. Cali Estes, MCAP, ICADC, MAC



The Addictions Coach
 800.706.0318 | The Nation's Foremost Recovery Coaching & Private Addiction Treatment Services Firm

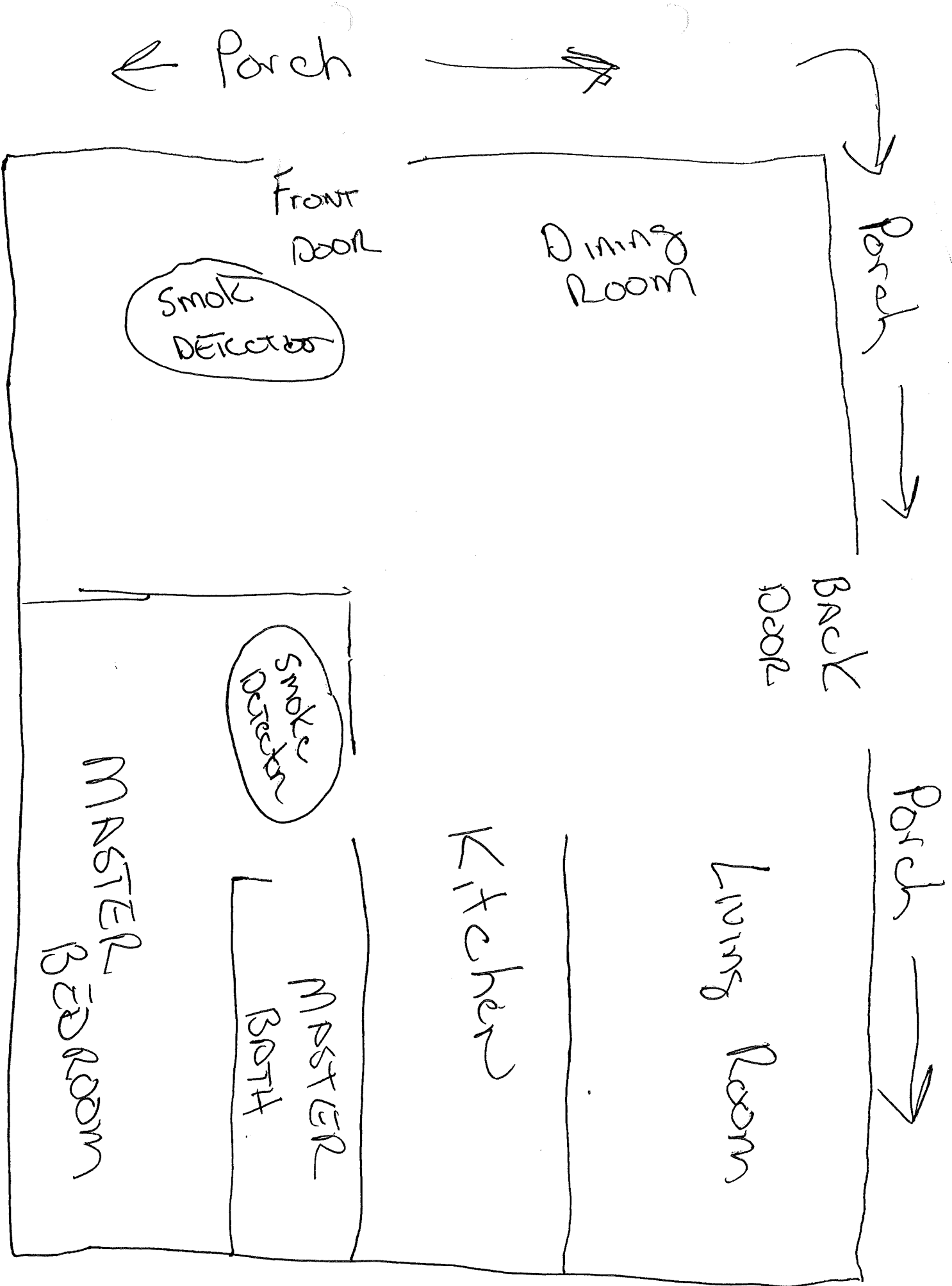
Dr. Cali Estes
 MCAP, ICADC, MAC, CYT & CRT
 Owner and Executive Director

24/7 Line: (800) 706-0318
 100% CONFIDENTIAL

350 South Miami Ave
 Miami FL 33130
 1.800.706.0318

PHONE 1.800.706.0318
 CELL 786.709.0479
 EMAIL Caliestes2015@gmail.com
 WEBSITE www.TheAddictionsCoach.com

1578 THUMB POINT DRIVE Fort Pecos 34949



Subject Photo Page

Borrower	CHRISTY LEE ESTES				
Property Address	1578 Thumb Point Dr				
City	Fort Pierce	County	St Lucie	State	FL Zip Code 34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS				



Subject Front

1578 Thumb Point Dr
Sales Price 775,000
Gross Living Area 2,267
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 26000 sf
Quality Q3
Age 50



Subject Rear



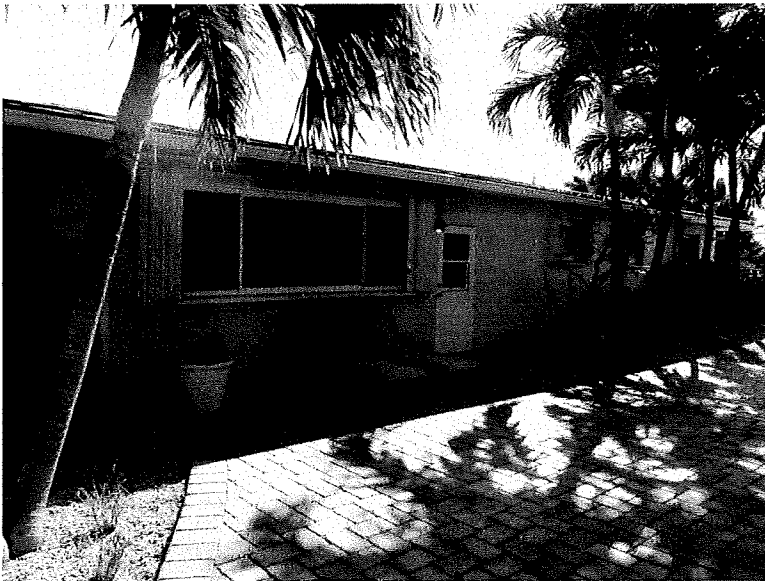
Subject Street

PHOTOGRAPH ADDENDUM

Borrower	CHRISTY LEE ESTES				
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				Zip Code	34949
Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS				



EAST SIDE OF SUBJECT



WEST SIDE OF SUBJECT



FLORIDA ROOM

PHOTOGRAPH ADDENDUM

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FAMILY ROOM



DINING AREA



KITCHEN

PHOTOGRAPH ADDENDUM

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MASTER BEDROOM



MASTER BATHROOM



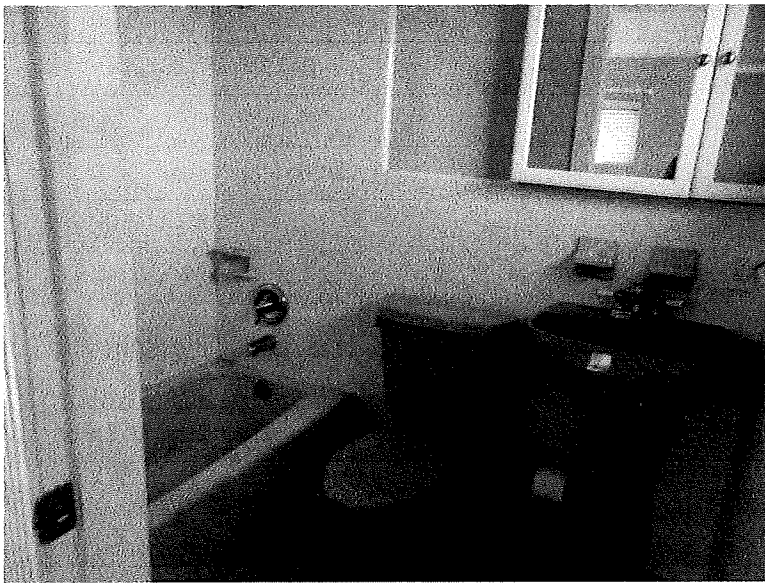
MASTER BATHROOM

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BEDROOM



BATHROOM



BEDROOM

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BATHROOM



LIVING ROOM



LAUNDRY AREA

PHOTOGRAPH ADDENDUM

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Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS				



FRONT OF DETACHED GARAGE
AND APARTMENT



REAR OF DETACHED GARAGE
AND APARTMENT



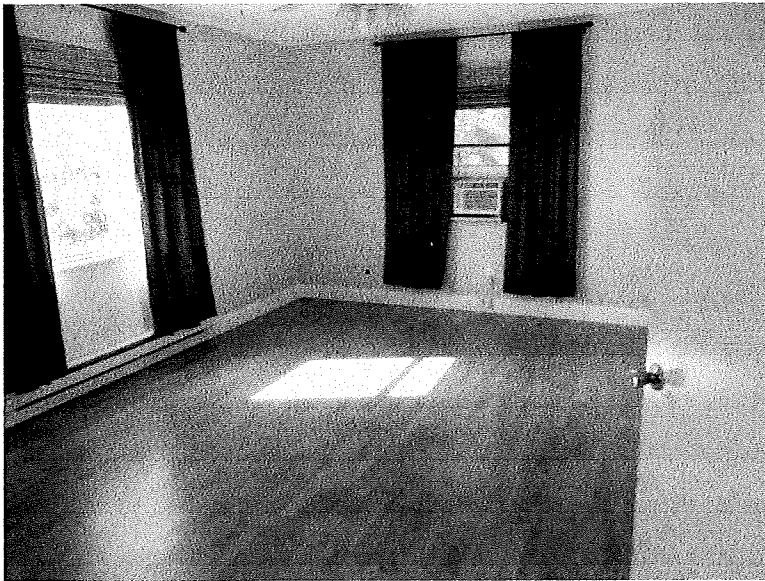
WEST SIDE OF DETACHED
GARAGE AND APARTMENT

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EAST SIDE OF DETACHED
GARAGE AND APARTMENT



BEDROOM



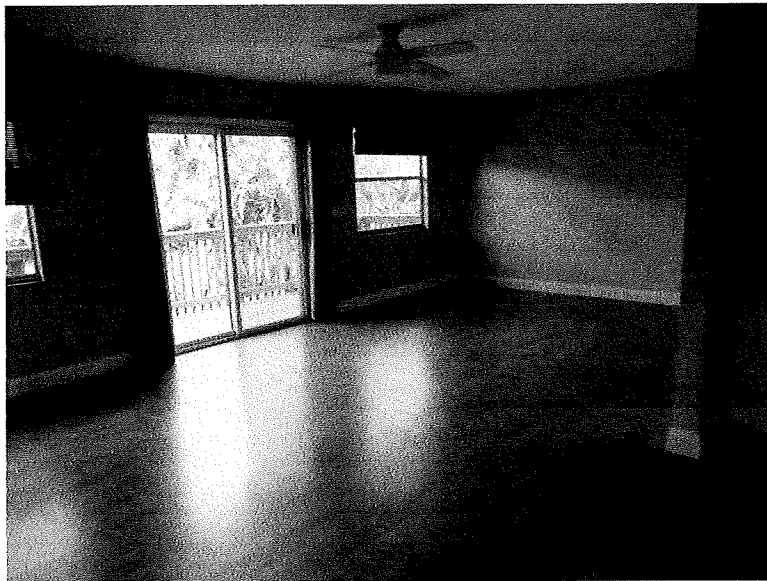
BATHROOM

PHOTOGRAPH ADDENDUM

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KITCHEN



LIVING ROOM/DINING AREA



BATHROOM IN DETACHED GARAGE

PHOTOGRAPH ADDENDUM

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POOL/SPA
MLS

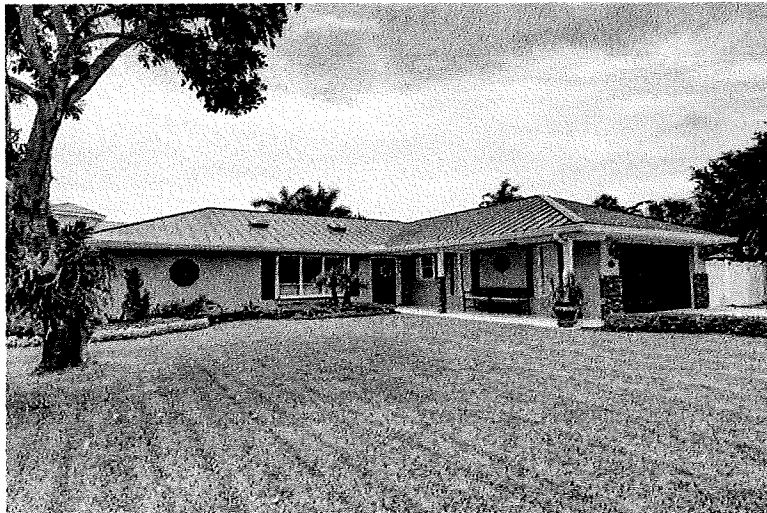
Comparable Photo Page

Borrower	CHRISTY LEE ESTES				
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Lender/Client	ANGEL OAK MORTGAGE SOLUTIONS				



Comparable 1

1610 THUMB POINT DR
 Prox. to Subject 0.35 MILES SW
 Sale Price 532,000
 Gross Living Area 2,211
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 12,184 sf
 Quality Q3
 Age 19



Comparable 2

1507 FABER CT
 Prox. to Subject 0.31 MILES SW
 Sale Price 525,000
 Gross Living Area 2,065
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 15,056 sf
 Quality Q3
 Age 43



Comparable 3

2005 MIMOSA AVE
 Prox. to Subject 1.21 MILES SE
 Sale Price 530,000
 Gross Living Area 2,970
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 4.5
 Location N;Res;
 View N;Res;
 Site 13,504 sf
 Quality Q3
 Age 32

Comparable Photo Page

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Comparable 4

1128 FERNANDINA ST
Prox. to Subject 0.57 MILES SE
Sale Price 585,000
Gross Living Area 2,227
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8,750 sf
Quality Q3
Age 46



Comparable 5

1602 THUMB POINT DR
Prox. to Subject 0.33 MILES SW
Sale Price 469,000
Gross Living Area 1,581
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 10,390 sf
Quality Q3
Age 38

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age