

CONDITIONAL USE CROWNMAN BED & BREAKFAST



515 S. Indian River Drive

Site Zoning



Conditional Use

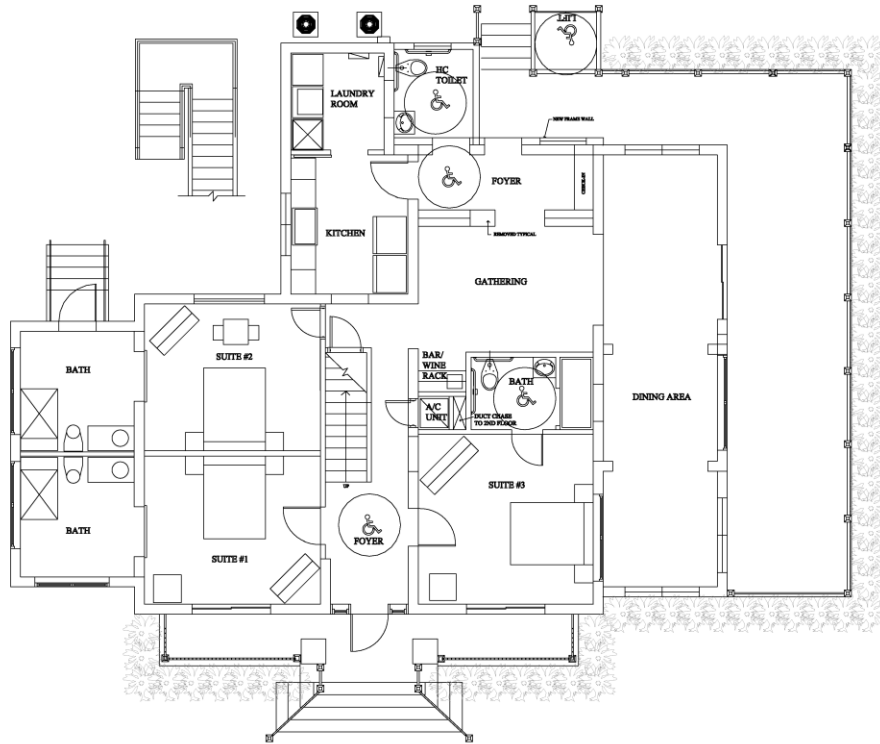
Per City Code Section 22-22. – *Allowed Uses*:

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5
Overnight Accommodations														
-Bed and Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P

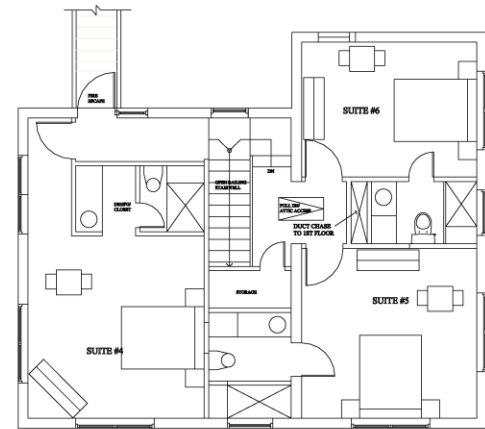
***Allowed Uses* subsections (c) and (e) state that the use of Bed and Breakfast may be permitted as a Conditional Use if approved in a public hearing by the city commission.**

Proposed Floor Plan

Main Building



 **SCHEME B FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0" PRELIMINARY

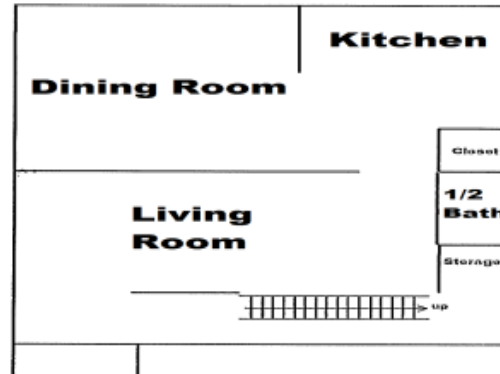


 **SCHEME B SECOND FLOOR PLAN**
SCALE: 1/4"=1'-0" PRELIMINARY

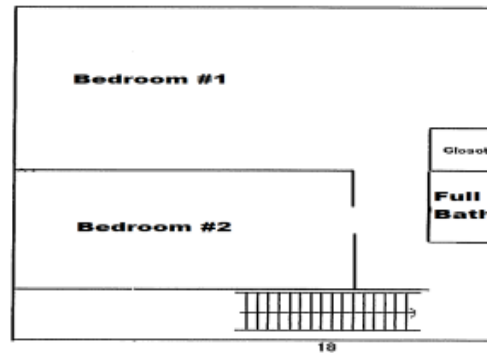
Proposed Floor Plan

2nd Building

Back Building
1st floor



Back Building
2nd floor



Design Review



SCHEME B WEST ELEVATION

SCALE: NTS

PRELIMINARY



SCHEME B SOUTH ELEVATION

SCALE: NTS

PRELIMINARY



SCHEME B EAST ELEVATION

SCALE: NTS

PRELIMINARY



SCHEME B NORTH ELEVATION

SCALE: NTS

PRELIMINARY

TRC Comments...

All affected departments have reviewed the proposed Conditional Use with New Construction with regards to the requirements of the City Code. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation...

The requested Conditional Use with New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for approval with the following conditions:

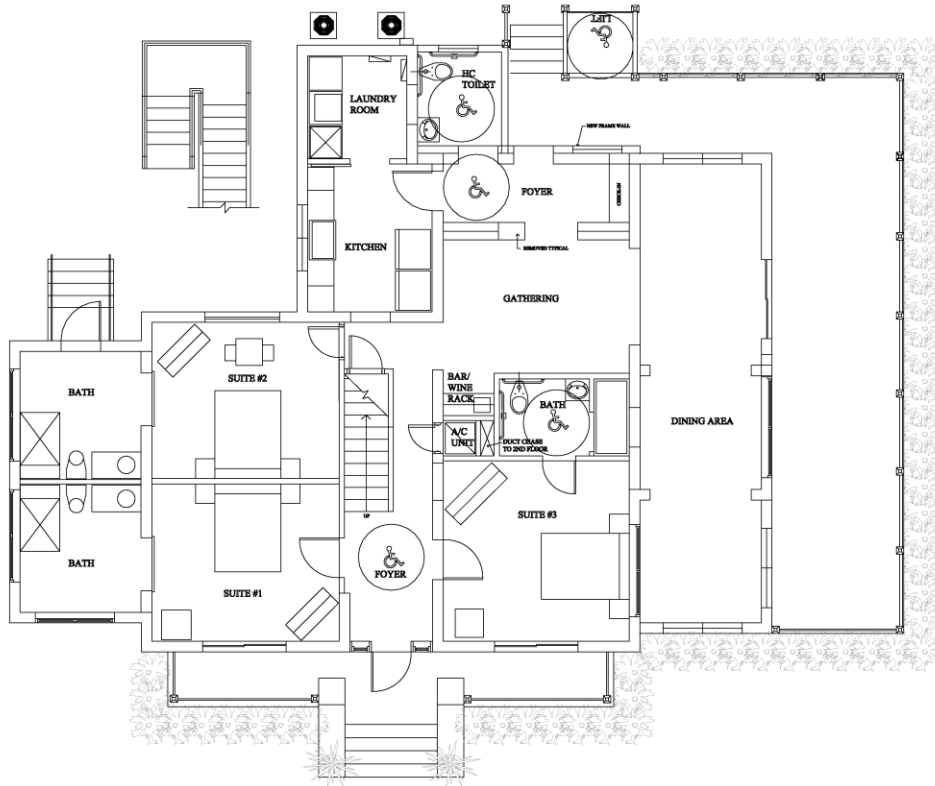
- 1) A Lighting Plan or Photometric survey that demonstrates compliance with City Code 22-60 (j)(1)(a) will be required at time of Building Permit
- 2) A Landscape Plan that demonstrates compliance with City Code 22-187, General Landscaping Requirements will be required at the time of Building Permit.
- 3) Registration of the property manager(s) accessible at all times, to resolve complaints or violations of City Code;
- 4) Provide a guide booklets for renters regarding local rules and public service resources to minimize conflicts, these are available from the Code Enforcement Department of the City.
- 5) 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.
- 6) If the building in the rear is ever utilized for guest rooms for the Bed & Breakfast there must be an on-site manager that lives in either the main building, somewhere else on site, or on an adjacent property.

Conditional Use Crownman Bed & Breakfast



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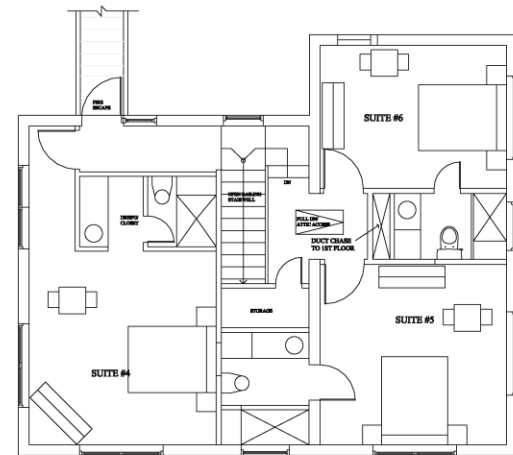
Alternate Floor Plan



SCHEME A FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PRELIMINARY



SCHEME A SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

PRELIMINARY

Alternate Elevation



SCHEME A WEST ELEVATION

SCALE: NTS

PRELIMINARY



SCHEME A SOUTH ELEVATION

SCALE: NTS

PRELIMINARY



SCHEME A EAST ELEVATION

SCALE: NTS

PRELIMINARY



SCHEME A NORTH ELEVATION

SCALE: NTS

PRELIMINARY