



TO: Technical Review Committee

FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director

RE: **Technical Review Project #20- 040000027**

Meeting Date: January 7, 2021

Conditional Use – Readler Dwelling Rental – 1182 Drive, Unit B

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 and 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 (Tuesday, January 19, 2021).

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

Thank you.



Conditional Use – No New Construction

Property address or Location 1182 Binney Dr., Unit B, Fort Pierce 34949
 Parcel ID #(s) 2401-501-0300-010-1
 Project description Short term rental of less than 6 months - Unit B only

John Reader/Jackie Ellis-Reader

Property Owner(s)

78 Bennett Road

Street Address

Bloomington PA 17815

City State Zip

870-818-0387

Phone Number

jackier54@icloud.com

Email Address

Jane Land, McCurdy & Co.

Applicant/Representative, Title, Company

1182 Binney Dr., Unit A

Street Address

Fort Pierce FL 34949

City State Zip

813-245-3850

Phone Number

jland269@aol.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.

John Reader

Property Owner(s) Signature(s)

Jackie Ellis-Reader

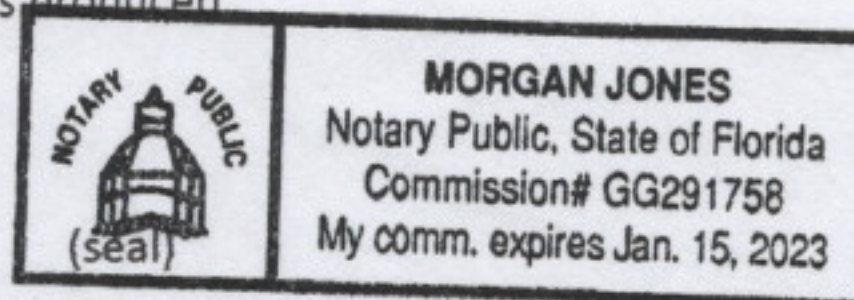
STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 14th day of December, 2020, by

Jackie & John Reader who is personally known to me or has produced

Driver license as identification.

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 _____

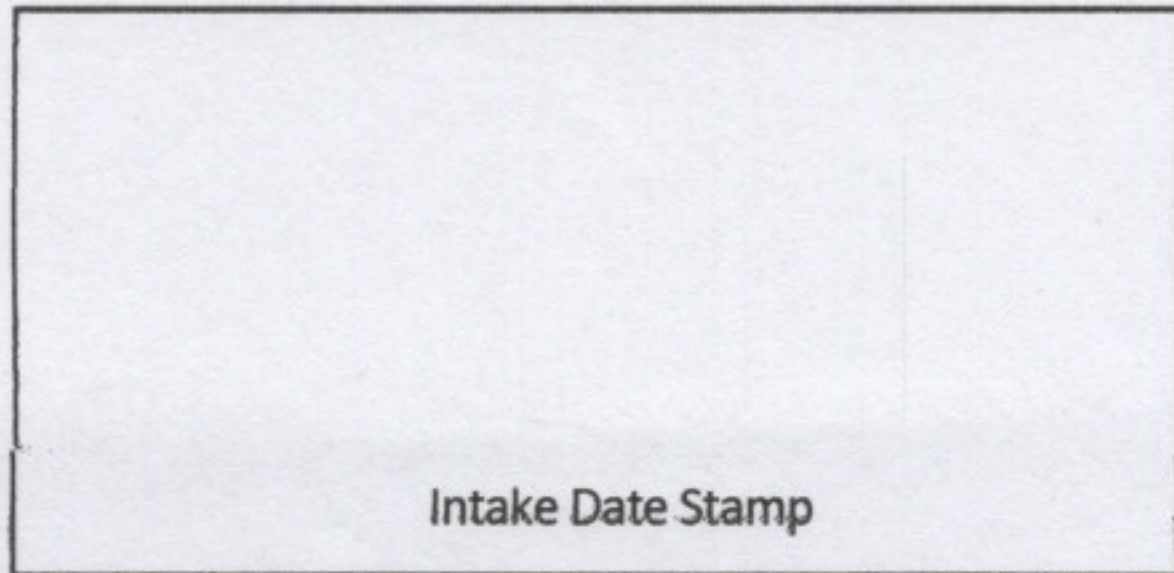
Fees _____ Control # _____ B. Permit # _____

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 1370 Parking Spaces: 2

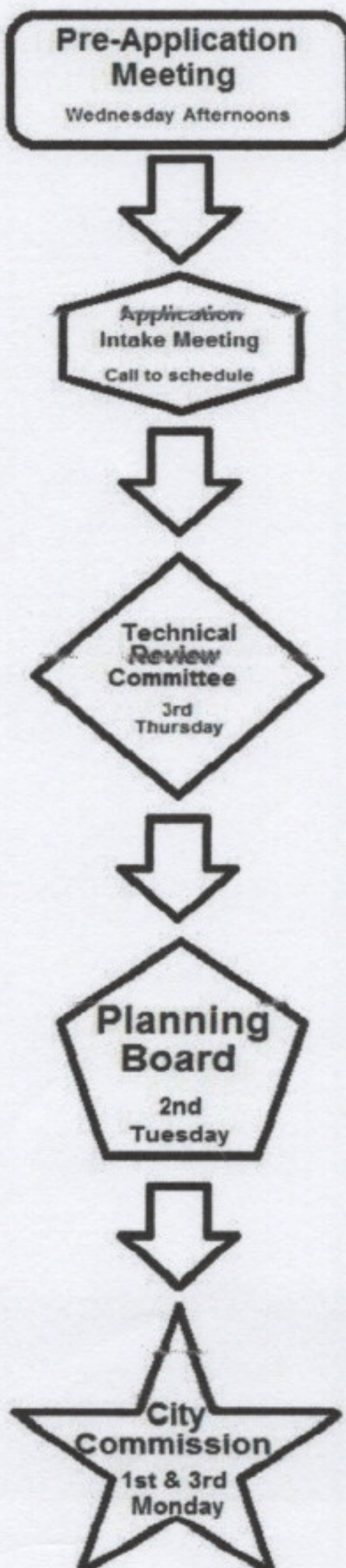
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

| North | South | East | West |
|--------------|--------------------------|-------------|---------------|
| Rental Apts. | Single Fam/Rental Duplex | Rental Dup. | Rental Duplex |

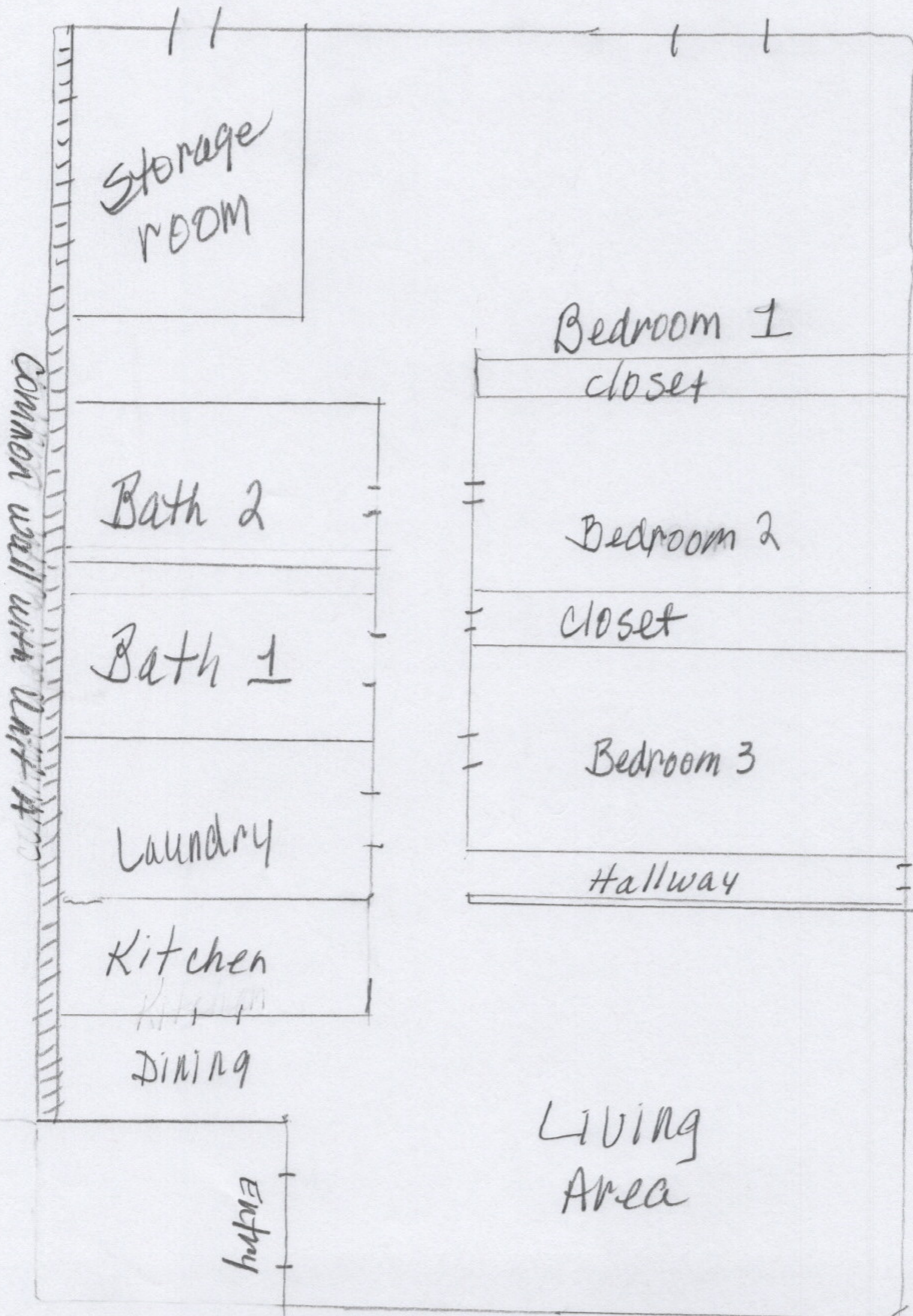
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (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.

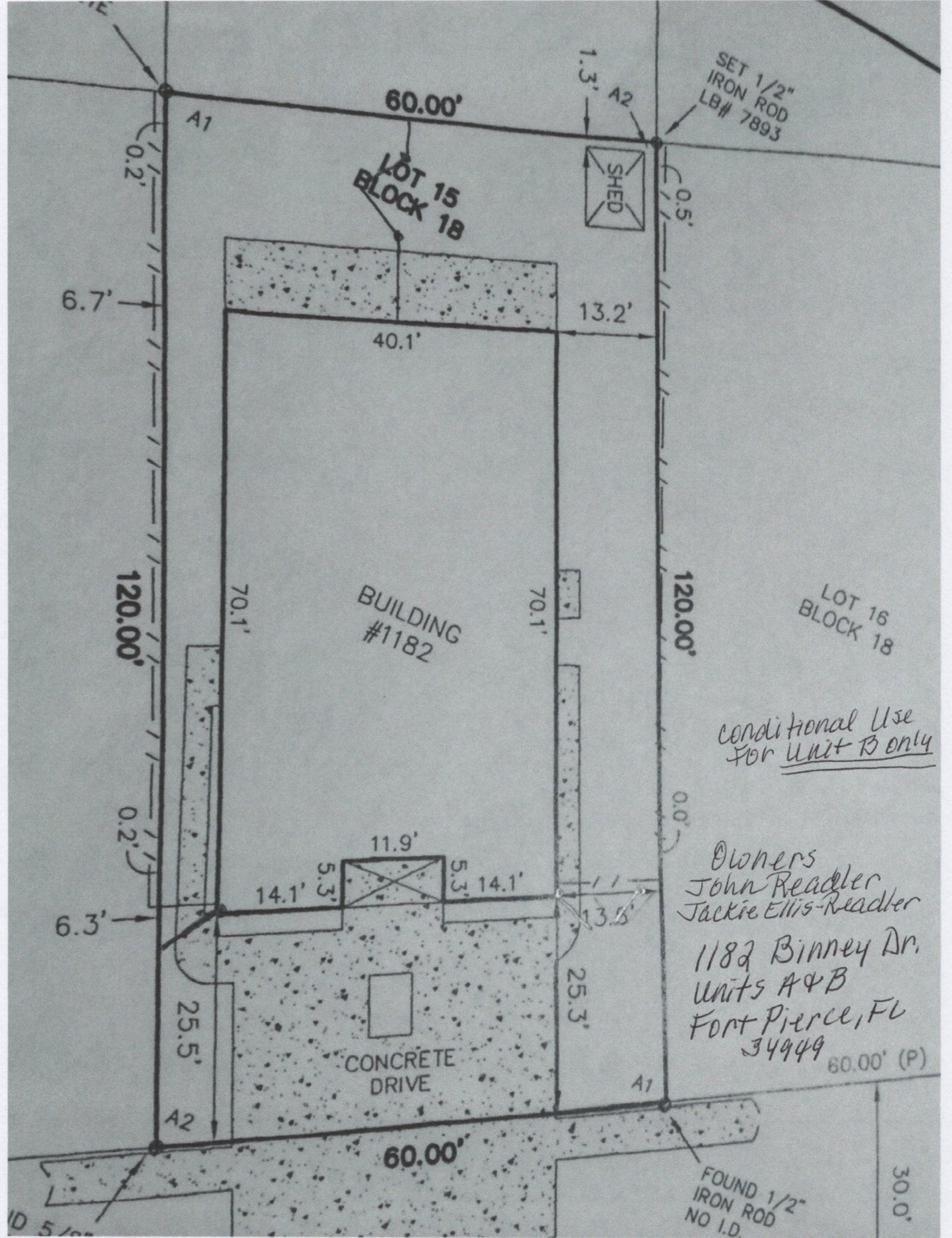
Application Outlook



1182 Binney Drive, Unit B
Fort Pierce, FL 34949



Owners: John Reader / Jackie Ellis-Reader



conditional Use
for Unit B only

Owners
John Readler
Jackie Ellis-Readler
1182 Binney Dr.
Units A & B
Fort Pierce, FL
34949

60.00' (P)

30.0'



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