



TO: All Members of the TRC

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

RE: TRC PROJECT NUMBER #21-4,0000004

DATE: FEBRUARY 4, 2021

Conditional Use – Joseph Dwelling Rental – 1801 Plover Avenue

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 (minimum 2 days). The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-Family Intermediate Density Residential Zone (R-2). Per City Code Section 125-187. –Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-2 Zoning District.

The item will be reviewed at the February 18, 2021, TRC Meeting.

Please send all comments to the following emails: rguerra@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. They should be sent, at minimum, two (2) days before the Technical Review Committee Meeting (Tuesday, February 16, 2021).

Please do not hesitate to contact me directly should you require any additional information or clarification at (772) 467-3739.

Thank You,
Rebeca A. Guerra, AICP, LEED-AP, CPD
Assistant Director



Conditional Use - No New Construction

Property address or Location 1801 Plover Ave Hutchinson Island FL 34949
 Parcel ID #(s) 2412-501-0042-000-5
 Project description 2 Day Short Term Rental

J & J PSL INVESTMENTS LLC.
 Property Owner(s)
Sw McComb Ave
 Street Address
Port Saint Lucie FL 34853
 City State Zip
786 469 9846
 Phone Number
Jonathan.joseph7@gmail.com.
 Email Address

Michelle Longarzo / Slice of Paradise LLC
 Applicant/Representative, Title, Company
715 South Ocean Drive United D
 Street Address
Hutchinson Island FL 34949
 City State Zip
772 708 4557
 Phone Number
sliceofparadisefl@gmail.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.

[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Lake
 The foregoing instrument was acknowledged before me this 15 day of January, 2021, by
Joseph Allen who is personally known to me or has produced
Florida PL as identification.

[Signature]
 Signature of Notary



AMY TROST
 Notary Public, State of Florida
 My Comm. Expires 09/14/2021
 Commission No. GG143190

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 _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____

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

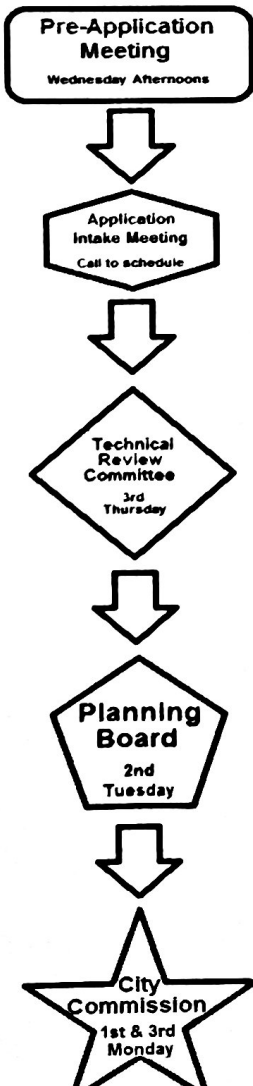
Site Information:

Building Size 1673 Parking Spaces: 4

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

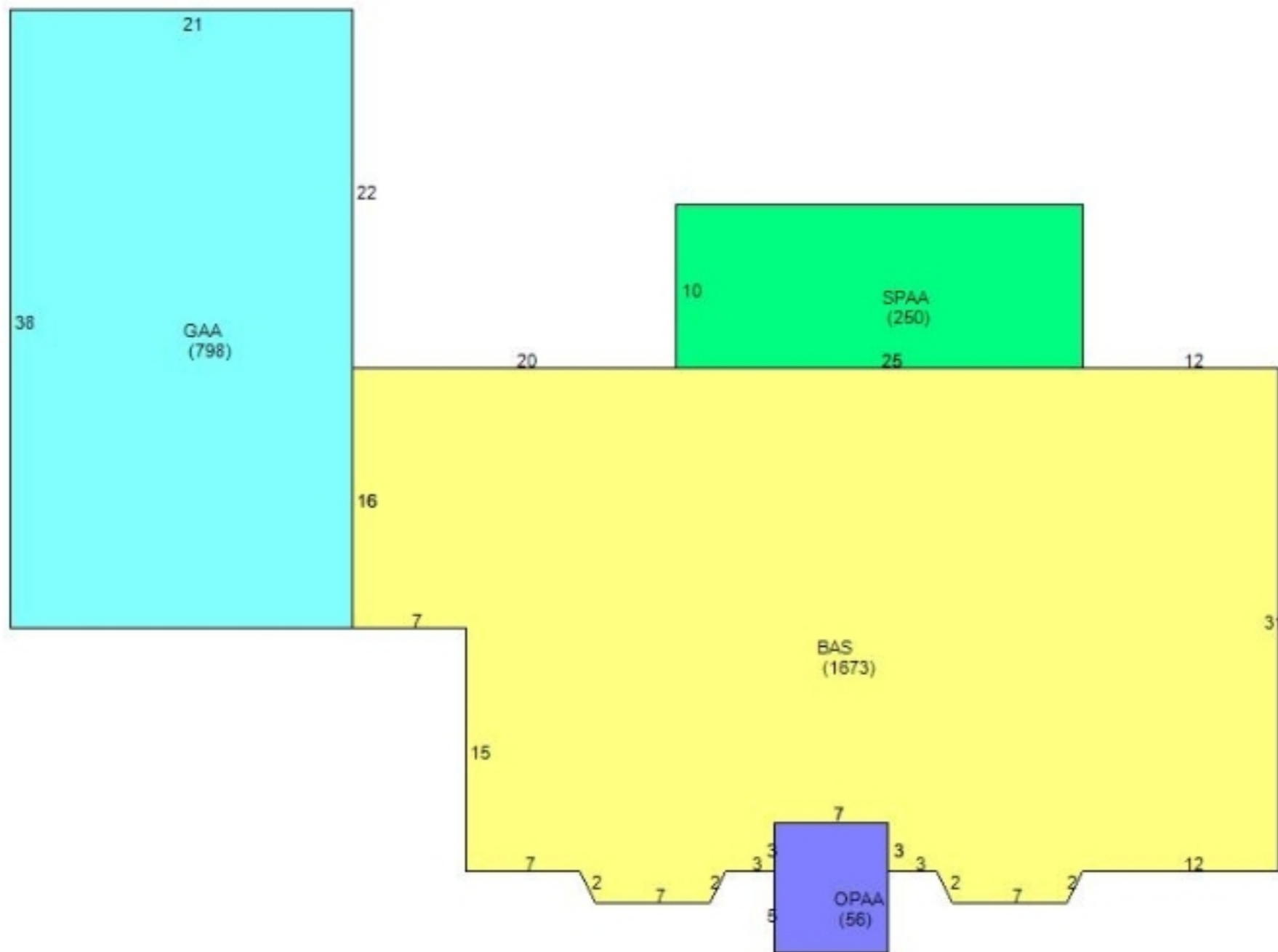
North	South	East	West

Application Outlook



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.





Building Information



Finished Area: 1,673 SF
Gross Sketched Area: 2,777 SF

Exterior Data

Building Type:	HB-
Grade:	B-
Year Built:	1995
Effective Year:	1995
No. Units:	1
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Conc Tile
Roof Structure:	Hip
View:	
Frame:	
Story Height:	1 Story

Interior Data

Bedrooms:	3
Full Baths:	2
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FrcdHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%

Prepared by:
Patricia A. Horn
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: H2012007AN

General Warranty Deed

Made this January 15, 2021 A.D. By **Joan A. Merenda, an unremarried widow**, whose address is: 424 Luna Bella Lane #218, New Smyrna Beach, Florida 32168, hereinafter called the grantor, to **J & J PSL Investments LLC, a Florida limited liability company**, whose post office address is: Post Office Box 7244, Port Saint Lucie, Florida 34985, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 1, Block 5, SURFSIDE UNIT I, according to the map or plat thereof, recorded in Plat Book 10, Page(s) 17, Public Records of St. Lucie County, Florida.

Parcel ID Number: 2412-501-0042-000/5

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 grantee 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; that the grantor hereby fully 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, 2021.

& Escrow
Drive
n, Florida 32963

Number: H2012007AN

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Cheryl Louis
Witness Printed Name Cheryl Louis

Joan A. Merenda
Joan A. Merenda
Address: 424 Luna Bella Lane #218, New Smyrna Beach, Florida
32168

Nathaniel Frecks
Witness Printed Name Nathaniel Frecks

STATE OF FLORIDA
County of orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11
day of January, 2021, by Joan A. Merenda, who is/are personally known to me or who has produced
Florida Drivers License as identification.

Kaylyn Elhoffer
Notary Public
Print Name: Kaylyn Elhoffer
My Commission Expires: 03/29/2024
(Notary Seal)

