

Item 12d

Dr. Ron & Kip Lyman
417 S. Indian River Drive
Fort Pierce, FL 34950

May 6, 2019

To: Mayor Linda Hudson & Fort Pierce Board of City Commissioners
CC: Nick Mimms, City Manager
Jack Andrews, City Engineer
Linda Cox, City Clerk

RE: Notice of Public Hearing
Conditional Use with New Construction -515 S. Indian River Drive
For a Bed & Breakfast

Dear Mayor & Commissioners:

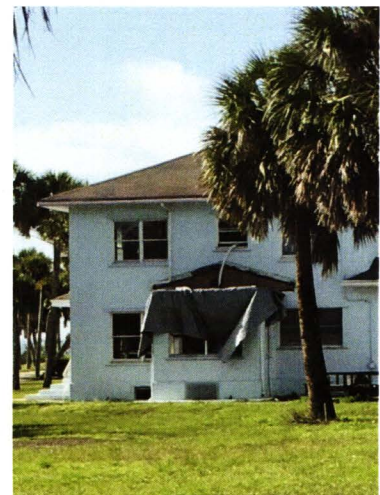
We would like it on public record that although we approve of the concept of a B&B on this property just as we did in 2017, today we stand in opposition of this new application.

First of all, we thank you for all your time and consideration in listening to our concerns over the past year and a half since the City approved the first Conditional Use application for a B&B on the .54 acres of land. As you know we were originally in favor of the proposed B&B in our neighborhood. However, what we observed regarding the structure to be the B&B since 2017 is not consistent with a building being renovated for such a use. At the time of the City Commission's first approval, we did not realize that the applicants did not intend to immediately move forward with remodeling the B&B, but instead they were finalizing their site plans and apply for a rezoning from C-1 to PD in order to develop the entire 1.6 acres. This site plan included a 500 capacity event pavilion to be located within 100 feet of our bedroom window and within 1500 feet of a church and school, and a 3-story private residence to be located on the east side of Indian River Drive; a Florida Historical Scenic Hwy.

We oppose this 2nd Conditional Use application for a B&B for several reasons:

- 1) At the Planning Board meeting in April 2019, the representative for the owner indicated, this application pertaining to the .54 acres is a prelude to the ultimate goal of applying for rezoning the entire 1.6 acres of land from C-1 to PD. Since the City approved the application for the B&B in 2017, we have observed minimal work as next door neighbors consistent with renovations for a B&B. Instead the vast majority of work that has been done appears to be moving forward with the PD site plan that was presented to the Planning Board in 2018, and subsequently tabled.

Now, prior to receiving the City Commission's approval of this new Conditional Use (with new construction), the applicant has begun new construction work on the structure. (Image Right from 5.4.19)



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- 2) One of the conditions of the application for the B&B approved by the City in 2017 was the owner/manager must live on-site. Discussions at that time concluded that they did not have to actually live inside the B&B structure, and they would live in the dwelling located on the back of the same property (on the premises).

At the Planning Board meeting in April 2019, the applicant requested an amendment to this requirement. The representative stated on record, "The applicant is not comfortable with this and will not agree to this requirement." This condition was amended so the owner/manager does not have to live on-site or even in the city of Fort Pierce. This amendment was granted even after the head of the Planning Board commented on his personal experience with B&B's, there was always a manager or an owner living on site and available to the guests.

In Conclusion:

We would be more amenable to support this 2nd Conditional Use application in this C-1 zone if, at the City Commission level:

- a) the requirement of an owner/manager residing on the premises of the Bed & Breakfast is added back, and
- b) the plastic barrier broken down on the City ROW be removed so the neighborhood residents may regain access to the river via this public ROW.



As always, we thank you for your service and for your consideration to our concerns.

Respectfully yours,

Dr. Ron & Kip Lyman