



March 21, 2019

Kris Einstein
207 1/2 Orange Avenue, Suite K
Fort Pierce, FL 34950

SUBJECT: Crownman B&B – 515 S. Indian River Drive
TECHNICAL REVIEW PROJECT: # 19-04000003
CONDITIONAL USE WITH NEW CONSTRUCTION & DESIGN REVIEW

Comments:

1. A Lighting Plan that complies with City Code 22-60(j)(1)(a) will be required at the time of Building Permit
2. A landscape plan that demonstrates compliance with City Code 22-187 will be required at the time of Building Permit.
3. Demonstrate compliance with Florida regulations for bed & breakfasts. Identify the meal services being provided and hours of operation.
4. The applicant identifies the maximum occupancy of the building, ensuring compliance with City Code Section 8.5-43, required space in dwelling units.
5. Registration of the property manager(s) accessible at all times, to resolve complaints or violations of City Code.
6. Provide a guide booklet for renters regarding local rules and public service resources to minimize conflicts. These are available in the Code Enforcement department of the City.
7. The applicant files for and obtains a City of Fort Pierce, County, & State Business Tax Licenses within fourteen (14) days of Conditional Use approval.

Please provide a written response to all TRC comments and provide submittal (10 hard copies/1 digital copy) of all materials by March 29, 2019 to advance to the City Commission. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT
Florida

RECEIVED

MAR 20 2019

To : Brandon Creagan, Planner

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

JRA
 CITY OF FORT PIERCE
 PLANNING & ZONING

**RE : 515 South Indian River Drive – Crownman Bed and Breakfast
 Conditional Use w/ New Construction - TRC No. 19-0400003**

DATE : March 19, 2019

This is to advise you that we have completed the review of the following documents as received by this office on March 8, 2019:

- | | |
|---|--|
| <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 *TST*



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 3.21.19
Property Address: 515 S Indian River Dr. – Cond. Use New Construction
Property Name:
Project Name: Crownman Bed and Breakfast
Planner: Brandon Creagan

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____

Date: _____

3/18/19



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

March 21, 2019

TECHNICAL REVIEW PROJECT #19-04000003

Conditional Use New Construction – Crownman Bed & Breakfast – 515 S. Indian River Drive

Comments

FPUA W/WW Engineering: Approved with Conditions:

All fire protection services must be supplied through an FPUA approved Double Detector Check device. These devices are to size by the mechanical engineer in charge of the design of the fire suppression system. FPUA had originally proposed the use of a 2-inch fire protection device to service this project needs but changed after discussions with the applicant's representative, David Cleveland. The new direction, per this conversation, is to supply one 4-inch Double Detector Check device for the present and future needs of the project's fire suppression needs. Please submit three sets of utility construction plans to my attention for official review and approval.

FPUA Electric & Gas Engineering: Approved, no comment



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www.fpua.com





THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

March 21st, 2019

Case # 19-04000003

Conditional use with new construction

Crownman Bed and Breakfast, 515 South Indian River Drive, Ft. Pierce

Comments:

Should this project proceed forward in the future, please ensure the lighting meets or exceeds the standards required by code.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

March 12, 2019

Project: Crownman Bed and Breakfast Conditional Use
Subject: SURVEY REVIEW
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per Ch. 5J-17.050 thru 5J-17.052 F.A.C.
Pursuant to Section 472.027 Florida Statutes.

SURVEY:

- 1) Please provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetland areas (if any) will need to be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey needs to be performed by a professional surveyor licensed to practice in the State of Florida.

Please provide a written response to all comments

Rod Reed, County Surveyor

*St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org*

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Crowman Bed & Breakfast

REVIEW DATE: March 20, 2019

PLANNER: BRANDON CREAGAN

REVIEWED BY: Lt. Wayne Boyer, Capt. Paul Langel

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please provide an electronic copy of the Site Plan (pdf format)
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
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www.slcfcd.com