

Project Narrative

Crownman FL, LLC is a family owned company, that owns approximately 1.6 Acres at 515 S. Indian River Drive. The property is in the River’s Edge Historic District, within walking distance of the downtown area & is zoned C-1, Office Commercial with a CBD, Central Business District, future land use. Currently, there are 2 existing buildings on the south end of the property while the rest of the property is vacant land, overlooking the Indian River.

The Surrounding Sites include:

	Address	Existing Use	Future Land Use	Zoning
North	417 & 426 S. Indian River Drive	Residential	OP	C1
South	519 S Indian River Drive	Vacant Building that was last used as Office	OP	C1
East	N/A	Water - Indian River	N/A	N/A
West	505 S. 2 nd St & Parcel with address of “S. 2 nd St”	Office Building & Vacant Lot	OP	C1

We are applying for the Planned Development (PD) to allow us the flexibility of use of the vacant land, existing buildings, proposed buildings, structures and open space in multiple, yet, cohesive ways that are aesthetically pleasing while also preserving the Historical assets.

This PD includes a mixture of Residential Dwellings, Commercial Buildings, Structures and Open Space. The Residential Buildings will be a combination of Long Term, Short Term & Vacation Rentals, including a Historic Bed & Breakfast – this will be the 1st B&B in the Downtown/River’s Edge District, which has no transient public lodging at this time. The Commercial Buildings, Structures and Open Space will be used for events and for the enjoyment of the B&B Guests & Residents.

The overall project is 13,070 SF; of which 4,600 SF are Existing Buildings & 8,470 SF are New Buildings & Structures, with maximum building height of 30’ (Proposed Residence). Our Civil Engineer is currently calculating lot coverage, but Proposed PD will exceed the minimum 20% Open Space requirement per Section 22-40(3).

Setbacks

We Propose the following Perimeter Setbacks to allow maximize use of the property since we are building “outward” vs “upward.” This will allow more space between the mixed use of buildings, more landscaping and open space between buildings & structures for guests’ enjoyment.

Indian River Drive 10 FT
 Delaware Ave 10 FT
 S 2nd Street 5 FT
 Rear at B&B 17 FT (Existing)

The Site includes:

- Bed & Breakfast (Existing Building)
- Residence (Proposed)
- Long term, short term & vacation rentals
- Event Pavilion (Proposed)
- Viewing Deck (Proposed)
- Beach Deck & Dock (Proposed)
- Workshop (Proposed)
- Gazebo (Proposed)
- Event Lawn/Beach Area

The overall property is uniquely designed where the different indoor & outdoor event spaces not only complement each other but can be used interchangeably. For example - Guests can be married on the white sand beach or perhaps the lawn, then move to the outdoor patio for cocktail hour, followed by the reception inside the pavilion. Afterwards, Guests can retire to the B&B for the night. With the property being so versatile, there are endless options for indoor & outdoor activities; Weddings, Fêtes & Meetings.

These uses are not only consistent with the goals, objectives & policies of the City's Comprehensive Plan, but they also address important challenges & implement recommendations listed in the Downtown Waterfront Charette & Citizens' Master Plan. Since nothing like this exists in the surrounding cities, it will be the paragon of event space for St Lucie County, in the heart of downtown Fort Pierce.

Building Descriptions

515 B&B Building (Existing)

The Main Building is currently ~2,877 SF (Gross Area). It has been approved for the Conditional Use as a Bed & Breakfast (B&B). The Historic Preservation Board approved the proposed changes to convert the building to a functional B&B with kitchen, dining/common area with outside deck. (COA is attached) and 6 suites, each with private bathroom. We will submit the Plans to the Building Department for permit review shortly. Once the building is completed, it will be 3,100 SF (Gross).

*FL Statute 509.242(1)(f) defines a Bed and Breakfast inn as "a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation **and meal services generally offered by a bed and breakfast inn**, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry.*

To give Guests the true B&B experience, we intend to be licensed by the Division of Hotels & Restaurants for Public Food Service with Permanent Seating. Without this license, we are limited to only serving pre-packaged food products, fresh whole fruits, cereal in individual packages, bulk milk, juice and coffee. Application for Public Food Service License with Plan Review (Form DBPR HR-7030) was submitted to the Division of Hotels & Restaurants & the Establishment Plans were approved on 4/5/18 with minor conditions that need to be met at Inspection – see attached. We also intend to be licensed by the ABT to be able to serve beer & wine. We are also submitting a "Waiver of Distance" application to

comply with City Code 3-7. These licenses are of course in addition to the license required to operate the B&B.

512 Apt Building (Existing)

The Back Building is ~1,506 SF (Gross). It has been approved for Single Family, Long Term Residential Use. Plans have been submitted to the Building Department for Change of Use/Remodel from Commercial to Residential.

Initially it will be used as “Owners’ Residence” so Owners can live on the property to run the B&B (as required) & oversee the event space. When “Proposed Residence” is completed, that will become the new Owners’ residence and this existing Back Building will be able to be used as Long Term, Short Term or Vacation Rental, possibly as additional accommodations for the B&B; or depending upon the success of this overall project, it could be converted to 2 Rental Units to be used in same manner.**

Residence (Proposed)

This will be a 2 story, 2-unit Building (total of 3,000 SF Gross) for the family of Owners to reside in.

Apt Rental (Proposed)

There will be a rental unit above the Workshop, that will be able to be used as Long Term, Short Term or Vacation Rental, or possibly as additional accommodations for the B&B. Rental will be 720 SF.

Workshop (Proposed)

The 720 SF (Gross) Workshop, located below the Apt Rental, will be used for the repair and maintenance of the existing and new facilities. There may be additional storage of tables and chairs over time as the event needs are more clearly defined.

Event Pavilion (Proposed)

Proposed 2,500 SF open plan building with attached kitchen for outside caterers to provide food & alcohol (beer, wine & liquor) under their licenses. We will submit a “Distant of Waiver” application for consumption of alcohol on premises. Based on the Event & the number of guests, the Pavilion’s interior will be customizable; able to accommodate up to 150 seated guests for a “buffet” style reception. The “wall” of exterior doors on the East and South side will open to outdoor patio space, with views of the Indian River. The restrooms for the event space will also be attached to this building, accessible only from the outside.

Viewing Deck (Proposed)

This is a 20’x20’ viewing deck, that will be above the beach area – an extension from the upper grassland area of Indian River Drive – there will be no beach access. This is a viewing deck to admire the Indian River and for photo opportunities.

Beach Deck & Dock (Proposed)

The Beach Deck is a 30’x30’ raised deck (same height as dock) that is over the grassy beach area that is closer to the bank. The dock will be attached, and both will be ADA Accessible. Depiction on current Site Plan is just for reference. The Dock & Beach Deck are currently being designed by DLS Environmental Services and Site Plan will be amended & submitted to City once completed. Even as such, due to these structures requiring Army Core of Engineers Approval, which is only given certain months of the year, Proposed Dock & Beach Deck Design and Location are subject to change.

Gazebo (Proposed)

This open-air cover will be used primarily as a dais or stage for outdoor centered events. It is also intended to provide a sedentary backdrop to the event lawn.

Event Lawn/Beach Area

The event lawn and beach areas are for complimentary uses to the main activity of the pavilion. These areas may also be used by the residents of the accommodations during none event days. All activity areas will be ADA complaint.

Onsite Recreation

The Proposed Project will also have on-site recreation including BBQ & Firepit area, centrally located to B&B and Apartment Buildings (Existing & Proposed), and connective walkways to all buildings. Beach chairs, umbrellas/cabanas will be provided for guests' use on the beach (all removable)

Possible Future Change of B&B Classification

- FL Statute 509.242(1)(f) defines a **Bed and Breakfast** inn as *"a family home structure, with no more than 15 sleeping rooms..."*
- FL Statute 509.242(1)(a) defines a **Hotel** as *"any public lodging establishment containing sleeping room accommodations for 25 or more guests..."*
(Note this is not 25 separate rooms, but accommodations for 25 guests)
- The City defines **Bed and Breakfast**: *"Overnight accommodations, serving breakfast, and located in an owner-occupied residential structure, offering up to eight (8) guest rooms."*
- The City defines **Boutique Hotel** as *"Overnight accommodations which include an amenity such as a restaurant or spa, offering up to eighteen (18) rooms and located within a structure of residential building typology."*

With the B&B currently providing 6 rooms (that will accommodate 2 guests each), Existing Apartment (2 Bedroom) being able to accommodate up to 6 guests & Proposed Apartment (2 Bedroom) being able to sleep 6 guests; that totals 8-10 rooms (depending upon 2 bedrooms counting as 1 or 2 rooms) and up to 24 guests; if Existing Apt is converted to 2 Units with 1 bedroom each that can each accommodate up to 4 guests, that totals 9-10 rooms & up to 26 guests which this no longer qualifies as B&B per City. If all buildings for overnight accommodations will be under the same operating name, we may need to change classification to Boutique Hotel to meet State & City Requirements.

Architecture

This property is part of the River's Edge District, which was created via Resolution 3-10 in February 2003. According to Florida Master Site File #SL02802, under Narrative Description:

"The River's Edge district includes examples of Frame Vernacular & Masonry Vernacular architecture along with examples of the Mediterranean Revival, Mission, Bungalow, Colonial Revival, Minimal Traditional, Ranch & Classical."

Proposed buildings are consistent with these styles to maintain the overall historic character of the districts.

Landscape

Landscape plan will be forthcoming and will comply with City of Fort Pierce's Code for Landscape.

Bicycle Parking

There will be 4 spaces for short term bicycle parking, which will meet requirements of Section 22.60(f)(1)a.

Off-Street Parking Requirements (Section 22.60)

A total of 22 regular parking spaces and 2 ADA spaces will be provided.

- 9 regular & 1 ADA are dedicated to & located by the B&B
 - 8 regular & 1 ADA are dedicated to & located by the Event Venue
 - 5 regular spaces dedicated to and located by the Residence.
- There will also be off-lot parking available that meets requirements of 22.60(b).
 - This can be used for Employee Parking and general overflow parking

Number of required off-street parking spaces – Section 22.60(d)

B&B - The total number of required spaces for the Main Building & Back Building is 9 regular, plus 1 ADA space:

- The Type of Use that a B&B is deemed most similar to would be Section 22.60(d)(2)b - "Commercial" Hotels Motels & Resorts; which requires 1.1 parking spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger.
- There are 6 "units" in the Main Building, all under 500 sq ft. At 1.1 space per unit = 6.6 spaces, which is rounded up to 7
- The Back Building is only 1 "unit" & over 600 sq ft, which requires 1.6 spaces, which is rounded up to 2.
- One ADA space is also required per 22.60(c)(3).

Event Venue – The total number of required spaces are 7 regular & 1 ADA space:

- The Event Venue is 2,500 sq ft gross floor area.
- There is a 1,200 sq ft exemption for Small Businesses per Section 22.60(a)(4)a, leaving 1,300 sq ft to calculate required parking.
- The Type of Use that the Event Venue is deemed most similar to would be Section 22.60(d)(3)c- "Other" Indoor amusement, entertainment or recreation establishments; which requires 1 regular space for every 200 sq ft of gross floor area for the remaining 1,300 sq ft.

Residence

- The Residence will be 2 separate Units. There will be 5 spaces dedicated and located by the Residence
- Under 22.60(d)(1)b, Residential, Multifamily Housing, only 3 total spaces are required (1.5 per dwelling).

Additional Parking

Off-Lot Parking is located on vacant lot, which is located directly behind the south end of this Project on 2nd street and can be used for overflow parking needed for the Site.

- Lot is located within the 300 ft of the Main Entrance of the B&B, Proposed Apartment and Event Pavilion.
- There is Parking Agreement in place
 - This property is owned by the same owners of this PD (it is just under a different name), this will assure continuing availability of this off-street parking
- Valet/Parking Attendant Services will be available for events.

Type of Events & Times

An example of the type of events that would utilize the space include:

Family Reunions	Celebration of Life	Anniversary Parties	Bar/Bat Mitzvahs
Weddings & Vowel Renewal	Charity Events	Retirement Parties	
Engagement Parties	Baptism	Birthday Parties	
Bridal Showers	Graduations	Corporate Meetings	
Baby Showers			

Since events are typically held on Thursday & Friday evenings, throughout Saturdays and Sunday mornings & afternoons, this should not impact traffic nor disrupt the commercial buildings’ operations surrounding the Site. To be “Good Neighbors” to the Residences surrounding and located on the Site, along with the Guests of the B&B, we would set reasonable cut off times for Events and will limit outdoor music/sound.

Phasing

The 2 Existing Buildings are in the beginning stages of the Remodeling/Renovation process to a B&B and Dwelling Rental, since they were already approved for these uses.

Once the PD approval is received, this project will be developed in phases. Phase 1 includes the building of the Enclosed Pavilion (with bathrooms and kitchen), Gazebo, Workshop & (above) Apartment. The Building Plans are currently being drafted and are anticipated to be ready for submittal for Approval shortly after PD Approval.

Option A: Depending upon PD Approval, estimated time to complete Enclosed Pavilion and with fall wedding season approaching, Enclosed Pavilion construction may be postponed until early summer. Events will be held in area designated for Event Pavilion on the grass or on cement pad (that will be poured for Event Pavilion) with optional Tent enclosure. Tent would comply with City & Fire Codes.

Phase 2 includes Viewing Deck, Dock & Beach Deck. The Viewing Deck will start immediately after Phase 1 (if not towards the end of Phase 1). The dock must be permitted by Army Core of Engineers, which only does permitting certain months of the year, and that will dictate the start date for this phase.

Phase 3 will be the 2-story/2-unit Residence for the Owners and could start in as little as 18 months after PD Approval.

Closing

This PD should be a great fit for Fort Pierce – we were able to create a desired balance of residential & commercial uses within the Site, while preserving the River’s Edge District, character & scale. This will also promote more opportunities for the local business district with the tourism the Historic B&B and Event Venue will bring to the Downtown Fort Pierce area.

We hope you are excited as we are for this Project & Thank you for your time!