



November 8, 2017

Ms. Kris Einstein  
207 ½ Orange Avenue, Suite K  
Fort Pierce, FL. 34950

Dear Ms. Einstein:

The City Commission of the City of Fort Pierce, Florida, on Monday, November 6, 2017 considered your application for a Conditional Use with No New Construction, submitted by Property Owner and Applicant, Crownman FL LLC to add the use of Bed and Breakfast to the existing, primary, structure located at 515 S. Indian River Drive, Fort Pierce, FL. The request was approved with the following conditions:

- 1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & (j) Lighting. **Please provide the lighting plan and the parking plan with the building permit.**
- 2) Demonstrate compliance with Florida regulations for bed and breakfasts. **Identify the meal services being provided and hours of operation.** For example, if the establishment conducts food handling or preparation beyond the scope of prepackaged food products, fresh whole fruits, cereal in individual packages, or bulk milk, juice or coffee, the facility must also meet the minimum requirements for a public food service establishment and be separately licensed for this activity.
- 3) The applicant identifies the maximum occupancy of the building, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units.
- 4) Registration of the property manager(s) accessible at all times, to resolve complaints or violations of City Code;
- 5) Provide a guide booklet for renters regarding local rules and public service resources to minimize conflicts,, these are available from the Code Enforcement department of the City.
- 6) The applicant files for and obtains a City of Fort Pierce, County, and State Business Tax Licenses within fourteen (14) days of Conditional Use approval.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox  
City Clerk

cc: Rebecca Grohall, Planning Director

Crownman FL LLC  
10380 SW Village Center Drive #310  
Port St. Lucie, FL. 34987