

To: Brandon Creagan  
Planning Department

From: Kris Einstein  
Agent for Crownman

March 25, 2019

RE: Responses to TRC Comments for Crownman B&B – 515 S. Indian River Drive  
Technical Review Project: #19-04000003  
Conditional Use With New Construction Design & Review

As Planning Department is aware, this Conditional Use is somewhat linked to our PD. We were in the process of the resubmission of our PD, starting with the Future Land Use Map Amendment Application for one of our parcels. Unfortunately, one of the effects of Fort Pierce's Comprehensive Plan not being updated on time is that no small-scale map amendments at this time. The Comprehensive Plan was due February 2, 2019 and Planning Department's estimated date of completion is September 1, 2019 (based on a start date of April 1, 2019). Since some of our plans are essentially "on hold" until the Comprehensive Plan is Updated, we are requesting not to incur additional costs (ie new lighting/landscape plans) until more is known about the Comp Plan's actual update timeframe – that will indicate which direction we proceed, how the B&B will tie into the rest of the plan/property which will ultimately dictate the landscape and lighting plan. We will provide these and will comply with the Codes, but not until a later date.

1. A Lighting Plan that complies with City Code 22-60(j)(1)(a) will be required at the time of Building Permit – *acknowledged*
2. A landscape plan that demonstrates compliance with City Code 22-187 will be required at the time of Building Permit. – *acknowledged*
3. Demonstrate compliance with Florida regulations for bed & breakfasts. Identify the meal services being provided and hours of operation. – *We have already turned in our application & paid our Licensing Fee to the State on June 6, 2018 for the B&B (receipt attached). In order to be able to serve more than "prepackaged foods," we needed to be licensed by the DBPR for Permanent Food Service and turned in that application, which required a sample menu (menu attached). That application was approved; we just need a final inspection.*
4. The applicant identifies the maximum occupancy of the building, ensuring compliance with City Code Section 8.5-43, required space in dwelling units.

***Sec. 8.5-43. - Required space in dwelling units.***

*Every dwelling unit shall contain a minimum gross floor area of at least two hundred fifty (250) square feet for the first occupant, at least two hundred (200) square feet for each of the next three (3) occupants, and at least one hundred seventy-five (175) square feet of gross floor area for each occupant thereafter. Every habitable room shall have a minimum ceiling height of seven (7) feet over fifty (50) percent of the floor area. Any portion of a room having a ceiling height of less than five (5) feet shall not be considered in computing the total floor area of such room.*

- The B&B is ~ 3,080 sf
- Each room will be able to sleep 2 guests.
- 6 rooms x 2 guests = 12 guests
- 250 sf (guest 1)  
600 sf (guest 2-4 / each @ 200 sf)  
1,400 sf (guest 5-12 / each @ 175 sf)  
2,250 sf total required for 12 guests, leaving 830 sf remaining

5. Registration of the property manager(s) accessible at all times, to resolve complaints or violations of City Code. – **Acknowledged**

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. - **Acknowledged**

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. – **We have to wait until we are recognized as an operating B&B by the State & will file for this within 14 days of receiving our license/being approved by the State.**

**County Comments:**

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.

**Our Survey Company is redoing Survey since it is over a year old and will include requested information.**

**FPUA 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.

This also falls under the issue due to Comp Plan. We were planning on installing a 4" Double Detector Check device because we could justify this expense based on our proposed PD. David and our Civil Engineers are talking with FPUA to see about a temporary solution since we are essentially back to the beginning where we originally stated the B&B could not justify the cost of FPUA's requirements. We do not want to make the \$100k+ investment for a 4" Double Detector Check device at this time, not knowing the final design of our PD. We are now back to the drawing board for the PD layout since we cannot do a small scale map amendment, which was our 1<sup>st</sup> phase for the PD. We will come up with a solution that works for everyone & will have the Utility Construction Plans sent in for approval.