



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

**Conditional Use - No New Construction**

Property address or location 335 Hernando St, Ft Pierce 34949  
 Parcel ID #(s) \_\_\_\_\_  
 Project description \_\_\_\_\_

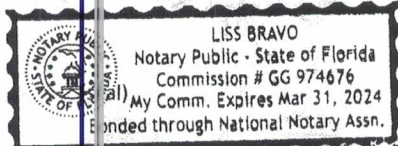
<u>Coshal "LLC"</u>	<u>Allan Kalish</u>
Property Owner(s)	Applicant/Representative, Title, Company
<u>1317 Edgewater DR. # 943</u>	<u>7102 Lorraine Court</u>
Street Address	Street Address
<u>Orlando FL 32804</u>	<u>Port St. Louis FL 34952</u>
City State Zip	City State Zip
<u>561/689-5800</u>	<u>561/252-9202</u>
Phone Number	Phone Number
<u>ahkalish@gmail.com</u>	<u>ahkalish@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 acknowledgment 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 St. Lucie  
 The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of May, 2021, by  
Allan Kalish who is personally known to me or has produced  
Drivers 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 \_\_\_\_\_

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 \_\_\_\_\_ Parking Spaces: \_\_\_\_\_

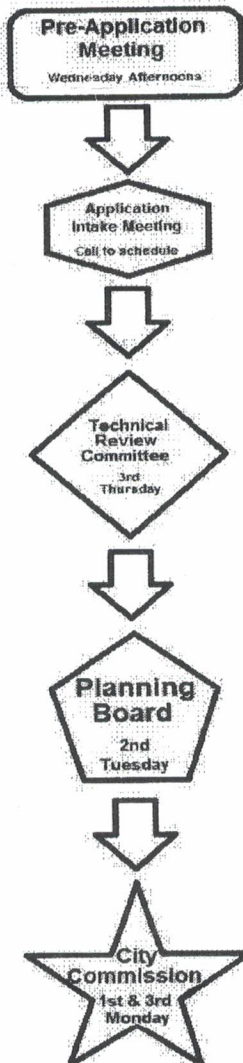
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

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



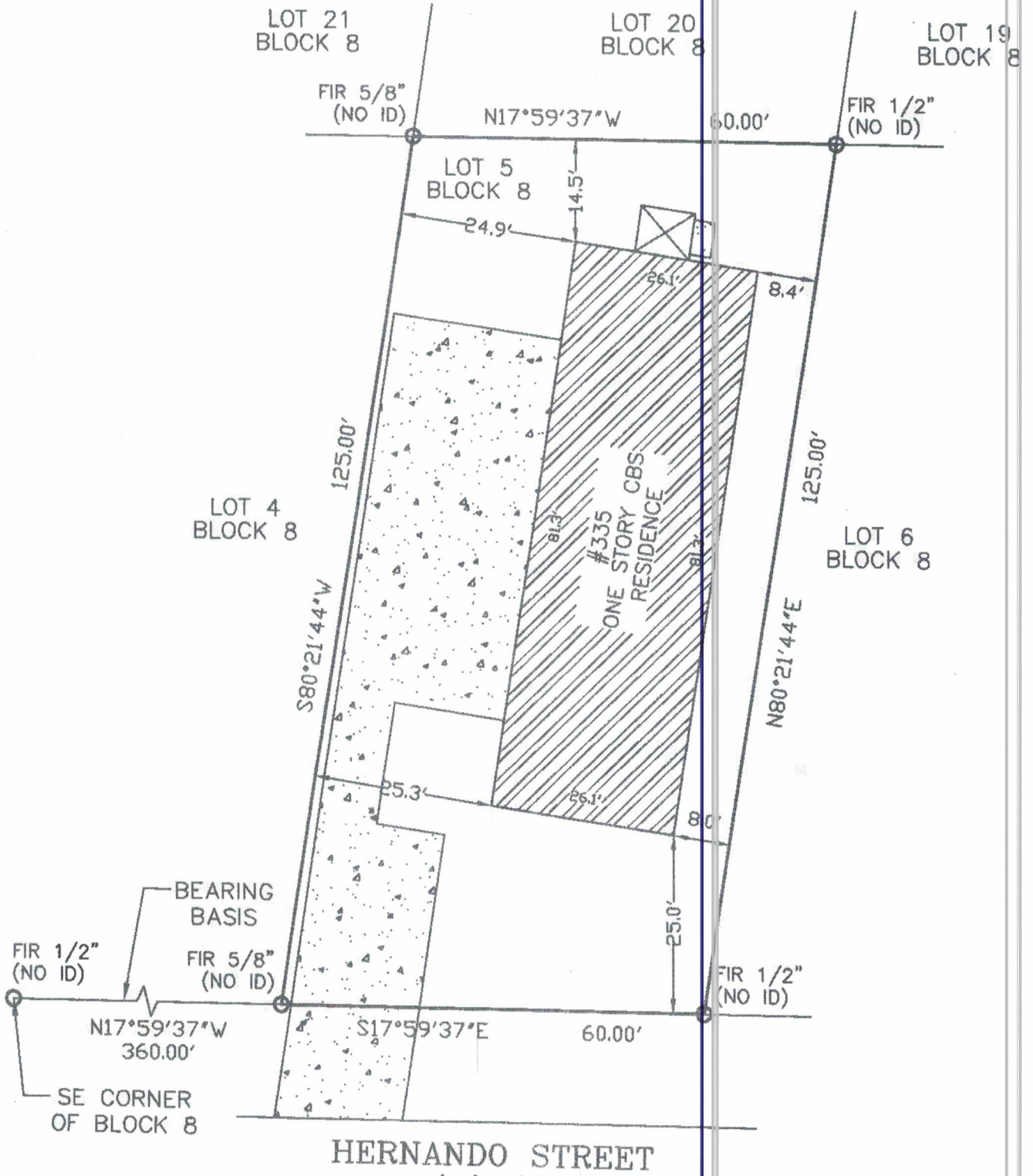
## SHORT TERM RENTAL CONDITIONAL USE APPLICATION NARRATIVE

The subject property (335 Hernando Street, Fort Pierce FL 34949) was purchased by Coshal, LLC by and through Allan Kalish on April 4, 2017 as an investment. The property has 2 units. Both are presently rented on an annual or semi-annual basis. His wife manages the property as needed.

Mr. & Mrs. Kalish reside in St. Lucie County and have recently retired but visit the property regularly. Since taking ownership, needed maintenance & repairs have been made to the property including interior & exterior painting & replacing the roof. The property's appearance has improved since it was owned previously. Unit A is completely furnished and fully equipped while Unit B is currently being rented unfurnished. The owner notes that he sees the opportunity to rent Unit A occasionally for adult vacationers on a short-term basis as a way to earn additional income. The owner notes the potential exists for renting Unit B on a short-term basis at some future date if he furnished this side also to earn additional income.

The owner is seeking a conditional use application to allow him to rent both units on a short-term basis (1 month or more but less than 6 months).

MAP OF BOUNDARY SURVEY PREPARED FOR THOMAS E. REED, JR., AND MARGARET M. REED



**LEGAL DESCRIPTION:**

LOT 5, BLOCK 8, REVISED MAP FORT PIERCE BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**JOB NUMBER:** 1701-023

**FIELD WORK DATE:** 01/18/2017

**PROPERTY ADDRESS:**

335 HERNANDO STREET, FORT PIERCE, FL 34949

**FLOOD INFORMATION:**

PANEL NUMBER: 1211C0183J

FIRM DATE: FEBRUARY 16, 2012

FLOOD ZONE: AE

BASE FLOOD ELEVATION: 8.0

**PROPERTY FRONT VIEW**



**AERIAL PHOTOGRAPH**








**SURVEYOR'S LEGEND**

A/C = AIR CONDITIONING  
 BE = BEARING BASIS  
 BFP = BACKFLOW PREVENTER  
 BLDG = BUILDING  
 BLK = BLOCK  
 BM = BENCHMARK  
 C = CURVE  
 CATV = CABLE T.V. RISER  
 CB = CATCH BASIN  
 CL = CENTERLINE  
 CLF = CHAIN LINK FENCE  
 CLP = CONCRETE LIGHT POLE  
 CONC = CONCRETE  
 CP = CONTROL POINT  
 CPP = CONCRETE POWER POLE  
 D = DEED  
 DF = DRAINFIELD  
 ELEV = ELEVATION  
 EM = ELECTRIC METER  
 EOW = EDGE OF WATER  
 EP = EDGE OF PAVEMENT  
 F = FIELD  
 FCM = FOUND CONCRETE MONUMENT  
 FDH = FOUND DRILL HOLE

FPE = FINISHED FLOOR ELEVATION  
 FIP = FOUND IRON PIPE  
 FIPC = FOUND IRON PIPE AND CAP  
 FIR = FOUND IRON ROD  
 FIRC = FOUND IRON ROD AND CAP  
 FN = FOUND NAIL  
 FN&D = FOUND NAIL AND DISC  
 FND = FOUND  
 FPK = FOUND PK NAIL  
 FPKD = FOUND PK NAIL AND DISC  
 FRRSPK = FOUND RAILROAD SPIKE  
 GAR = GARAGE  
 HYD = FIRE HYDRANT  
 ID = IDENTIFICATION  
 L = LENGTH  
 LB # = LICENSED BUSINESS  
 LS # = LICENSED SURVEYOR  
 M = MEASURED  
 MB = MAP BOOK  
 MES = MITERED END SECTION  
 MH = MANHOLE  
 MLP = METAL LIGHT POLE  
 OHW = OVERHEAD WIRES  
 P = PLAT  
 PB = PLAT BOOK  
 PC = POINT OF CURVATURE

PCC = POINT OF COMPOUND CURVATURE  
 PCP = PERMANENT CONTROL POINT  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 PP = POOL PUMP  
 PRC = POINT OF REVERSE CURVATURE  
 PRM = PERMANENT REFERENCE MONUMENT  
 PT = POINT OF TANGENCY  
 R = RADIUS  
 RNG = RANGE  
 R/W = RIGHT OF WAY  
 S = SEPTIC  
 SEC = SECTION  
 SIR = SET IRON ROD AND CAP  
 SPKD = SET PK NAIL AND DISC  
 SV = SEWER VALVE  
 TBM = TEMPORARY BENCHMARK  
 TOB = TOP OF BANK  
 TWP = TOWNSHIP  
 TR = TELEPHONE RISE  
 TYP = TYPICAL  
 WIT = WITNESS  
 WLP = WOOD LIGHT POLE  
 WM = WATER METER  
 WPP = WOOD POWER POLE  
 WV = WATER VALVE

**LINETYPES & SYMBOLS**

————— = BOUNDARY LINE  
 ————— = STRUCTURE LINE  
 - - - - - = CENTERLINE  
 - - - - - = EASEMENT LINE  
 —○—○—○— = FENCE LINE  
 = FIRE HYDRANT  
 = WATER METER  
 = POWER POLE  
 = WELL  
 = BENCHMARK

**SURVEYOR'S NOTES**

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
8. PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
9. MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
10. COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C).
11. ACCURACIES OBTAINED IN THIS SURVEY IS GREATER THAN (RURAL) 1' IN 5000', (SUBURBAN) 1' IN 7500', (COMMERCIAL) 1' IN 10,000'.
12. PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE.
13. IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
**ELEVATION CERTIFICATE**

**IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 9-16**

OMB Control Number: 1663-0008  
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

<b>SECTION A - PROPERTY INFORMATION</b>		FORM INSURANCE COMPANY USE	
A1. Building Owner's Name THOMAS E. REED, JR., AND MARGARET M. REED		Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 335 HERNANDO STREET		Company NAIC Number:	
City FORT PIERCE	State FL	Zip Code 34949	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 5, BLOCK 8, REVISED MAP FORT PIERCE BEACH, PLAT BOOK 8, PAGE 29, ST. LUCIE COUNTY			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL			
A5. Latitude/Longitude: Lat. 27°27'59.17"N Long. 80°17'31.87"W Horizontal Datum: <input type="radio"/> NAD 1927 <input checked="" type="radio"/> NAD 1983			
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number 1A			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s) _____ sq ft	a) Square footage of attached garage NA _____ sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____		
c) Total net area of flood openings in A8.b _____ sq in	c) Total net area of flood openings in A9.b _____ sq in		
d) Engineered flood openings? <input type="radio"/> Yes <input type="radio"/> No	d) Engineered flood openings? <input type="radio"/> Yes <input type="radio"/> No		

<b>SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION</b>			
B1. NFIP Community Name & Community Number CITY OF FT. PIERCE 120286		B2. County Name ST. LUCIE	
		B3. State FL	
B4. Map/Panel Number 12111C0183	B5. Suffix J	B6. FIRM Index Date FEBRUARY 16, 2012	B7. FIRM Panel Effective/ Revised Date FEBRUARY 16, 2012
		B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="radio"/> FIS Profile <input checked="" type="radio"/> FIRM <input type="radio"/> Community Determined <input type="radio"/> Other/Source: _____			
B11. Indicate elevation datum used for BFE in Item B9: <input type="radio"/> NGVD 1929 <input checked="" type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="radio"/> Yes <input checked="" type="radio"/> No Designation Date: <input type="radio"/> CBRS <input type="radio"/> OPA			

<b>SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)</b>	
C1. Building elevations are based on: <input type="radio"/> Construction Drawings* <input type="radio"/> Building Under Construction* <input checked="" type="radio"/> Finished Construction	
C2. Elevations - Zones A1 - A30, AE, AH, A (with BFE), VE, V1 - V30, V (with BFE), AR, AR/AE, AR/A1 - A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.	
* A new Elevation Certificate will be required when construction of the building is complete.	
Benchmark Utilized: NGS BM _____	Vertical Datum: NAVD 88
Indicate elevation datum used for the elevations in items a) through h) below. <input type="radio"/> NGVD 1929 <input checked="" type="radio"/> NAVD 1988	
<input type="radio"/> Other/Source: _____	
Datum used for building elevations must be the same as that used for the BFE.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____	

Check the measurement used.

# ELEVATION CERTIFICATE

335 HERNANDO STREET

FORT PIERCE

FL

OMB Control Number: 1660-0008  
Expiration: 11/30/2018  
34949

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if attachments. Were latitude and longitude in Section A provided by a licensed land surveyor?  
 Yes  No

Certifier's Name BILL HYATT	License Number LS 4636
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Title CEO	Company Name KNOW IT NOW, INC.
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Address 3306 AVIATION BOULEVARD	City VERO BEACH	State FL	Zip Code 32960
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Signature 	Date 01/18/2017	Telephone +1 (772) 925-2250
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Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)"  
THE MACHINERY REFERED TO IN C2E IS THE TOP OF A CONCRETE A/C PAD.

Signature	Date
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## SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1 -E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1 -E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6 -9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8 -9 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

## SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name: \_\_\_\_\_

Address \_\_\_\_\_



# BUILDING PHOTOGRAPHS

See instructions for Item A6

OMB Control Number: 1660-0008  
Expiration: 11/30/2018

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
335 HERNANDO STREET

City **FORT PIERCE** State **FL** Zip Code **34949**

FOR INSURANCE COMPANY USE

Policy Number:

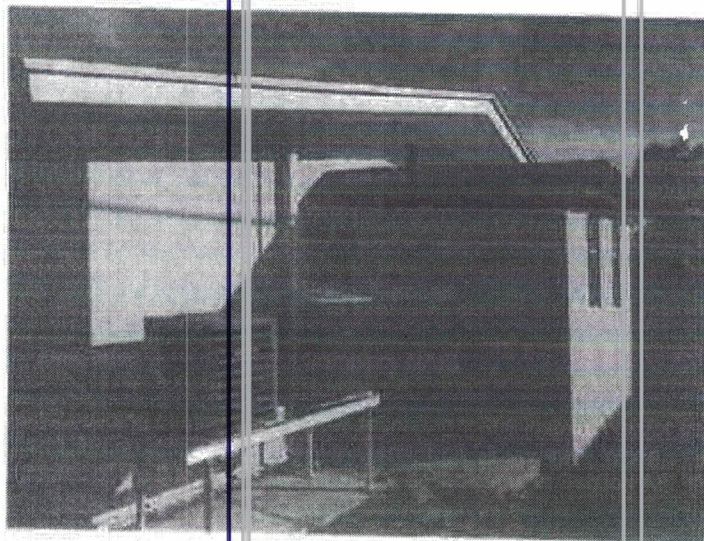
Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front view" and "Rear view"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

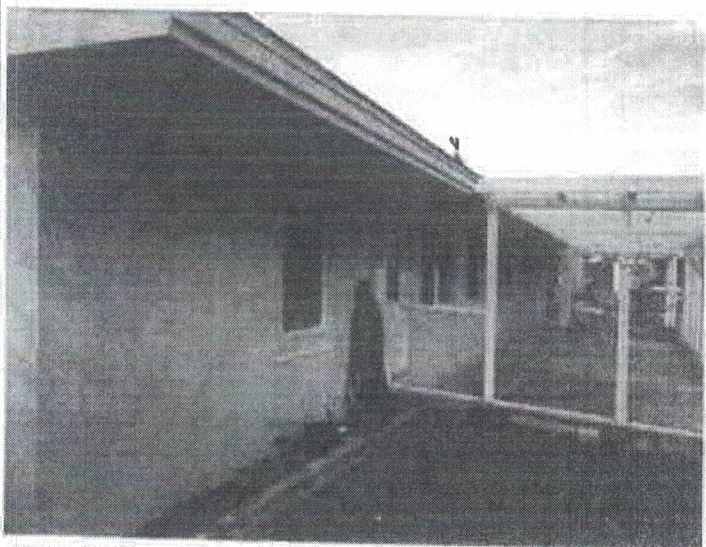
FRONT VIEW



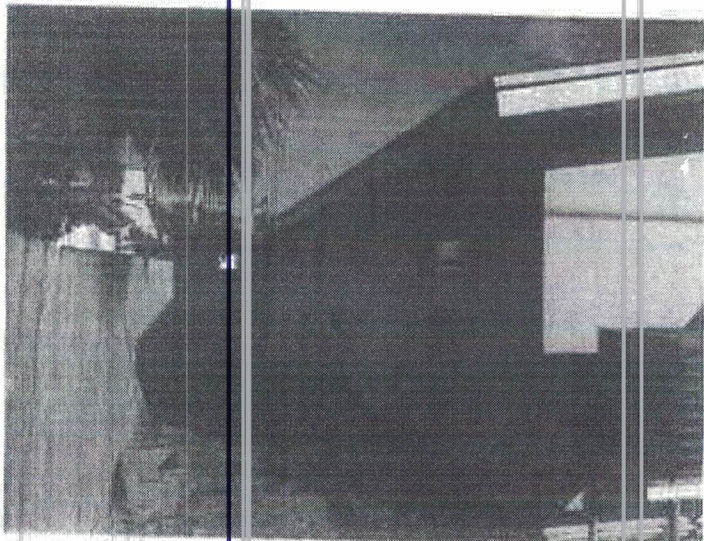
REAR VIEW



SIDE VIEW



SIDE VIEW



## **WELCOME TRAVELERS!!!**

**Thank you for choosing our property for your vacation.  
We hope you enjoy your stay!**

**We have put together this book to help you navigate  
your way while in our unit. Inside you will find helpful  
information about this property and the surrounding  
area.**

### **Contents:**

**Password (Internet/TV)**

**Trash/Recycle Schedule**

**Kitchen**

**Towels and Linens**

**Washer, Dryer & Cleaning Supplies**

**Local Restaurants/markets**

**Entertainment**

**Departure Protocols**

**Contact Information**

**Guest Rules**

## PASSWORDS

**WIFI TP LINK: XXXXXXXX**

**Password: XXXXXXXX**

**Use this password for your computer, tablet and any other internet devices that are WIFI compatible.**

## **Trash/Recycle Schedule**

**Note: Please put out the appropriate cans the night before pickup as they sometimes are collected quite early.**

**Monday: Household trash-Green Can**

**Thursday: Recycle-Blue Can & Household trash-Green Can**

## **Kitchen**

**Everything you need for everyday cooking is in the kitchen.**

**There is a fire extinguisher next to the laundry/utility room**

**Dish detergent, dishwasher detergent and general cleaning supplies are under the sink.**

## **Towels and Linens**

**You will find fresh laundered linens, blankets, comforters or bedspreads on each bed and fresh bath towels, hand towels and washcloths in the bathroom.**

**There are additional linens, blankets, pillows and towels located in the linen closet along with beach towels, a beach bag and a cooler bag.**

**IMPORTANT NOTE TO ALL: Stay hydrated**

## **Washer/Dryer and Cleaning Supplies**

**The laundry detergent can be found on the right of the washer/dryer. Kindly clean out the lint filter after every load.**

**A broom, dust pan and mop are also on the right of the washer/dryer.**

**A bucket along with all cleaning supplies, dish detergent and dishwasher detergent are located in the cabinet directly below the kitchen sink.**

**The air conditioners filter has been cleaned prior to your taking occupancy. This type can be washed and reused many times. Our a/c technician suggests cleaning it once per month will help it run efficiently, protect its life expectancy and therefore, your electric bills will be lower.**

**Both the ironing board, iron and vacuum cleaner are kept in the bedroom closet.**

## Closest Eateries on the Island:

- Manatee Bar and Grill, \$\$ - Seafood, Burgers, American Cuisine at 1640 South Ocean Blvd., Hutchinson Island/Waterside
  - Chuck's Seafood Restaurant - \$\$\$ - Seafood Steaks, 822 Seaway Dr., Hutchinson Island/Waterside
  - On The Edge Bar and Grill - \$\$ - 1136 Seaway Dr., Hutchinson Island/Waterside
  - Dave's Diner, \$ - Breakfast, Lunch, Dinner & Ice Cream (Open 24 Hours), 1011 Seaway, Dr. Hutchinson Island
  - Captains Galley, \$\$ - Breakfast, Lunch, Dinner, 825 N. Indian River Dr., Hutchinson Island
  - Goodfella's Pizza, \$\$ - Pizza, Pasta, Wings, Salads & Subs 1008 B Seaway, Dr. Hutchinson Island
  - Pho Deli, \$\$ - Vietnamese Cuisine, Soup, Rice, Noodles, Subs, 1007 Seaway Dr., Hutchinson Island
  - Pie Hole Pizza - Lunch & Dinner (5 minutes south on A1A, Hutchinson Island)
  - Archies - Breakfast, Lunch & Dinner (1 block south on A1A, Hutchinson Island)
- ### Happy Hour Favorites in Jensen Beach

- Conchey Joe's, \$\$ - Seafood, Burgers, Wings & Tiki Bar, 3945 NE Indian River Dr., Jensen Beach, an 18 mile drive/Waterside
- Dolphin Bar and Shrimp House, \$\$\$ - Seafood, Steak, 1401 NE Indian River Dr., Jensen Beach, a 20 mile drive/Waterside
- Magic Oyster \$\$ - Seafood, 10999 S. Ocean Dr., Jensen Beach, a 15 mile drive

## Markets

- Seaway Market & Deli, 1001 Seaway Dr., Small Well-Stocked Market, Hutchinson Island
- Publix Supermarket at Sabal Palm Plaza, 2517 S. Federal Hwy, Ft. Pierce, 5.7 miles
- Pelican Seafood Market, 735 N. US Highway 1, Ft. Pierce, 3.3 miles
- Local Produce Market - Downtown Ft. Pierce, 3 miles (Wednesdays & Saturdays) Note: Arts + Crafts & coffee, homemade breads & delicious foods - Saturdays Only (8am - 1pm)

## Entertainment

***Ocean Beaches – There are many public beaches in the area to explore. A few of the closest ones include:***

- ***Gulfstream Beach – a 2 minute walk from the duplex, right on Gulfstream the beach is at the corner of Gulfstream and S. Ocean Dr.***
- ***South Beach Park - an 8 minute walk from the duplex, right on Gulfstream, and right on S. Ocean Dr.***
- ***Jetty Park, 2096 Seaway Dr., a .6 mile drive, Hutchinson Island, Ft. Pierce***
- ***South Causeway Park, Seaway Drive, a 2.6 mile drive, Hutchinson Island, Ft. Pierce***

### **Other Tourist Sites:**

- ***St. Lucie County Aquarium – 420 Seaway Dr., Hutchinson Island, Ft. Pierce, a 1.4 mile drive***
- ***Ft. Pierce Marina – 1 Avenue A, a 10 min drive, Fort Pierce***
- ***For additional happenings visit: [events.fortpierce.com](http://events.fortpierce.com)***

## **RULES AND REGULATIONS**

- **NO SMOKING INSIDE**
- **CLEAN UP AFTER YOUR DOG(S)**
- **KEEP DOORS CLOSED - Lizards & geckos love to come inside**
- **NO PARTIES PERMITTED - This is a residential neighborhood & there's a family in the unit next door, so please show the appropriate consideration & respect to your neighbors & the property.**
- **PARKING - Each unit has use of the driveway. This accommodates 2 vehicles per unit.**

### **NO PARKING IS PERMITTED ON THE GRASS**

**This interferes with the landscaper's ability to mow the lawn.**

**IT IS GREATLY APPRECIATED IF ALL VEHICLES WOULD PARK BEHIND THE WHEELSTOPS IN THE DRIVEWAY - this also helps the landscaper when mowing the lawn.**

**THANK YOU!**

## **Contact Information**

**You are most welcome to contact the  
Property Manager, Sherry Kalish by phone,  
text or email @ 561/252-5190 or  
[ahkalish@gmail.com](mailto:ahkalish@gmail.com) for any questions,  
assistance or concerns.**

**Departure Protocols**  
**Check out time is 10 a.m.**

**1) No need to make the bed or launder linens, blankets, comforters, bedspreads or towels;**

**EVERYTHING IN THE UNIT INCLUDING ALL BEDDING, TOWELS, ETC. WILL ALWAYS BE FRESHLY LAUNDERED AND DISINFECTED IN BETWEEN TENANTS.**

**2) Kindly close and lock any/all windows and doors;**

**3) Please place any dirty dishes, pots, pans, silverware in the dishwasher;**

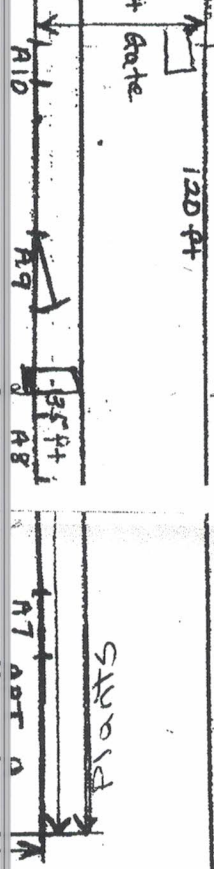
**4) Take out the trash and recycle items and place them in the appropriate can;**

**5) Please leave all keys on the dining room table.**

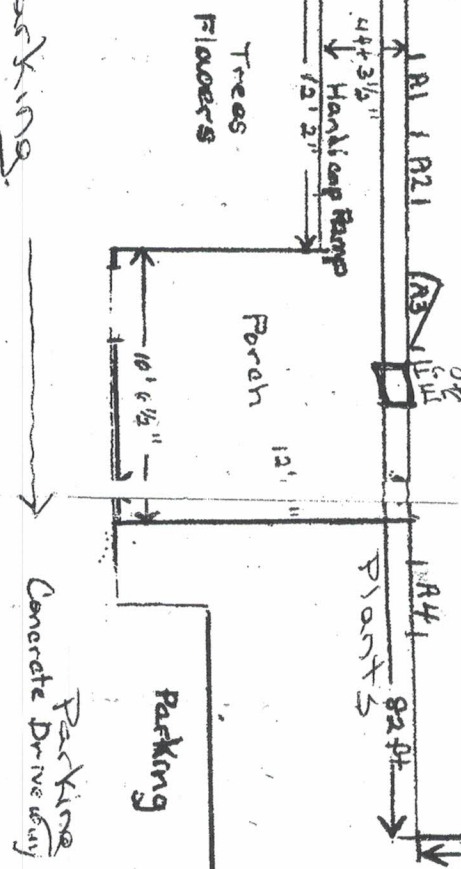
**The Management wishes to take this opportunity to Thank You & truly hope you enjoyed your Vacation!!!**

Backyard Entrance

Ann R. Roy, 335-B Hernandez Street  
Fort Pierce, FL 34949-2830  
Tel: 771-464-8711  
ID 240151 01320009  
Ft. Pierce Beach S/D BIK 8 Lot 5



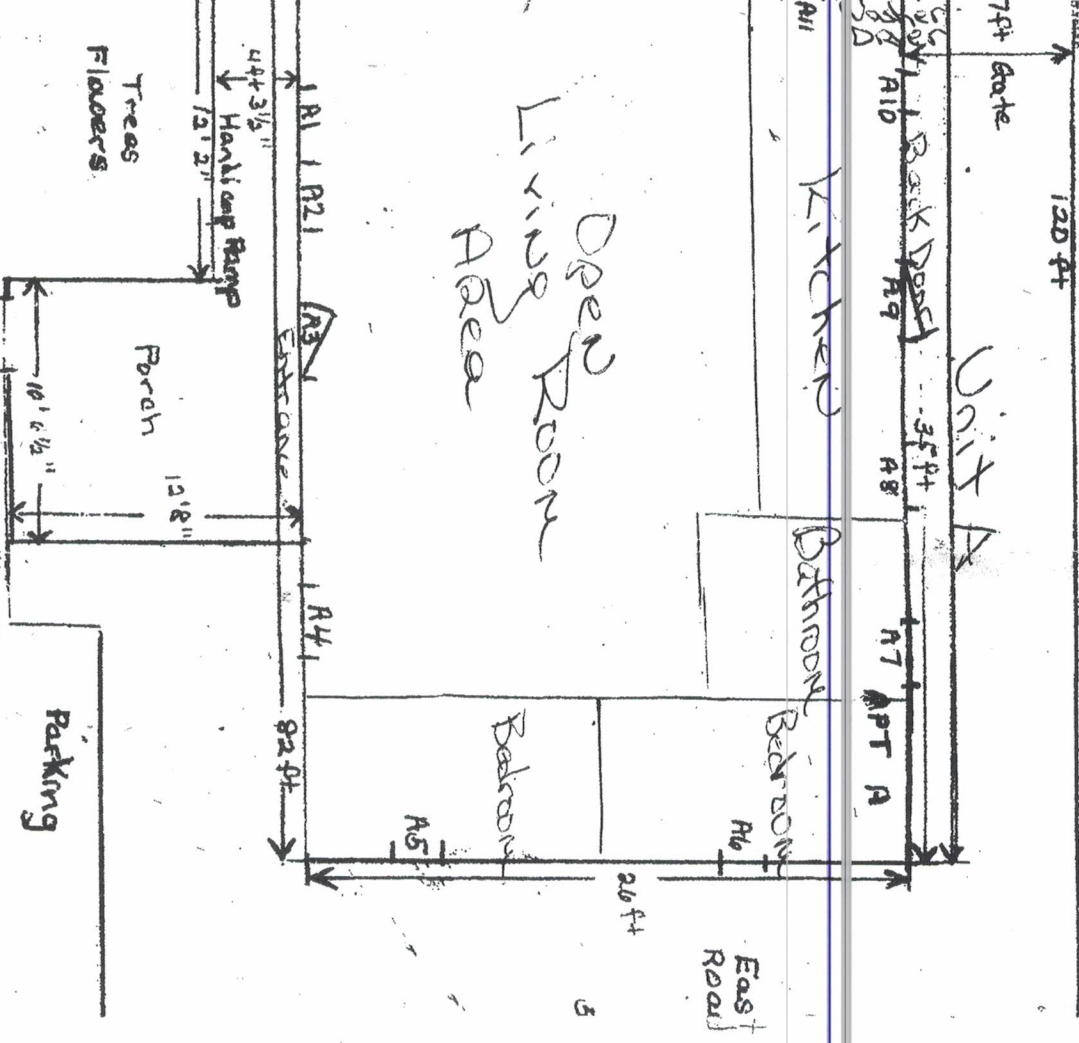
Unit A



2 mailboxes Hernandez Street

Site Plan  
(attach to bottom)

Ann M. Povero, 335-B Hernando Street  
 Fort Pierce, FL 34949-2830  
 Tel: 772 464-8711  
 ID: 240150101320009  
 Ft. Pierce Beach S/D BIK 8 Lot 5



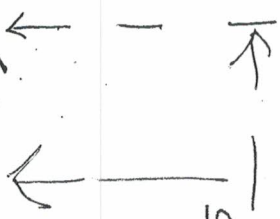
Concrete Driveway

Floor Plan  
 (attached to bottom)

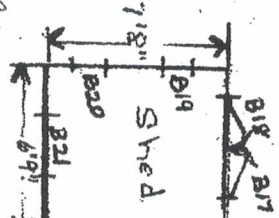
Site Plan



Neighbors Fence



Backyard

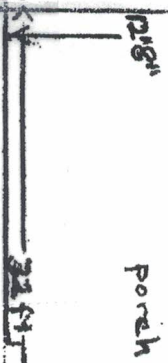


Unit B

Backyard

Plants

Front Entrance



Rear Entrance

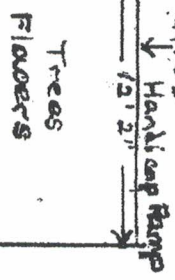
Front Entrance

Neighbors Fence

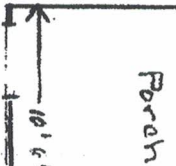
Walkway or Parking

South

Unit A



Trees  
Flowers



Front Entrance

Rear Entrance

7'4" Gate

Backyard Entrance

120' ft

Ann M  
Fort P  
Tel:  
ID 240  
Ft. Ple

1st Floor Plan



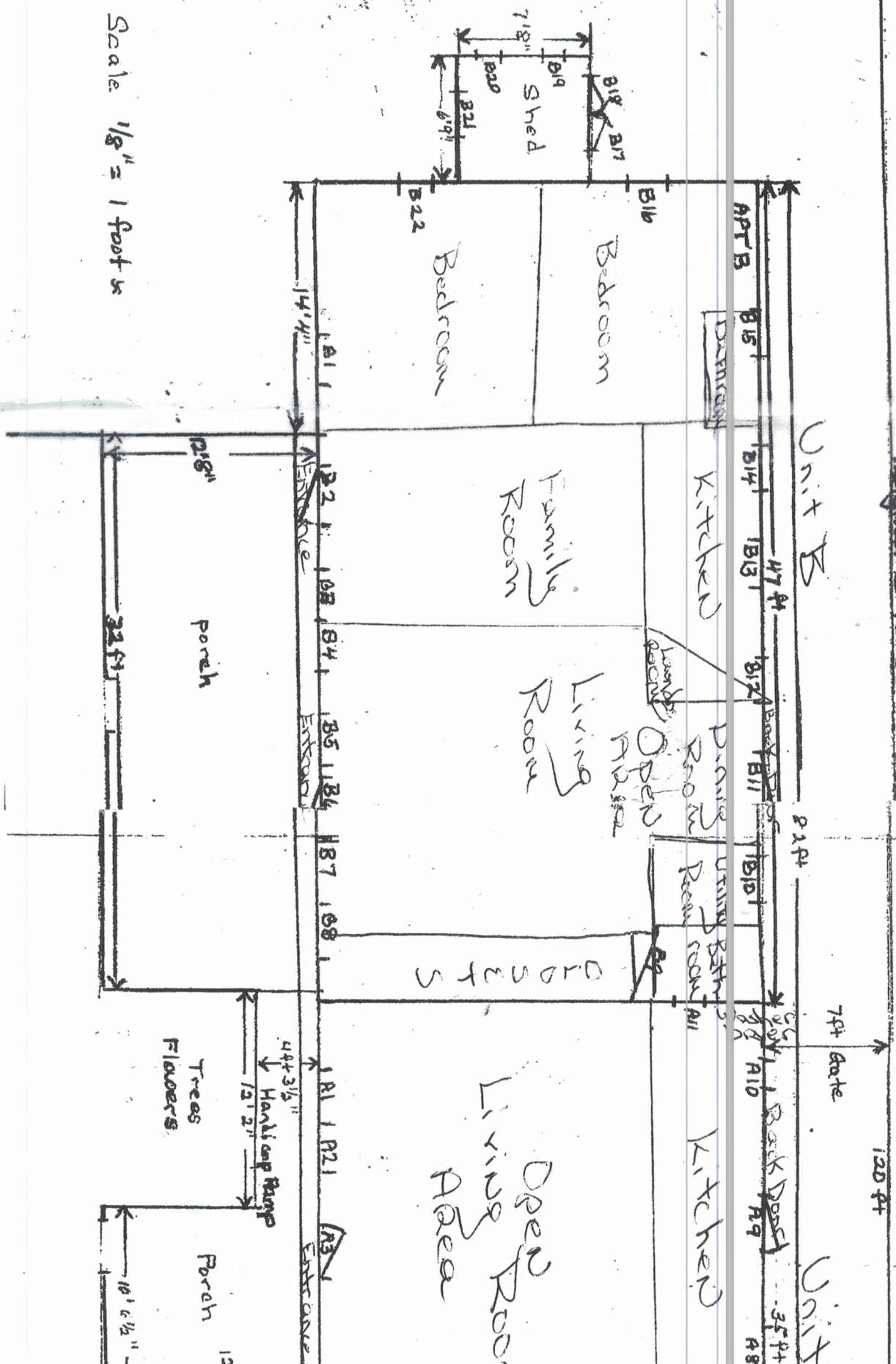
Neighbor's Fence

7ft Gate

Annex R  
Fort PI  
Tel: 7  
ID: 24011  
Ft. Pierce

Scale 1/8" = 1 foot

South



# Month-to-Month Rental Agreement

## Clause 1. Identification of Landlord and Tenant

This agreement is entered into between \_\_\_\_\_ [Tenant] and \_\_\_\_\_ [Landlord]. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

## Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at \_\_\_\_\_ together with the following furnishings and appliances: \_\_\_\_\_

Rental of the premises also includes \_\_\_\_\_

## Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and their minor children. Occupancy by guests for more than \_\_\_\_\_ is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

## Clause 4. Term of the Tenancy

The rental will begin on \_\_\_\_\_, and continue on a month-to-month basis. Landlord may terminate the tenancy or modify the terms of this Agreement by giving the Tenant \_\_\_\_\_ days' written notice. Tenant may terminate the tenancy by giving the Landlord \_\_\_\_\_ days' written notice.

## Clause 5. Payment of Rent.

### Regular month rent

Tenant will pay to Landlord a monthly rent of \$ \_\_\_\_\_, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid in the following manner unless Landlord designates otherwise: \_\_\_\_\_

### Delivery of payment.

Rent will be paid:

by mail, to \_\_\_\_\_

in person, at \_\_\_\_\_

### Form of payment.

Landlord will accept payment in these forms:

cash

personal check made payable to \_\_\_\_\_

- certified funds or money order
- credit card
- bank debit
- electronic funds transfer

**Prorated first month's rent.**

For the period from Tenant's move-in date, \_\_\_\_\_, through the end of the month, Tenant will pay to Landlord the prorated monthly rent of \$ \_\_\_\_\_. This amount will be paid on or before the date the Tenant moves in.

**Clause 6. Late Charges**

If Tenant fails to pay the rent in full before the end of the \_\_\_\_\_ day after it's due, Tenant will pay Landlord a late charge as follows: \_\_\_\_\_  
 \_\_\_\_\_ Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

**Clause 7. Returned Check and Other Bank Charges**

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant will pay Landlord a returned check charge of \$ \_\_\_\_\_.

**Clause 8. Security Deposits**

On signing this Agreement, Tenant will pay to Landlord the sum of \$ \_\_\_\_\_ as a security deposit. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other sum due under this Agreement. Within \_\_\_\_\_ after Tenant has vacated the premises, returned keys, and provided Landlord with a forwarding address, Landlord will give Tenant an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by Landlord, along with a check for any deposit balance.

**Clause 9. Utilities**

Tenant will pay all utility charges, except for the following, which will be paid by Landlord:  
 \_\_\_\_\_  
 \_\_\_\_\_

**Clause 10. Prohibition of Assignment and Subletting**

Tenants will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord.

- a. Tenants will not sublet or rent any part of the Premises for short-term stays of any duration, including but not limited to vacation rentals.
- b. Short-stay rentals are prohibited except as authorized by law. Any short-stay rental is expressly conditioned upon the tenants' following all regulations, laws, and other requirements as a condition to offering

a short-stay rental. Failure to follow all laws, ordinances, regulations, and other requirements, including any registration requirement, will be deemed a material, noncurable breach of this Agreement and will furnish cause for termination.

**Clause 11. Tenant's Maintenance Responsibilities**

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect.

Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

**Clause 12. Repairs and Alterations by Tenant**

a. Except as provided by law, or as authorized by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises, including nailing holes in the walls or painting the rental unit.

b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

**Clause 13. Prohibition of Violating Laws and Causing Disturbances**

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

**Clause 14. Pets**

No animal may be kept on the premises without Landlord's prior written consent, except animals needed by tenants who have a disability, as that term is understood by law, and \_\_\_\_\_ under the following conditions: \_\_\_\_\_

**Clause 15. Landlord's Right to Access**

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or when it is impractical to do so, Landlord shall give Tenant \_\_\_\_\_ notice before entering.

**Clause 16. Extended Absences by Tenant**

Tenant will notify Landlord in advance if Tenant will be away from the premises for \_\_\_\_\_ or more consecutive days. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.

**Clause 17. Possession of the Premises**

a. *Tenant's failure to take possession.*

If, after signing this Agreement, Tenant fails to take possession of the premises, Tenant will still be responsible for paying rent and complying with all other terms of this Agreement.

b. *Landlord's failure to deliver possession.*

If Landlord is unable to deliver possession of the premises to Tenant for any reason not within Landlord's control, including, but not limited to, partial or complete destruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such event Landlord's liability to Tenant will be limited to the return of all sums previously paid by Tenant to Landlord.

**Clause 18. Tenant Rules and Regulations**

Tenants acknowledge receipt of, and have read a copy of, tenant rules and regulations, which are attached to and incorporated into this Agreement by this reference. Tenant understands that serious or repeated violations of the rules may be grounds for termination. Landlord may change rules and regulations without notice.

**Clause 19. Payment of Court Costs and Attorney Fees in a Lawsuit**

In any action or legal proceeding to enforce any part of this Agreement, the prevailing party

shall not /  shall recover reasonable attorney fees and court costs.

**Clause 20. Disclosures**

Tenant acknowledges that Landlord has made the following disclosures regarding the premises:

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Other disclosures: \_\_\_\_\_

**Clause 21. Authority to Receive Legal Papers**

The Landlord, any person managing the premises, and anyone designated by the Landlord are authorized to accept service of process and receive other notices and demands, which may be delivered to:

The Landlord, at the following address: \_\_\_\_\_

The manager, at the following address: \_\_\_\_\_

The following person, at the following address: \_\_\_\_\_

**Clause 22. Additional Provisions**

Additional provisions are as follows:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Clause 23. Validity of Each Part**

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

**Clause 24. Grounds for Termination of Tenancy**

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is ground for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

**Clause 25. Entire Agreement**

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

\_\_\_\_\_  
Date Landlord or Landlord's Agent Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip Code Phone

\_\_\_\_\_  
Date Tenant Phone

\_\_\_\_\_  
Date Tenant Phone

\_\_\_\_\_  
Date Tenant Phone

## Property Identification

Site Address: 335 HERNANDO ST

Parcel ID: 2401-501-0132-000-9

Sec/Town/Range: 01/35S/40E

Account #: 14678

Map ID:

Use Type: 0800

Oning: HI Medium

Jurisdiction: Fort Pierce

Ownership: Coshal LLC

Mailing Address: P.O. Box 12443, Fort Pierce, FL 34979

Legal Description: Ft. Pierce Beach S/D BLK 8 LOT 5 (OR 3983-2919)

## Current Values

Just/Market Value:	\$262,400
Assessed Value:	\$219,381
Exemptions:	\$ - 0 -
Taxable Value:	\$219,381

Property taxes are subject to change upon change of ownership.

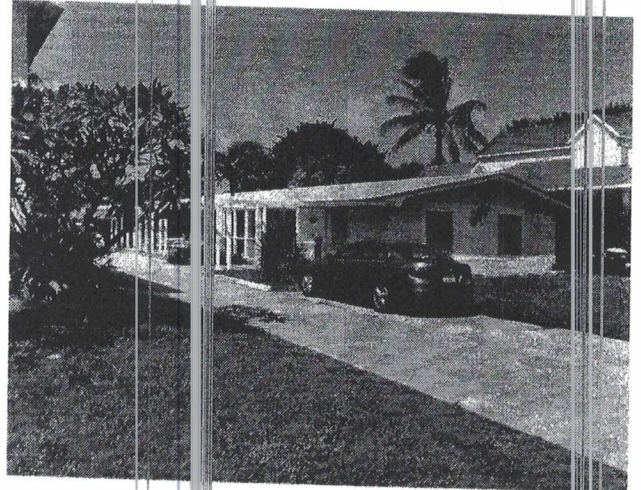
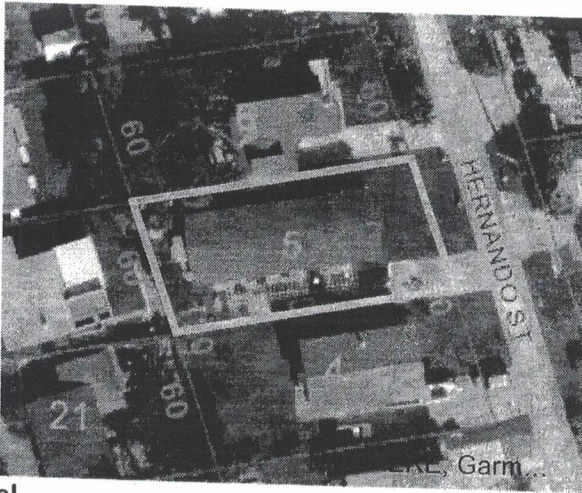
- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessments caps and special classifications.

Taxes for this parcel: SLC Tax Collector's Office  
Download TRIM for this parcel:



**Saint Lucie County Property Appraiser**  
Michelle Franklin CFA

Report generated: Tuesday, March 17, 2020  
Parcel Report



**Parcel**

Parcel ID: 2401-501-0132-000-9  
Property ID: 14678  
Owner 1: Coshal LLC  
Site Address: 335 HERNANDO ST

**Owner**

Owner 1: Coshal LLC  
Owner 2:  
Owner 3:  
Mailing Address: 2240 Palm Beach Lakes BLVD,  
Unit Ste 104 West Palm Beach,  
FL 33409-3403

**Legal Description**

Legal Description: FT PIERCE BEACH S/D BLK 8  
LOT 5 (OR 3983-2919)

**Value History**

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Assessed Credit
2019	\$258,200	\$150,500	\$107,500	\$200	\$226,710	\$0	\$226,710	\$31,490	\$0
2018	\$206,100	\$117,600	\$88,300	\$200	\$206,100	\$0	\$206,100	\$0	\$0
2017	\$176,300	\$98,800	\$77,300	\$200	\$110,067	\$64,681	\$45,386	\$66,233	\$0

**Overview**

Primary Land Use: 0800 - M-F < 10U  
District Group: 9022 - Fort Pierce  
Subdivision: Fort Pierce Beach Subdivision  
Just/Market Value: \$258,200  
Finished Area: 2,102  
Acres: 0.172  
Total Area: 7,500

**Tax Links**

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

**Special Assessments**

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	1999	1.2	\$82.80

*Vernice S/OK for site plan on 3/17/20*

# Summary Record Card

Map

2401-501-0132-000-9

**Site Address**

335 HERNANDO ST

**Jurisdiction**

Fort Pierce

 **Ownership**

**Owner**

Coshal LLC

**Mailing Address**

2240 Palm Beach Lakes BLVD, Unit Ste 104 West Palm Beach FL 33409-3403

 **Current Value**

**Just/Market Value**

\$262,400

**Assessed Value**

\$249,381

 **Last Sale**

**Date**

04/04/2017

**Book / Page**

3983 / 2919

**Sale Code**

0001

**Price**

\$215,000

 **Land Use**

**Land Use**

M-F < 10U

**Finished Area**

2102

**Beds**

2

**Baths**

3.2

Desktop site: [www.paslc.org](http://www.paslc.org)

Email: [PA\\_Info@paslc.org](mailto:PA_Info@paslc.org)

Call: [772-462-1021](tel:772-462-1021)



[View Full Record Card](#)

**2020 NOTICE OF PROPOSED PROPERTY TAXES AND  
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS  
SAINT LUCIE COUNTY TAXING AUTHORITIES**

Parcel ID 2401-501-0132-000-9

**DO NOT PAY  
THIS IS NOT A BILL**

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Coshal LLC  
2240 Palm Beach Lakes BLVD Ste 104  
West Palm Beach, FL 33409-3403

Account Number: 14518  
Tax Code: 9022 Fort Pierce  
Location: 335 HERNDON DR  
Legal Desc: FT PIERCE BEACH S/D BLK 8 LOT 5 (OR 3983-2919)

TAXING AUTHORITY	Column 1*		Column 2*		Column 3*		This Year Made	A Public Hearing on the Proposed Taxes and Budget will be held:
	Your Last Year's Tax Rate & Property Taxes		Your Tax Rate & Taxes This Year If No Budget Change is Made		Your Tax Rate & Taxes This Year If Budget Change is Made			
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount		
<b>GENERAL COUNTY</b>								
SLC General Fund	4.3077	976.60	4.1335	1,030.82	4.2077	1,049.32	September 10, 2020 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670	
Jail, Law Enf	3.2324	732.82	3.1075	774.95	3.2324	806.10		
Erosion Dist E	0.1497	33.94	0.1433	35.74	0.1733	43.97		
Mosquito Control	0.1806	40.94	0.1724	42.99	0.1352	33.72		
County Parks	0.2313	52.44	0.2211	55.14	0.2313	57.68		
County Transit	0.1269	28.77	0.1215	30.30	0.1269	31.65		
<b>PUBLIC SCHOOLS</b>								
By State Law	3.8740	1,000.27	3.7513	984.34	3.7010	971.14	September 8, 2020 5:01 PM 9461 Brandywine Ln, PSL (772) 429-3970	
By Local Board	3.2480	838.63	3.1451	825.27	3.2480	852.28		
<b>MUNICIPALITY</b>								
Fort Pierce	6.9000	1,564.30	6.5210	1,626.21	6.9000	1,720.73	September 14, 2020 5:05 PM 100 North US Hwy 1, Fort Pierce (772) 467-3073	
<b>WATER MANAGEMENT</b>								
S FL Wtr Mgmt Dist	0.1152	26.12	0.1103	27.51	0.1103	27.51	September 10, 2020 5:15 PM Virtual meeting - see below for link <a href="http://www.sfwmd.gov/news-events/meetings">www.sfwmd.gov/news-events/meetings</a>	
SFWMD-Okee Basin	0.1246	28.25	0.1192	29.73	0.1192	29.73		
Everglades Project	0.0397	9.00	0.0380	9.48	0.0380	9.48		
<b>INDEPENDENT DISTRICTS</b>								
SLC Fire Dist	3.0000	680.13	2.8697	715.65	3.0000	748.14	September 9, 2020 5:01 PM 5160 NW Milner Dr, Port Saint Lucie AND <a href="http://www.facebook.com/slcfd/">www.facebook.com/slcfd/</a>	
FL Inland Nav Dist	0.0320	7.25	0.0306	7.63	0.0320	7.98		
Children's Services	0.4765	108.03	0.4558	113.67	0.4765	118.83	September 9, 2020 5:15 PM VIRTUAL - See <a href="http://www.cscslc.org">www.cscslc.org</a> for instructions	
<b>VOTER APPROVED DEBT SERVICE</b>								
<b>Total Property Taxes</b>		\$6,127.49		\$6,309.43		\$6,508.26		

**SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.**

- \*Column 1 - "Your Last Year's Tax Rate & Property Taxes"**  
This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.
- \*Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**  
This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.
- \*Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**  
This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.



Michelle Franklin  
Certified Florida Appraiser

Parcel ID: 2401-501-0132-000-9

Tax Code: 9022 Fort Pierce  
Location: 335 HERNANDO ST

Account Number: 14678  
Legal Desc: FT PIERCE BEACH S D BLK 8 LOT 5 (OR 3983-2919)

### Property Valuation

Market Value	Last Year	This Year
	258,200	262,400

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	226,710	249,381	0		226,710	249,381
Public Schools	258,200	262,400	0		258,200	262,400
Municipality	226,710	249,381	0		226,710	249,381
Water Management	226,710	249,381	0		226,710	249,381
Independent Districts	226,710	249,381	0		226,710	249,381
Voter Approved Debt Service						

Assessment Reductions / Portability	Applies to	Value
Non-Homestead Cap	Non-School Funds	13,019

Exemptions*	Applies to	Last Year	This Year

\*Where more than one value exists, county value of exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:  
2300 Virginia Ave Rm 121, Fort Pierce, FL 34982  
or (772) 462-1021

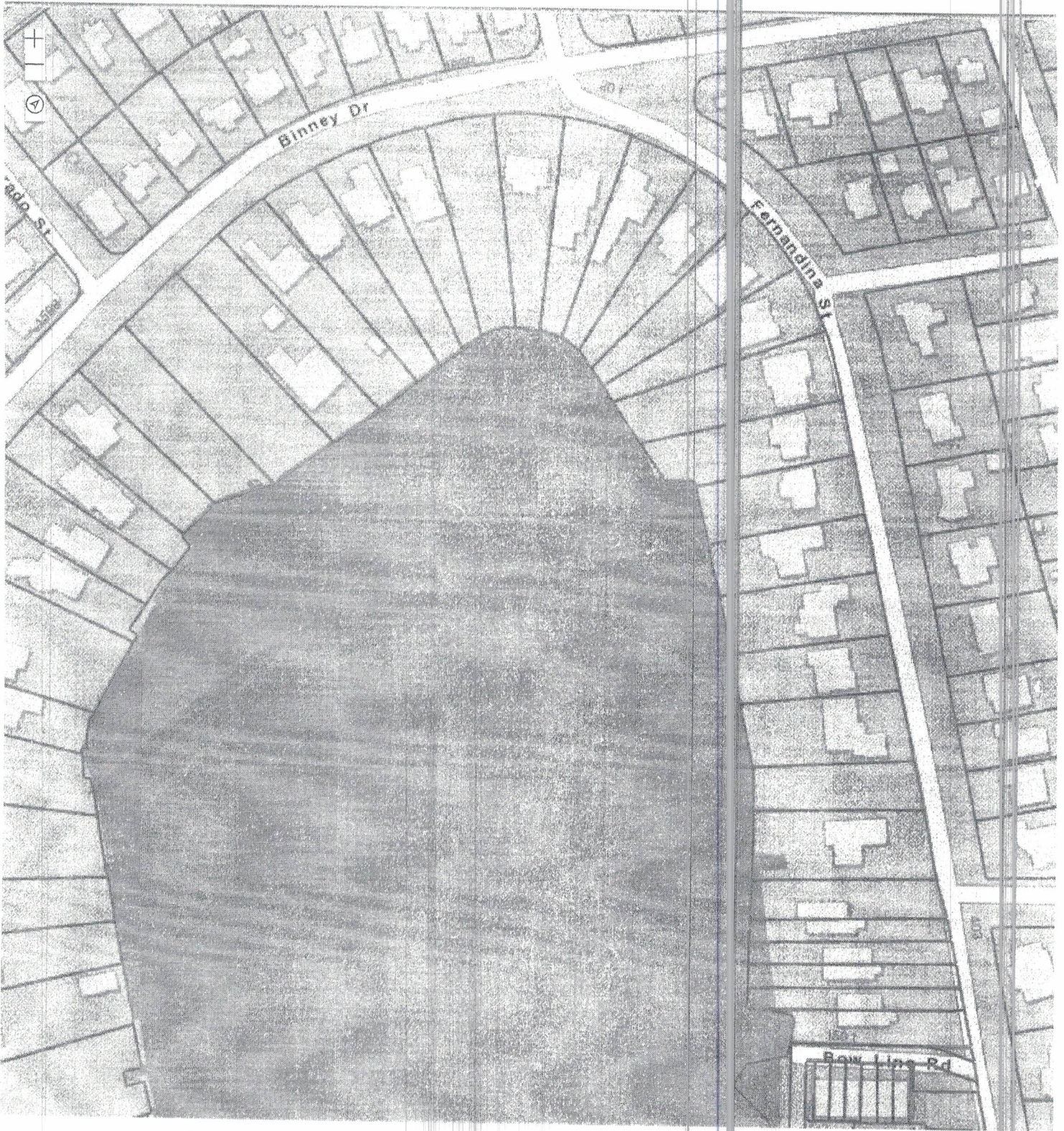
If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed  
ON OR BEFORE:  
September 11, 2020

**Market Value:** Market (also called "just") value is the most probable sale price for your property in a competitive open market. It is based on a willing buyer and a willing seller.

**Assessed Value:** Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

**Assessment Reductions / Portability:** Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below. There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitations for

Map View



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Powered by Esri

Locate Me