



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

Re: Brett Residence – Conditional Use (Bed & Breakfast)

Dear Ms. Kris Einstein,

The following are comments from the Planning Department's review of the application for a Conditional Use application for a Bed and Breakfast in the C-1, Office Commercial Zone (Please Provide a Written Response to all responsible Departments):

1) Per City Code Section 22-62. Sidewalks (b)

Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when the following event occurs:

(4)



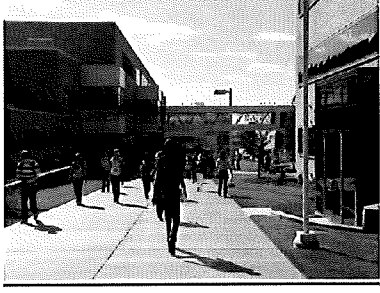
Plans submitted for site plan, conditional use, PD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

(d) *Where required:* Sidewalks and sidewalk linkages shall be installed in the following areas:

Example of sidewalks along property boundaries

(2)

Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way.

		
<p>Example of connectivity to parking lot</p>	<p>Example of connectivity to the street</p>	<p>Example of connectivity between buildings</p>

As stated by City Code Section 22-62; Sidewalks linkages are required. Please provide clarification of the timeline for installation.

Please provide a response with information for the proposed Sidewalk Linkages that are required.

2) Per City Code Section 22-60. Off-street Parking and Loading (d) Commercial Uses

(b) Motels, hotels, and resort hotels; such as bed and breakfasts are required 1.1 *parking* spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger. If there are accessory uses provided therein, additional off-street *parking* shall be provided for those accessory uses at the rate of 50 per cent of the requirements for such uses as provided in subsections thereof.

Please install one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading;

Please install a bicycle rack (two (2) - space minimum) for guests per City Code Section 22-60 Off-Street Parking and Loading;

Please provide the proper documentation stating the available and/or not available parking spaces and square footage for all bed and breakfast units.

Please provide a parking layout of where all parking spaces; including handicap accessible spaces.

3) The applicant identifies the maximum occupancy of the unit, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;

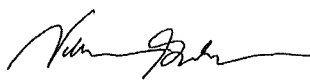
4) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;

5) Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;

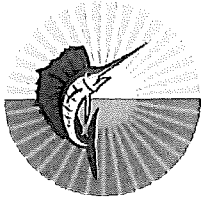
6) The applicant files for and obtains a City of Fort Pierce Business Tax License within fourteen (14) days of Conditional Use approval.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,



Vennis Gilmore
Planning Analyst



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 515 S. Indian River Drive – Brett Residence CU with No New Constr.

DATE : September 21, 2017

The proposed may trigger the following requirements:

1. ADA Parking accessibility
2. Accessible route to Indian River Drive
3. Vertical Accessibility
4. Fire sprinklers and alarms
5. Possible Historic Designation

PT/km



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Vennis Gilmore, Planning Analyst

FROM : John R. Andrews, P.E., City Engineer

JRA

**RE : Brett Residence Conditional Use
515 South Indian River Drive
TRC No. 17-0400008**

DATE : September 21, 2017

This is to advise you that we have completed the review of the following documents as received by this office on September 13, 2017:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Approval of Site Plan | <input checked="" type="checkbox"/> Approval of Conditional Use | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for conditions of approval
JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Brett Residence\Conditional Use\Submittal #2\CU Approval Memo - 092117.docx