CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, April 9, 2019 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the February 12, 2019 meeting

6. **NEW BUSINESS**

   a. Conditional Use - Malizia Dwelling Rental - 1180 Carlton Court 204A (Apt. D)

   b. Conditional Use - Patti's Hair Lounge - 808 Delaware Avenue

   c. Conditional Use - Crownman Bed & Breakfast - 515 S. Indian River Drive

   d. Waiver of Distance - The Truth Restaurant - 1721 Avenue D

   e. The proposed Text Amendment seeks to modify multiple sections of the Code of Ordinances in reference to the Board of Adjustment and its overall role and make up within the City's overall board structure. As a follow-up to the February 11, 2019, Conference Agenda meeting, the City Commission, through the City Manager, has directed staff to draft resolutions for the termination of the Board of Adjustment and the Historic Preservation Board. In addition, staff has also been tasked with drafting text amendments creating an Advisory Board of Adjustment and a Historic Preservation Advisory Board. Both advisory boards shall be comprised of five members appointed by the Mayor and each City Commissioner and two at large members appointed by the City Commission as a group.

      To this end, the following text amendment seeks to modify existing language in the

Code of Ordinances which would enable the creation of the Advisory Board of Adjustment, its membership make up, and the standards it would use as part of its review process. Two sections of the design review standards are also being amended in order reflect the revised role of the Historic Preservation Advisory Board.

In addition to the above, through the text amendment, staff also seeks to correct the Planning Director's title and the Planning Department's name within the Code of Ordinances.

f. Text Amendment - Chapter 22 - Major and Minor Site Plans

7. **BOARD COMMENTS**

8. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5.a.**

Meeting Date: 04/09/2019

Information

REQUESTED ACTION

Minutes from the February 12, 2019 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 2.12.19

Form Review

Form Started By: Alicia Rosenthal Started On: 03/05/2019 09:43 AM

Final Approval Date: 03/12/2019

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, FEBRUARY 12, 2019, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Tim O'Connell**; **Bob Burdge**; **Gloria Johnson-Scott**; **Brian Paul**; **Jovona Parker**; **Frank Creyaufmiller**, **Chairman**

Absent: **Michael Broderick**

Staff Present: **Rebecca Grohall**, **Planning Director**
Iola Mosley, **Senior Assistant City Attorney**
Rebeca Guerra, **Assistant Planning Director**
Maria Lewicka, **Historic Preservation Planner**
Vennis Gilmore, **Planning Analyst**
Brandon Creagan, **Planner**
Alicia Rosenthal, **Executive Assistant**

4. CONSIDERATION OF ABSENCES

Mr. Broderick was excused.

5. APPROVAL OF MINUTES

a. Minutes from the January 8, 2019 meeting

Motion was made by Gloria Johnson-Scott, and seconded by Tim O'Connell to approve the minutes from the January 8, 2019 meeting.

AYE: **Gloria Johnson-Scott**, **Brian Paul**, **Jovona Parker**, **Tim O'Connell**, **Chairman Frank Creyaufmiller**, **Bob Burdge**

Passed

6. NEW BUSINESS

a. Conditional Use - Office Furniture Consultants/Woodworking Room- 2610 Orange Avenue

Ms. Lewicka gave an overview of the application and answered questions from the Board on irrigation and Technical Review Committee comments from the fire department. Ms. Lewicka explained she received a letter from the fire department that stated fire sprinklers and dust collection is not needed due to the nature of the business.

Michael Waldrop, Innovation Contracting, stated the applicant is not manufacturing furniture and the irrigation system will be addressed.

Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to forward a recommendation to approve the request with the following conditions to be met prior to the Building Department Permit issuance:
1. Comply with City Code Section 22-60. Off-street parking and loading (j) Lighting (l)a. Please provide the lighting plan with a minimum average of two (2) footcandles.
2. Submit Change of Use Application to the Building Department to include a signed and sealed Life Safety Plan.
3. Provide a copy of a signed and sealed boundary survey.
4. Provide revisions to the parking in accordance with the existing structure features; Revise width of a handicapped access aisle to comply with ADA requirements, revise parking stall length to provide a minimum length of 18 feet, show the location of the stop sign and stop bar and indicate the standard parking stall width.
5. Relocate all proposed plantings to be situated within the limits of the property and not within the limits of the 27th Street public right-of-way.
6. Schedule a meeting with building department and the fire district to discuss possible sprinklers and dust collection requirements.

AYE: **Brian Paul**, **Jovona Parker**, **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Chairman Frank Creyaufmiller**

Passed

b. Conditional Use - Kublitskiy Dwelling Rental - 2005 Mimosa Avenue

Mr. Gilmore gave an overview of the application and answered questions from the Board on the number of parking spaces and the reason for staff's denial.

Jeff Binner, Applicant Representative from Weichert Realtors, explained that he sold the house to the owner with the understanding he could rent the home for less than 6 months at a time. Mr. Binner stated the owner has put $50,000 of improvements into the house and the home is currently not being rented out.

Carole Mushier, President of South Beach Association, spoke against the application and stated she supports staff's decision for denial. Ms Mushier staid the dwelling rental presents challenges to the neighborhood with increased noise and traffic as well as changing the quality of lfe they enjoy.

Nancy Moore, Neighbor, spoke against the application. Ms. Moore stated that every weekend someone different is staying at the house and some are Airbnb rentals. Ms. Moore is concerned the owner is using an illegally subdivided house for short term rentals when it is not supposed to be rented out. Ms. Moore said that the owners story has changed over the last 3 months and the owner has rentals scheduled through the summer.

Mike Antoniak, Neighbor, spoke against the application and stated that rentals will destroy the neighborhood.

Anatole Klyosov, Neighbor, spoke against the application and stated there has been loud noise till 1:00 AM coming from the house along with 15 vehicles parked on the street.

Bruce Murray, past leader of the South Beach Citizens Advisory Council, spoke against the application and asked the Board to take into consideration safety issues and the past behavior of the owner, regarding rentals he owns in Colorado.

Motion was made by Bob Burdge, **and seconded by Jovona Parker to forward a recommendation to deny the request.**

AYE: **Jovona Parker**, **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Brian Paul**, **Chairman Frank Creyaufmiller**

Passed

c. **Conditional Use with New Construction - Ghezzar Residence - 410 S. Ocean Drive**

Mr. Creagan gave an overview of the application and answered questions from the Board on parking.

Tom Cooper, Architect, provided additional information and answered questions from the Board on the layout.

Steve Boehning, Coastal Engineer from Coastal Waterways, stated the house is much higher than required and the application has been submitted to the Department of Environmental Protection (DEP). Mr. Boehning said the house exceeds the minimum standards and design criteria.

Motion was made by Bob Burdge, **and seconded by Tim O'Connell to forward a recommendation to the City Commission for approval with the following conditions.**
1. A landscape plan that demonstrates compliance with City Code 22-186 must be submitted with the building permit.
2. A lighting plan or photometric survey that demonstrates compliance with City Code 5-375 must be submitted with the building permit.
3· Prior to any construction the applicant shall obtain an FDOT Driveway Connection Permit.
4· Prior to construction activities the applicant shall obtain approval from the FDEP for construction activities seaward ofthe Coastal Construction Control Line.

AYE: **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Brian Paul**, **Jovona Parker**, **Chairman Frank Creyaufmiller**

Passed

d. **Conditional Use with New Construction - Steve Tarr (TR) - 316 S. Ocean Drive**

Chiarman Creyaufmiller expressed he has personal dealings, with no fiduciary responsibility, with Mr. Tarr and he can be impartial.

Ms. Grohall gave an overview of the application and stated the applicant has reached a resolution with St. Lucie County to move the deck out of the easement .

No one spoke for or against the application.

Motion was made by Jovona Parker, and seconded by Gloria Johnson-Scott to recommend approval of the request as presented, subject to the following Conditions of Approval:
1. The segment of the proposed dune cross-over extending into the perpetual construction easement, contained in Resolution No. 98-016, as recorded in OR Book 1154, Pages 1351-1360, is approved by the St. Lucie County Erosion District in accordance with the requirements of said easement or is eliminated, prior to issuance of a building permit by the City of Fort Pierce. The contact information for St. Lucie County Erosion District is: Joshua Revord, P.E., Coastal Engineer St. Lucie County Erosion District- (772) 462-1269/ Revordl@stlucieco.org.
2. The proposed observation deck (12ft. by 12ft.- Future) will not be located the perpetual construction easement contained in Resolution No. 98-016, as recorded in OR Book 1154, Pages 1351-1360, with the construction drawings and DEP permit updated accordingly.
3. The work is completed in compliance with DEP rules for dune construction, and in accordance with sea turtle compliant lighting (Sec 5-375 if lighting is to be used).

AYE: **Bob Burdge**, **Gloria Johnson-Scott**, **Brian Paul**, **Jovona Parker**, **Tim O'Connell**, **Chairman Frank Creyaufmiller**

Passed

e. **Text Amendment - Chapter 22 - Enforcement**

Ms. Guerra gave an overview of the Text Amendment. She explained to the Board that the Building Inspector, by statutory decree, is prohibited from enforcing municipal zoning requirements and that is why the responsibility of enforcement is being shifted to the Code Enforcement division.

Motion was made by Bob Burdge, and seconded by Jovona Parker to forward a recommendation of approval of the proposed Amendment to Section 22-138 through Section 22-155, Administrative Provisions, to the City Commission.

AYE: **Gloria Johnson-Scott**, **Brian Paul**, **Jovona Parker**, **Tim O'Connell**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

Passed

f. **Text Amendment - Chapter 22 - Required Signage**

Ms. Guerra gave an overview of the Text Amendment and answered questions from the Board on how the signs will be provided, guidelines for sign placement, proof of signage, size regulations, sign cost, and sign posting duration.

Ms. Grohall added that the signs should be placed in a conspicuous place at the physical address and not in the right-of-way. Ms. Grohall showed the Board a sample sign and stated the applicant will be able to install the new sign, unlike the current signs.

Ms. Mosley suggested that adding the language "in a conspicuous place in proximity to the subject property," would help avoid the confusion of where to place the sign when there is no physical address.

Motion was made by Bob Burdge, **and seconded by Gloria Johnson-Scott to forward a recommendation of approval of the proposed Amendment to Section 22-143, Public Hearings, to the City Commission with the additional language "in proximity to the subject property."**

AYE: **Brian Paul**, **Jovona Parker**, **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Chairman Frank Creyaufmiller**

Passed

g. **Text Amendment - Chapter 22 - Use Table**

Ms. Guerra gave an overview of the Text Amendment.

Chairman Creyaufmiller commented that on complicated issues he would like the Board to receive materials sooner so they can be reviewed. Chairman Creyaufmiller said changes to the Use Table will affect planning issues for years to come.

Ms. Grohall said a number of updates have already been made to the Use Table and typically they are handled incrementally. Ms. Grohall stated this fast-paced process is a response to the business community asking the City to be more nimble and efficient in processing issues that come up on a regular basis.

Terissa Aronson from St. Lucie County Chamber of Commerce and Chair of the Development Review Task Force stated this change is in response to a report between St. Lucie County Economic Development Council, the Treasure Coast Builders Association, and the Chamber of Commerce. Ms. Aronson said the Task Force is very supportive of anything that will streamline, expand, and clarify uses in the City of Fort Pierce.

Charlene Adair, resident, expressed her concern, and wanted reassurance that changing the Use Table will not disturb in anyway the present appeal for a suit that is basing the effective date, of one of the ordinances, on the date the Use Table is changed.

Ms. Mosley answered that this has been researched by the Legal Department, and the City Attorney is of the opinion it will not have any effect.

Motion was made by Gloria Johnson-Scott, **and seconded by Jovona Parker to forward a recommendation of approval of the proposed Amendment to Section 22-22, Allowed Uses, to the City Commission.**

AYE: **Jovona Parker**, **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Brian Paul**, **Chairman Frank Creyaufmiller**

Passed

h. **Text Amendment - Chapter 22 - Major and Minor Site Plans**

Ms. Guerra gave an overview of the Text Amendment and answered questions from the Board.

Ms. Grohall stated that Design Review is handled internally at the Building Department stage for site plans under 4,000 square feet.

The Board expressed concerns with projects that would no longer be seen by the public or the City Commission.

Ms. Guerra explained that the Site Plan threshold change would not effect Planned

Developments, Conditional Uses, Rezonings, or Text Amendments.

Ms. Grohall stated the Development Review Task Force looked at the Planning and permitting processes throughout the City and recommended changes to make things better.

Brad Currie, current Chair of the St. Lucie County Chamber of Commerce Board of Directors, stated he is familiar with the process because his job consists of presenting applications for site plan approvals, conditional uses, and rezonings. Mr. Currie said the benefit of being part of the Development Review Task Force is he works with different municipalities with different codes. He explained the one thing that is consistent with all the codes is that they do allow some sort of threshold for review. He went on to state that at some point, the Planning Board and the City Commission determines that staff is capable of making decisions for certain type of square footages. Mr. Currie stated the intent was to focus on the new and expanding businesses in the City and streamline the process for development and staff time and also be competitive with the County.

Motion was made by Jovona Parker, **and seconded by Gloria Johnson-Scott forward a recommendation of denial of the proposed Amendment to Section 22-58, Major & Minor Site Plan Applications, to the City Commission.**

AYE: **Tim O'Connell**, **Bob Burdge**, **Gloria Johnson-Scott**, **Brian Paul**, **Jovona Parker**
NAY: **Chairman Frank Creyaufmiller**
Passed

7. BOARD COMMENTS

Chairman Creyaufmiller asked the Board to keep the Easter Avenue Abandonment packet for a future Planning Board meeting and he also said a request was made for the Board to receive bottles of water at the meetings.

8. ADJOURNMENT

Planning Board **6.a.**

Meeting Date: 04/09/2019

Information

REQUESTED ACTION

Conditional Use - Malizia Dwelling Rental - 1180 Carlton Court 204A (Apt. D)

LOCATION

1180 Carlton Court 204A (Apt. D)

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

1) The maximum occupancy ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
5) Limit no more than 2 vehicles.
6) Include the City of Fort Pierce Business Tax License number on all advertising.
7) Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur: (4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Please install a sidewalk along Alhambra Street connecting to the Carlton Court existing sidewalk.

Attachments

Staff Report

Aerial Map

Zoning Map
Application
Narrative
Property Card
Site Plan & Parking
Floor Plan
Elevation
Survey
Rental Agreement
Rules & Regulations
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 03/29/2019 01:55 PM
Final Approval Date: 04/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebeca Guerra, AICP, Interim Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use**
Malizia Dwelling Rental
1180 Carlton Court Unit 204A (Apt. D)

DATE: April 1, 2019

STAFF REPORT

Owner/Applicant: David Malizia
937 Edwards Road
Fort Pierce, FL 34982

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as thirty-one (31) days.

Location(s): 1180 Carlton Court Unit 204A (Apt. D)

Parcel ID: 2401-620-0004-000-9

Current Zoning: Hutchinson Island Medium Density Residential Zone (R4-A)

Future Land Use: Hutchinson Island Residential (HIR)

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R4-A	R-4A

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 1180 Carlton Court Unit 204A (Apt. D) to offer lodging of less than six (6) months and a minimum of thirty-one (31) days to guests. The subject property is a part of the Carlton Villas of Hutchinson Island Condominiums. The subject condo apartment contains two (2) bedrooms and two (2) bathrooms. The subject condo apartment has one (1) designated parking space and shared guest parking spaces for the unit. The property is zoned Hutchinson Island Medium Density Residential Zone (R4-A).

The property is located at the northwest corner Carlton Court and Alhambra Street. The subject site is surrounded by multi-family housing to the north, west, and south, and to the east.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling rental (dwelling unit)", and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a "Vacation rental", and defined such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than thirty-one (31) days. The rental of a dwelling for periods at a minimum of thirty-one (31) days, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than 6 months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R4-A) district which is designed to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

The Hutchinson Island Residential (HlR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed.

Parking
Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject condo features one (1) parking space for the unit plus additional shared guest parking.

Conditional Use
The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than thirty-one (31) days would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

According to the HOA documents of the Carlton Villas of Hutchinson Island; the owner or owners of the respective unit shall have the right to lease the same provided that all such leases are first approved by the association and are made subject to their Declaration, the Articles of Incorporation of the association and the By-Laws of the association. No Unit may be leased for less than thirty (30) days. There has not been an approved conditional use application for a dwelling rental with the Carlton Villas of Hutchinson Island Condominiums as of April 2019.

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

Staff Recommendation:
The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

1) The maximum occupancy ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and
4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.
5) Limit no more than 2 vehicles.
6) Include the City of Fort Pierce Business Tax License number on all advertising.
7) Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur: (4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Please install a sidewalk along Alhambra Street connecting to the Carlton Court existing sidewalk.

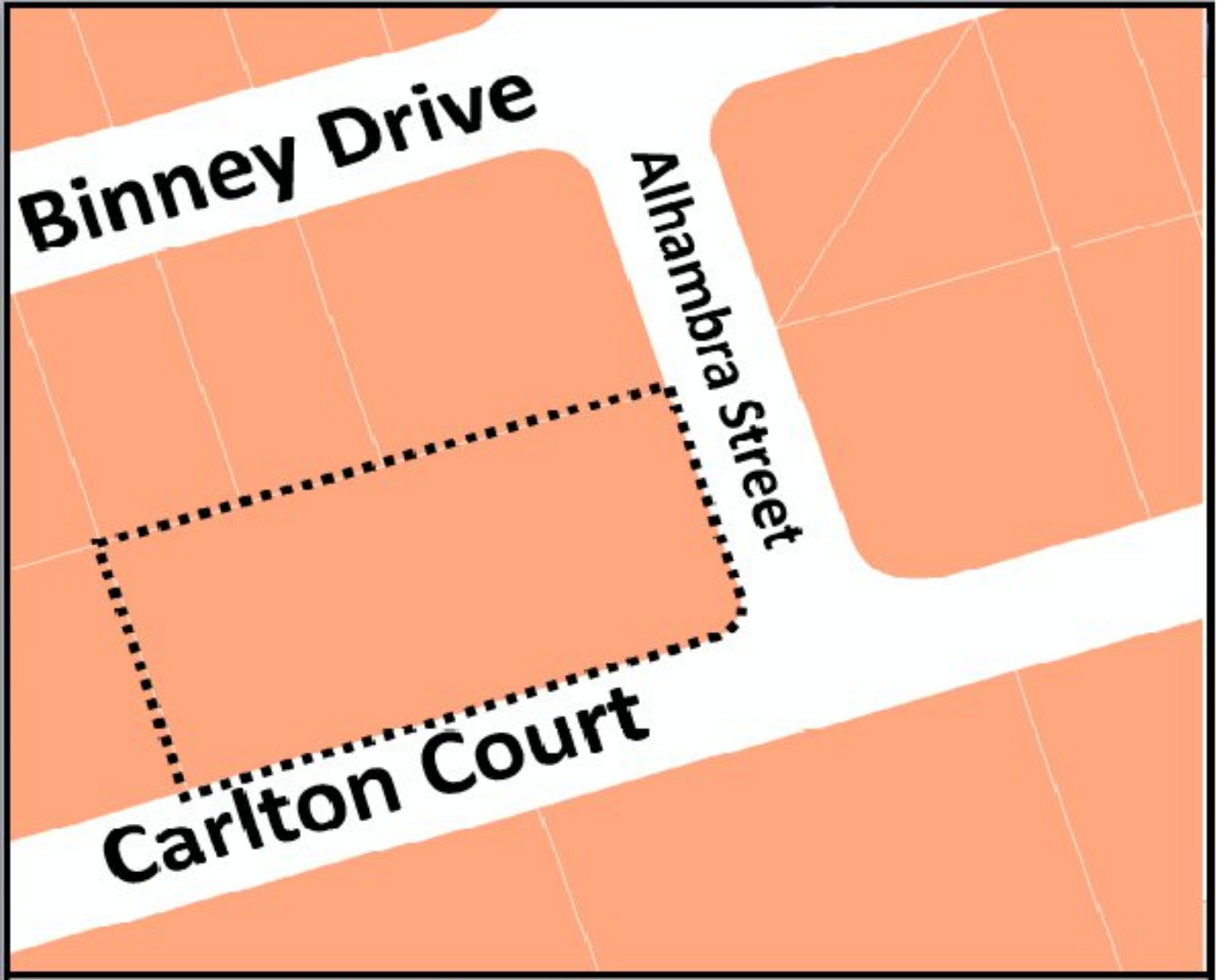


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Malizia Dwelling Rental
1180 Carlton Court
Unit 204A (Apt. D)

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



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Malizia Dwelling Rental
1180 Carlton Court
Unit 204A (Apt. D)

R-4A =

THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1180 Carlton Court Unit 204A (D) Ft. Pierce FL. 34949

Parcel ID #(s)

Project description Condo with seasonal Rentals- 31 night min.

David Malizia

Property Owner(s)
937 Edwards Road
Street Address
Ft. Pierce FL 34982
City State Zip
772-216-2953
Phone Number
MM52mail@yahoo.com
Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 14 day of Feb, 2019, by David Malizia who is personally known to me or has produced _____ as identification.

Signature of Notary

DAWN D'AURIA
Notary Public, State of Florida
Commission# GG 270098
My comm. expires Oct. 22, 2022

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

Hello,

I am David Malizia, my wife Donna and I own 1180 Carlton Court D - #204A. We would like to rent out our unit for minimum of 31 days. I will also be the property manager and presently live at 1501 Mariner Blvd. Ft. Pierce FL 34949. This address is also located on South beach in Mariner Bay. I am approx. 4-5 mins. from the Carlton Court rental unit. We purchased the home on Carlton Court in 2016. The home is furnished and makes for a beautiful turnkey rental for seasonal guests.

We have one covered reserved parking spot underneath the building in the rear. The complex also has extra parking spots designated as guest parking, for extra visitors. Out front is two open parking spaces, and in the rear of the units is the covered car port. Carport runs below the rear units and is the length of the building. This is where all of the designated parking spaces are located plus additional parking for guests.

The home is located on the second floor with 2 outside staircases leading up from the courtyard, containing a total of 6 units. 2 are on the first floor and 4 are on the second floor. The complex only contains a total of 16 units. The whole property is rectangular in shape running along the north side of Carlton Court. The homes are in 3 outdoor courtyards. The building is CBS first and partial on the second floors. The buildings have a blue Metal roof and each home has hurricane windows and doors since 2017.

The unit inside is approx. 1100 square feet. 2 bedroom, 2 bath home with a kitchen that has an opening/bar that overlooks the L shaped dining area and living room. Small patio off of the dining area faces south towards the street. Home has built in fire detectors in every room plus 2 fire extinguishers. Tile floors throughout the unit.

Any questions,

I can be reached by phone at 772 216-2953 my cell number.

Thank you,

Sincerely,

David Malizia

2/14/19

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1180 CARLTON CT 204A
Sec/Town/Range: 01/35S/40E
Map ID: 24/01D
Zoning: R4A

Parcel ID: 2401-620-0004-000-9
Account #: 15580
Use Type: 0400
Jurisdiction: Fort Pierce

Ownership

David J Malizia
Donna K Malizia

937 Edwards RD
Fort Pierce, FL 34982

Legal Description

CARLTON VILLAS OF HUTCHINSON ISLAND UNIT 204A (OR 3864-2321)

Current Values

Just/Market Value:	$96,800
Assessed Value:	$94,600
Exemptions:	$0
Taxable Value:	$94,600

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):
Gross Sketched Area (SF):
Land Size (acres):
Land Size (SF):

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 19, 2016	3864 / 2321	0001	WD	Spadavecchia John N	$96,500
Apr 19, 2016	3864 / 2321	0001	WD	Spadavecchia Vincent	$96,500
Aug 7, 2015	3778 / 2870	0001	WD	A E And G R Garner Group Inc	$85,000
Apr 7, 2015	3734 / 0528	0112	WD	Roldan Pedro X	$129,800
Apr 1, 2008	2958 / 0413	XX00	WD	A E and G R Garner Group Inc	$175,900
Apr 30, 1996	1014 / 2146	XX02	WD		$357,000
Jan 1, 1988	0570 / 2042	XX02	CV		$750,000

Building Information (1 of 1)

Finished Area: 1,195 SF

Gross Sketched Area: 1,395 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type: X024	Year Built: 1987	Frame:
Grade: X24A	Effective Year: 1987	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

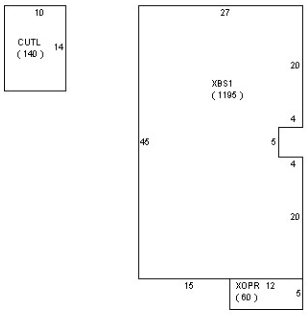
Bedrooms: 2	Electric:	Primary Int Wall:

Full Baths: 2
Half Baths: 0
A/C %: 0%

Heat Type:
Heat Fuel:
Heated %: 0%

Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
CUTL	CONDO UTILITY ROOM	140	0	48
XBS1	Base Floor Living Area (Value Calculated)	1195	1195	152
XOPR	Open Porch (Value Calculated)	60	0	34

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$96,800
Land:	$0
Just/Market:	$96,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$2,200
Assessed:	$94,600
Exemption(s):	$0
Taxable:	$94,600

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.6	Fort Pierce Stormwater Charge	$32.40

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	$96,800	$94,600	$0	$94,600
2017	$86,000	$86,000	$0	$86,000
2016	$78,900	$78,900	$0	$78,900

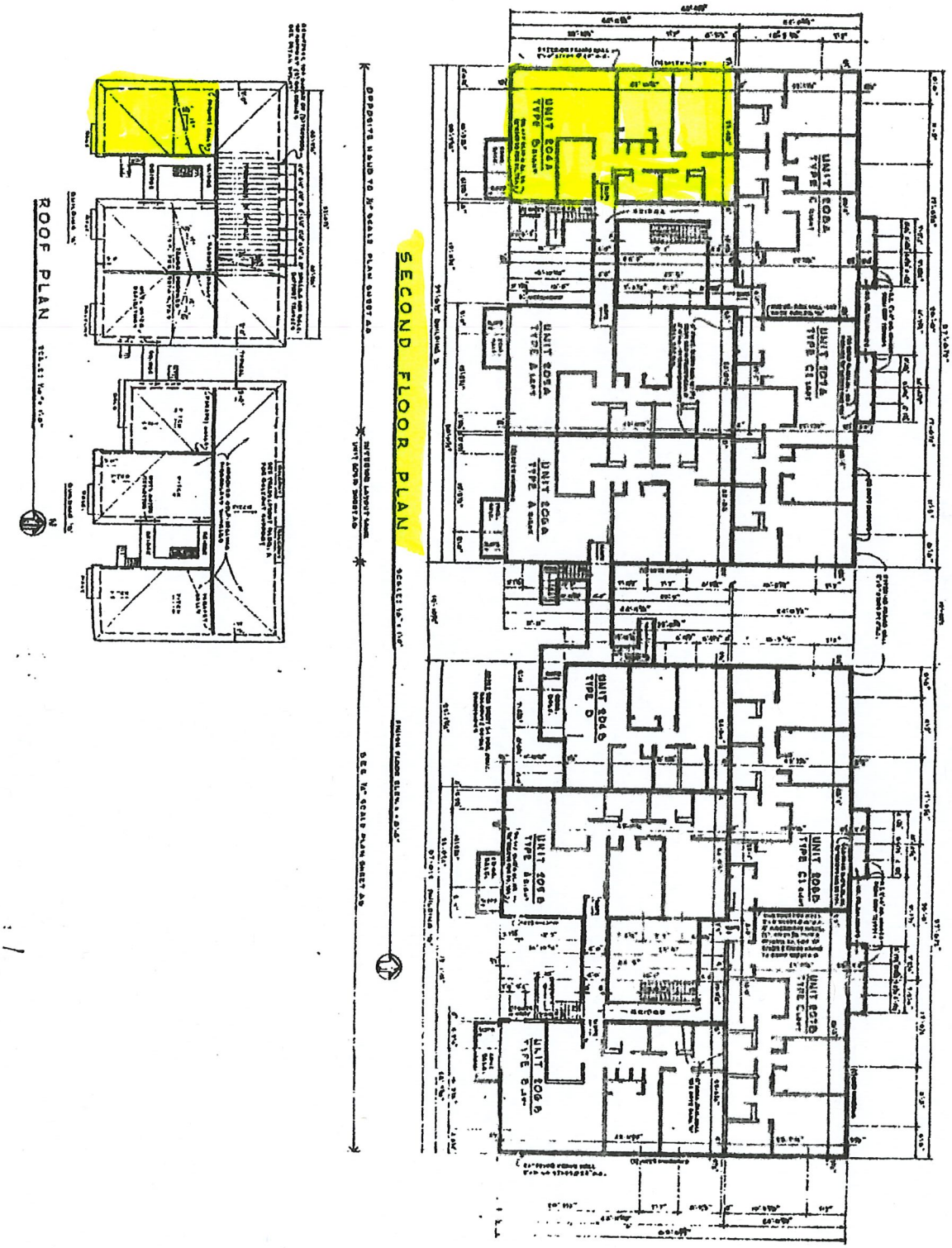
Permits

Number	Issue Date	Description	Amount	Fee
BP17-1821	Jul 14, 2017		$9,000	$9,000

Window
replacement

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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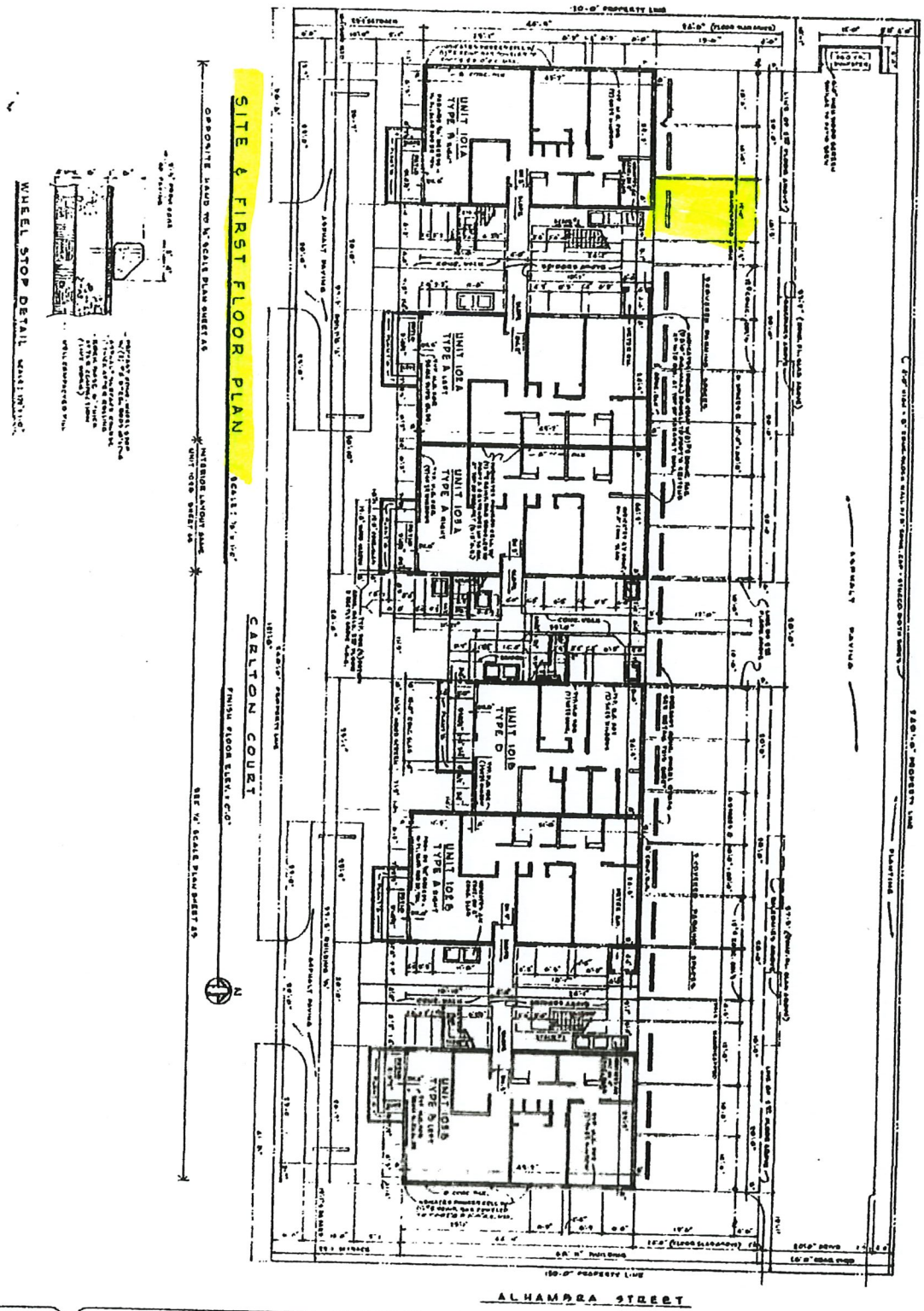
A3 sheet

drawn by: K. L. M.
checked by: J. C.
date: 11 FEB 88
job no.: 881.01
revisions
date description

CARLTON VILLAS
FORT PIERCE, FLORIDA

MATHERS & ASSOC.
engineers surveyors
John G. Columbo architect
200 florida street stuart, florida
305/287/0829 33497

EXHIBIT "B"



PARKING LOCATION

A2 sheet

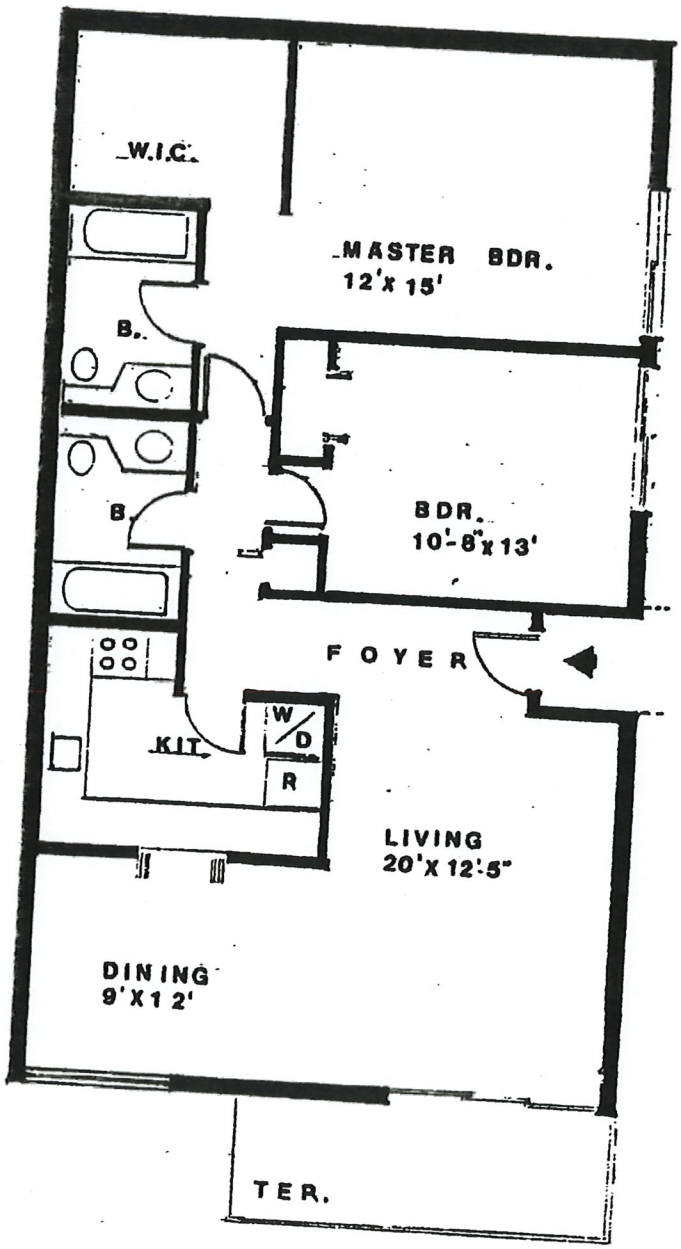
drawn by: H. L. M.
checked by: J. C.
date: 11 FEB 89
job no.: 881 01
revisions:

CARLTON VILLAS
FORT PIERCE, FLORIDA

MATHERS & ASSOC.
engineers surveyors
JOHN D. COLEMAN architect
286 florida street stuart, florida 33497
305/287/0528

EXHIBIT "B"

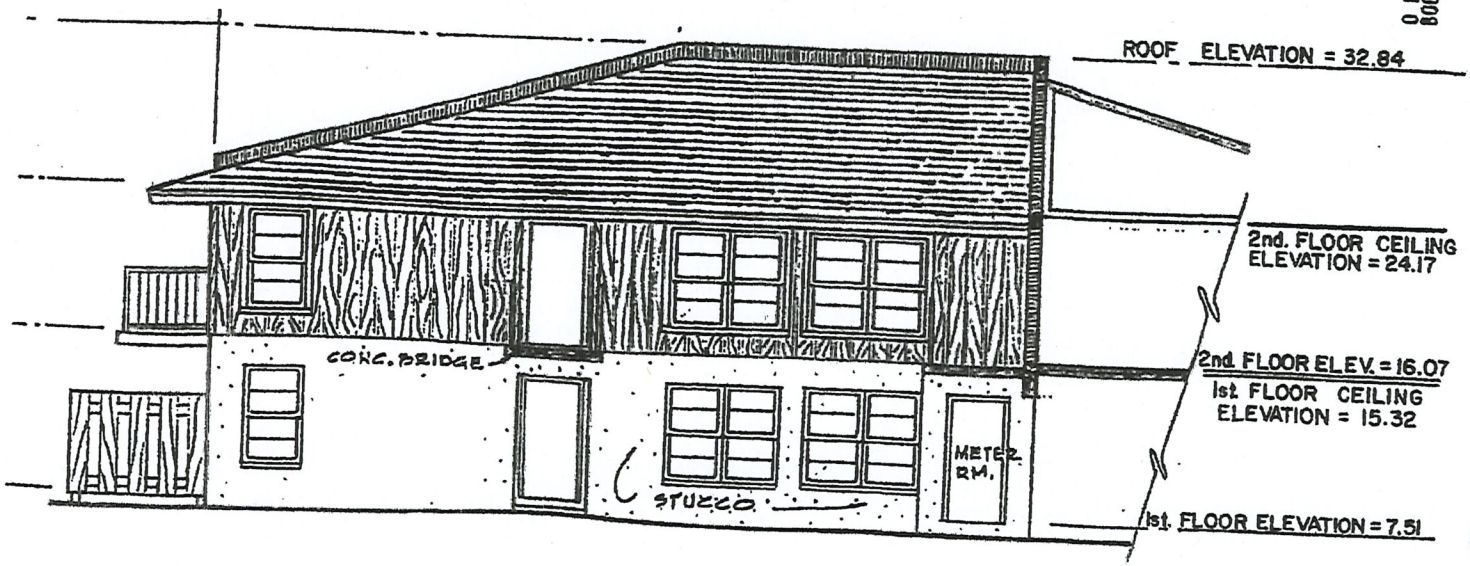
CARLTON VILLAS



UNIT A R.H. 2 FL.

EXHIBIT "D"

O.R. BOOK 570 PAGE 2037



AS BUILT ELEVATION PLAN

NOTE:ALL ELEVATIONS SHOWN HEREON ARE BASED UPON MEAN SEA LEVEL DATUM

STEPHEN J. BROWN INC.

PREPARED FOR :
MARTIN - BROWNE INVESTMENTS , INC.

drawn by
checked by
date
scale
job no.
revisions
no. description

sheet no. 1

CERTIFICATE OF SURVEYOR

I, STEPHEN J. BROWN, of Stuart, Florida, certify as follows:

1. That I am a Professional Land Surveyor, duly authorized to practice in the State of Florida, having Florida Certificate of Registration No. 4049.

2. That this Certificate is made in compliance with Chapter 718, Florida Statutes, as to CARLTON VILLAS OF HUTCHINSON ISLAND, a condominium, located in St. Lucie County, Florida.

3. That the construction of West Building "A" and East Building "B", being a part of the improvements described in the foregoing Declaration of Condominium is substanially complete so that with the Survey of land, together with the Site Plan, and the Plot Plans set forth in Exhibits B,C,D,E,F,G,H and I, all of which are attached hereto, showing the completed apartment building(s) and common elements, together with the wording of the foregoing Declaration of Condominium, there can be determined therefrom the identification, location and dimensions of each unit, the common elements and limited common elements and that the aforementioned material is an accurate representation of the location and dimensions of the improvements.

Stephen J. Brown
Professional Land Surveyor
Certificate of Registration No. 4049
State of Florida

SWORN TO AND DESCRIBED before me this 16th day of NOVEMBER, 1987.

Notary Public, State of Florida

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 22,1991
BONDED THRU GENERAL INS. UND.

LAW OFFICES OF RICHARD D. SNEED, JR., P. A., 700 VIRGINIA AVENUE, SUITE 104-SUN BANK BLDG., FT. PIERCE, FLORIDA 33450 (305) 466-2600

EXHIBIT "B"

STEPHEN J. BROWN INC.
SURVEYING-ENGINEERING-LAND PLANNING-CONSULTANTS
288 North Street Stuart, Florida 34997
305/287/0338

TITLE SURVEY
PREPARED FOR :
MARTIN - BROWNE INVESTMENTS, INC.

Drawn By: MCF	Job No.: 444-01-01
Checked By: S.J.B.	Revisions
Scale: 1" = 40'	Date Comments

Sheet No. 1

O.R. BOOK 570 PAGE 2038

LOCATION MAP

LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE

STEPHEN J. BROWN INC.

BOUNDARY SURVEY AND AS BUILT SITE PLAN

LEGAL DESCRIPTION:

ZONING DATA:

PARKING DATA:

GENERAL NOTES:

A1 sheet	drawn by:	job no:
	checked by: JC	revisions
	date: 11 FEB 05	date description
	scale: NOTED	

CARLTON VILLAS
FORT PIERCE, FLORIDA

MATHERS & ASSOC.
engineers surveyors
JOHN D. GOLDEN president
265 florida street stuart, florida 33497
305/287/0825

Rental Agreement

Property Location:
1180 Carlton Court Unit D 204A
Ft. Pierce, FL 34949

Description of Rental:
2 Bedroom, 2 Bath Condo
Second Floor unit, Fully Furnished,
Turn Key Rental Unit.

Renter's Name: ____

Address: _____

Cell Phone _____

Email _____

Total Guests: ___

Date of Arrival:_____ Departure Date: _____

$ 500.00 *Security Deposit, Check #_____ received on _____Deposited on____

Security Deposit will be returned after final inspection of rental unit as long as no damage is found to property. *

To Cancel,
Cancel for a full refund if a named hurricane is to arrive in south Florida.
For health reasons, we can return your full deposit if we find a renter for your dates.

Total Due 10 days before arrival is $ _
(Above amount Does Not include $500 Security Deposit)

Rental Breakdown below:

Rent = $ tax included. (Nights)

Cleaning Fee is $ 125.00

Pet Fee is $ 175.00

Total: $_____

Please Mail Rent Check to:

David Malizia
937 Edwards Road
Fort. Pierce, FL 34982

*Security Deposit Deductions will apply if one or more of the following is found:
Damage to the home, furniture, carpets, walls, appliances.
No smoking inside the home. Smokers may use back porch or go downstairs.
Extra guests not mentioned by renters.
Cleaning after rental takes longer than 4 hrs.

Owner:_____ Date:_____
David Malizia

Renter:_____ Date:_____

Full payment is due upon arrival date of your rental agreement for personal Checks. All Checks, made out to David Malizia.

Check in time is 4:00 p.m. on the first day of arrival.

Checkout time is 11:00 a.m. on your last day.

Return contract ASAP, dates are not saved until signed contract and deposit are returned to us.

Section 1

Power and Authority of the Association

The association shall have all of the powers that are specified elsewhere in this Declaration of Condominium, the By-Laws of the corporation and the Articles of Incorporation. In addition, the association shall have all of the powers and authorities conferred by the Condominium Act of the State of Florida.

Section 2

Duties of the Association

The association shall perform all of the duties and shall have all of the responsibilities as are elsewhere specified in this Declaration of Condominium, the Articles of Incorporation, the By-Laws and under the Condominium Act of the State of Florida.

Section 3

Compliance

The association shall at all times comply with all of the provisions elsewhere contained in this Declaration of Condominium, the Articles of Incorporation, the By-Laws of the association and the laws of the State of Florida.

Section 4

Rights to Retain Control of the Board of Administration Directors and Provisions with Reference to Transfer of Control

A. Control: When unit owners other than the developer own fifteen percent (15%) or more of the units that will be operated ultimately by the association, the unit owners other than the developer shall be entitled to elect not less than one-third of the members of the Board of the association. Unit owners other

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than the developer shall be entitled to elect not less than a majority of the members of the Board: (A) three (3) years after sales by the developer have been closed on fifty percent (50%) of the units that will be operated ultimately by the association, or (b) three (3) months after sales have been closed by the developer on ninety percent (90%) of the units that will be operated ultimately by the association, or (c) when all of the units that will be operated ultimately by the association have been completed and some of them have been sold and none of the others are being offered for sale by the developer in the ordinary course of business, or (d) when some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business, whichever shall first occur. The developer shall be entitled to elect not less than one member of the Board of the association as long as the developer holds for sale in the ordinary course of business not less than five percent (5%) of the units in the condominium operated by the association.

B. Notice: Within sixty (60) days after the unit owners other than the developer are entitled to elect a member of members of the Board, the association shall call and give not less than thirty (30) days' nor more than forty (40) days' notice of a meeting of the unit owners to elect members of the Board. The meeting may be called and the notice given by any unit owner if the association fails to do so.

XIX.

Parking

Section 1

Assignment of Parking Spaces

The developer shall establish the parking plan and in connection therewith shall allocate and assign one (1) parking

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space to each unit. Guest parking spaces shall be common elements.

All parking assignments made by the developer applicable to a unit shall be noted on the books of the association. The interest of the unit owner in an assigned space may be assigned only to a subsequent transferee of a unit.

Section 2

Compliance with Parking Plan

When the developer has completed the parking plan, unit owners agree that they will park in their respective allocated space and that such plan shall not be changed or amended except upon the affirmative vote of seventy-five percent (75%) of the unit owners and consent of the unit owners affected. The parking plan shall not be recorded in the Public Records, but the association shall keep said plan in its records and make the same available to unit owners at all times.

XX.

General use Regulations and Restrictions

All unit owners, in addition to any other obligation, duty, right and limitation imposed upon them by this Declaration, the Articles of Incorporation, the By-Laws of the association and the Condominium Act shall be subject to and each owner does agree to abide by the following restrictive covenants and regulations which shall be applicable to all unit owners, their families, guests, servants, invitees, tenants and licensees, to wit:

Section 1

Residential Use

No unit shall be used for any purpose other than for

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residential purposes except that the developer may use any unsold unit or units as an aid in selling units or as its sales office.

Section 2

Maintenance

All unit owners shall keep and maintain their respective units in good condition and repair and shall promptly pay for all utilities which are separately metered to the unit.

Section 3

Signs, Advertisements, Etc.

No signs, advertisements or posters of any kind shall be displayed anywhere within the limits of the condominium property without the written consent of the association

Section 4

Conduct of Residents

Unit owners, their families, guests, invitees or licensees shall in no way deface, mar, alter, repair or replace any part of the common elements or any balcony or terrace. Unit owners shall be liable to the association for damages caused by any violation of this section.

Section 5

Compliance with Laws

No immoral, improper, offensive or unlawful use shall be made of the condominium property, or of any unit or part thereof. All valid laws, zoning ordinances and regulations of governmental bodies having jurisdiction thereof shall be observed. Responsibility of meeting the requirements of governmental bodies which require maintenance, modification or repair of the condominium property shall be that of the person(s) or entity

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responsible for the maintenance and repair of the property concerned.

Section 6

Taxes

Real estate taxes on any unit and personal property taxes payable by the unit owners, if any, shall be paid separately by the owner when the same become due and payable.

Section 7

Regulations may be Promulgated by the Association

Reasonable regulations concerning the use of the condominium property may be made and amended from time to time by the Board of Directors of the association. All such regulations and amendments thereto shall be approved by a vote of not less than seventy-five percent (75%) of all unit owners. Copies of such regulations and amendments thereto shall be furnished by the association to all unit owners and residents of the condominium upon request.

Section 8

Reservation of Developer's Rights

Notwithstanding anything to the contrary contained anywhere in this Declaration, the developer, until the condominium is completed and all units therein are sold, shall have the right to lease any such unsold units without approval of the association. Such leases shall be for not less than ninety (90) days nor longer than one (1) year. Further, developer may make such use of the unsold units and common areas as may facilitate such sales, including, but not limited to, the maintenance of the sales office, the showing of the property and the display of signs.

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Section 9

Fireworks and Solicitation Prohibited

Fireworks are strictly forbidden anywhere within the condominium project.

Solicitation of any kind on the condominium property is strictly forbidden.

Section 10

Roadways, Speed Limit and Parking

All vehicles of owners regularly driven or parked on the premises must be registered with the manager and properly identified by condominium tag or decal to be furnished by the association.

Lessees will receive a temporary tag on arrival valid for the duration of their lease.

The maximum speed throughout the condominium project is ten (10) miles per hour.

Parking shall not be permitted anywhere upon any of the common elements within the complex except the designated parking area. Parking shall be limited to marked-off parking spaces only.

As has heretofore been stated, each condominium unit shall be assigned one (1) parking space. Guest parking spaces may not be used for parking cars on a permanent basis.

Use of other owners' parkings spaces without their consent is forbidden. Violators will be responsible for any costs involved in moving their vehicle.

Vehicles will be parked inside the marked white lines in such manner as to avoid blocking or restricting the ingress or egress of vehicles to other parking spaces. While away from the premises, the owner's car may be left only in his own assigned parking space. All automobiles must be kept in respectable condition. Such automobiles not kept in a reasonably respectable

condition may be removed from the premises at the owner's expense by the Directors of the association. No vehicle which cannot operate under its own power shall remain on the condominium premises longer than twenty-four (24) hours.

No repairs may be made to any vehicle on the condominium premises except for limited emergency repairs.

No commercial vehicles shall be parked on condominium property overnight.

Guest and invitees of all unit owners must be instructed by their unit hosts to park in the assigned guest parking spaces provided that this shall not prohibit a guest or invitee to park in the space assigned to a unit owner when permission is granted by the unit owner. Handicapped parking has been designated.

Boat trailers, recreational vehicles, all other types of trailers, and all such other like vehicles shall not be parked on condominium property overnight.

Condominium premises, roadways and parking spaces shall not be used for the purpose of storing, cleaning or repairing boats or other watercraft.

The association and the Board of Directors thereof will not be responsible for any damage to vehicles while on the premises.

Any vehicle parked or used in violation of the rules and regulations hereby established may be towed away at the direction of the Board of Directors of the Association at the owner's expense.

Section 11

Sidewalks and Entrances

The sidewalks and entrances and all of the other common elements shall not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises. No bicycles, wagons, chairs, benches, tables, garbage cans, supplies or any other object of similar type or nature shall be

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permitted to be stored or placed thereon. The association may remove such items or articles immediately without notice to the unit owner or the owner of any such item or article. Violators shall be liable for any costs involved in removing or correcting any of the conditions that may exist that violate these provisions.

Section 12

Buildings, Exterior

Painting, altering or otherwise changing the exterior of any unit or common element without complying with other provisions herein contained and without the prior written consent of the Board of Directors is prohibited.

Nothing shall be affixed to or attached to or hung or displayed or placed upon the exterior of the building (including awnings and storm shutters) without the written consent of the Board of Directors.

Nothing shall be hung from the windows or from any other part of the building or exterior stone walls or trees. No clothesline or other similar devices shall be allowed on any portion of the condominium property. The cleaning of rugs, mops or other articles from windows or the cleaning of rugs by beating them on the exterior part of the building is prohibited.

The unit owner shall not grow any type of plant, trees, shrubbery or vine outside his unit or on any condominium property without written consent of the Board of Directors. This prohibition shall not preclude unit owners from maintaining house plants. The Board of Directors may from time to time amend or change the basic landscaping designs in its direction. Any and all unauthorized plantings will be removed and corrected where necessary.

The unit owner shall not place any furniture or equipment outside of his unit.

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Showing or posting of signs, advertisements or notices of any kind is forbidden. Special permission may be given by the Board of Directors for the posting of signs or notices pertaining to the operation of the condominium and social activities and other related activities pertaining to the condominium.

No television antenna, radio antenna or other like aerials shall be erected outside or on top of any building for any purpose whatsoever.

Owners shall be responsible for the replacement of bulbs and light fixtures that operate from within each unit.

Section 13

Buildings, Interior

Units shall be used only as single-family private dwellings by the owners, family members, social guests and tenants of the owner.

Structural additions or alterations to the interior of the unit without prior consent of the Board of Directors and compliance with the other provisions of this Declaration are prohibited.

Drapes, curtains and light colored liners are permitted on the interior of windows and doors. Under no circumstances shall such lining material as aluminum foil, cardboard, or similar material be permitted on the interior or exterior of windows.

The unit owner shall not permit or suffer anything to be done or kept in the units which will obstruct with the rights of the other unit owners.

Residents shall exercise extreme care in the use of their unit so that other residents are not disturbed. The use of musical instruments, radios, televisions or other sound equipment shall be kept at moderate levels so that other residents will not be disturbed.

The unit owner shall not permit or suffer anything to be done or kept in the unit which will increase the rate of insurance upon the condominium property.

The unit owner shall not commit or permit any nuisance, immoral or illegal acts to be maintained or committed in or about his unit or any other condominium property.

The personal property of the unit owner shall be stored within his respective condominium units or storage area and shall not be stored in any halls, breezeways or upon any of the common elements.

Owner shall be held strictly responsible for notifying guests and renters as to the house rules in effect, and violations by guests and lessees and invitees of the owner which cause additional cost to the association shall be assessed to the unit owner.

Section 14

Pets

Pets shall at all times, when outside of the owner's unit, be on a leash not exceeding six (6) feet maximum length. Pets shall be walked and exercised only along the roadway or in the isolated sections of the condominium property away from the common elements, lawn areas, plants and shrub beds. Any excrement accidently dropped in the common elements must be picked up, bagged and moved by the pet owner. The term "pets" shall be construed to be limited to mean cats and dogs not to exceed two (2) "pets" per unit. A pet shall not exceed twenty-five pounds nor twenty-five inches in length.

Any pet causing a nuisance or unreasonable disturbance shall be permanently removed promptly upon written notice given by the Board of Directors.

Failure to obey the rules contained within this section may subject the owner, his guests and lessees to legal action and the

costs and attorneys' fees incurred by the association shall be assessed against the offending unit(s).

Section 15

Refuse Disposal

All waste material and refuse that is not disposable in individual units must be bagged and contained securely.

The unit owner shall contact the association for special handling and instructions with reference to disposal of the same. A commercial dumpster shall be provided by the association.

Section 16

Employees or Independent Contractors

Employees or independent contractors of the association are not permitted to perform personal services for owners during working hours.

Employees or independent contractors are to be instructed, directed and disciplined by the manager of the employee's immediate superior only. Owners must not issue orders or directions to the employees or independent contractors.

Reports concerning the conduct, activities or work habits of an employee or independent contractor should be filed with the manager in writing.

Section 17

Rentals and Guests During Owner's Absence

All provisions of the Declaration of Condominium, By-Laws and policies set out in these condominium papers relating to the rental of units will be strictly enforced.

A lessee may not sublet units.

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Section 18

Resale

Prior to finalizing a resale, the owner of the unit to be sold must submit to the association notice of an intent to resell his unit. At that time, there shall be furnished to the association a copy of the sales contract and a membership application for the prospective purchaser. At least thirty (30) days before closing the prospective sale, all purchasers may be interviewed by the Board of Directors of the association.

All provisions of the Declaration of Condominium relating to the resale of units will be strictly enforced. Reference should be made to paragraph XXI of this Declaration of Condominium for provisions pertaining to conveyance of ownership of units.

Section 19

Complaints

All complaints of any nature whatsoever are to be made in writing to the management office.

Section 20

Children

No one under eighteen years of age shall own a condominium unit.

All visiting children shall be supervised by a parent or other responsible adult at all times and shall not be permitted to conduct themselves so as to create a nuisance or disturb other residents of the condominium.

The intent of the regulations listed above is to assure maximum use of the facilities for the benefit of all owners, and exceptions will be made only in keeping with that spirit. These rules are made for the benefit of the condominium community as a whole, and any violation of them may result in a loss of privileges or other penalties at the discretion of the Board of Directors.

XXI.

Transfer of Condominium Units or Parcels

Leasing, Time Share Prohibited

Section 1

Sales and Conveyances

Prior to the sale or transfer of a condominium unit or parcel, any member desiring to sell or transfer shall first submit the name of the proposed purchaser and the contract of sale to the Board of Directors for their approval or disapproval. The Board of Directors shall give its approval or disapproval within thirty (30) days from the date of the submission of the contract of sale. If approved, the approval of the Board shall be in writing and shall be executed in such manner as to entitle it to be recorded in the Public Records of St. Lucie County, Florida. If no action is taken by the Board of Directors within thirty (30) days, the transfer shall be deemed to have been approved by the Board of Directors, and the Board shall provide its written consent upon request of the seller or purchaser, which consent shall be executed in such manner as to entitle it to be recorded in the Public Records of St. Lucie County, Florida.

If the transfer be disapproved, the association shall have thirty (30) days from the date of disapproval within which to purchase the condominium parcel upon the same terms and

conditions as are contained in the contract of sale submitted by the owner. If the association fails to exercise its option to purchase within thirty (30) days, or has not provided an approved purchaser who executes a contract of sale upon the same terms and conditions within said time, then the unit owner shall be free to sell and convey to the intended purchaser.

The provisions of this section shall not be applicable to any sale made by the developer or its assigns nor to any sale or transfer made by an institutional mortgagee acquiring title as the result of its foreclosure or by voluntary acceptance of the transfer of title in lieu of such foreclosure nor to a purchaser acquiring title through such foreclosure proceedings, nor to any person accepting title in lieu of such foreclosure, nor to sales made pursuant to order or decree of court in connection with the foreclosure of an institutional first mortgage.

Section 2

Leasing

No unit shall be leased or rented by the respective unit owner thereof for transient or hotel purposes which are hereby defined as (A) rentals for less than thirty (30) days or (B) rentals where the occupants of the unit are to be provided services such as room service for food and beverage, maid service, furnishing of laundry, linens and bellboy service. Other than the foregoing, the owner or owners of the respective unit shall have the right to lease the same provided that all such leases are first approved by the association and are made subject to this Declaration, the Articles of Incorporation of the association and the By-Laws of the association. The leasing of a unit shall not relieve the owner thereof from paying his share of assessments.

Section 3

Exceptions

The provisions of this paragraph XXI shall not apply to:

A. The surviving spouse, lineal descendants, or heirs at law of a unit owner or his devisees under the unit owner's Last Will and Testament who acquire title to the unit of the deceased owner by intestacy or under the Will of the unit owner. Any person acquiring title in either manner shall furnish to the Board of Directors in recordable form such evidence as will legally show the acquisition of title by such person. Such papers or evidence shall be recorded in the Public Records of St. Lucie County, Florida, at the expense of any such person acquiring ownership in the manner herein stated.

B. The restrictions on transfer shall not apply to the surviving spouse of any deceased unit owner where the title to the unit is held by the spouses as tenants by the entirety.

C. These restrictions shall not apply where title to a unit has passed to a joint tenant by right of survivorship where such surviving tenant has previously been approved as an owner. Nor shall the restrictions apply where a joint owner transfers his interest to any other joint owner of a unit who has been previously approved as an owner.

D. The prohibitions against transfer shall not apply to the owner of another unit in the condominium.

Section 4

Time Sharing or Interval Ownership

No time sharing ownership nor interval ownership of any apartment shall be permitted.

XXII.

EQUITABLE SERVITUDES RUNNING WITH THE LAND

All provisions of this Declaration are enforceable equitable

servitudes running with the land and are effective until the condominium is terminated.

XXIII.

OFFICIAL RECORDS

A. From the inception of the association, the association shall maintain a copy of each of the following, where applicable, which shall constitute the official records of the association.

1. The plans, permits, warranties, and other items provided by the developer pursuant to F.S. 718.301(4);

2. A photocopy of the recorded declaration of each condominium operated by the association and all amendments thereto;

3. A photocopy of the recorded bylaws of the association and all amendments thereto;

4. A certified copy of the articles of incorporation of the association or other documents creating the association and all amendments thereto;

5. A copy of the current rules of the association;

6. A book or books containing the minutes of all meetings of the association of the board of directors, and of unit owners, which minutes shall be retained for a period of not less than 7 years.

7. A current roster of all unit owners, their mailing addresses, unit identifications, voting certifications, and if known, telephone numbers;

8. All current insurance policies of the association and condominiums operated by the association;

9. A current copy of any management agreement, lease, or other contract to which the association is a party or under which the association or the unit owners have an obligation or responsibility;

10. Bills of sale or transfer for all property owned by the association;

11. Accounting records for the association and separate accounting records for each condominium it operates, according to good accounting practices. All accounting records shall be maintained for a period of not less than 7 years. The accounting records shall include, but are not limited to:

a. Accurate, itemized, and detailed records of all receipts and expenditures.

b. A current account and a monthly, bimonthly, or quarterly statement of the account for each unit designating the name of the unit owner, the due date and amount of each assessment, the amount paid upon the account, and the balance due.

c. All audits, reviews, accounting statements, and financial reports of the association or condominium.

d. All contracts for work to be performed. Bids for work to be performed shall also be considered official records and shall be maintained for a period of 1 year;

12. Ballots, sign-in sheets, voting proxies, and all other papers relating to elections which shall be maintained for a period of 1 year from the date of the meeting to which the document relates;

13. All rental records where the association is acting as agent for the rental of condominium units.

XXIV.

ARBITRATION

Voluntary arbitration of disputes is recommended and, if initiated, will follow the procedures and rules and employ the arbitorators of the Division of Florida Land Sales, Condominiums, and Mobile Homes of the Department of Business Regulation. The decision of an arbitrator shall be final; however, such a decision shall not be deemed final agency action. Nothing in

this provision shall be construed to foreclose parties from proceeding in a trial de novo; if such judicial proceedings are initiated, the final decision of the arbitrator shall be admissible in evidence. Any party may seek enforcement of the final decision of an arbitrator in a court of competent jurisdiction.

XXV.

GENDER

The use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

XXVI.

CAPTION LINES

Caption lines are inserted in this Declaration of Condominium for convenience and reference only and shall not be taken in any way to limit or describe the scope of this Declaration of Condominium or any provision thereof.

XXVII.

SUBMISSION TO CONDOMINIUM

CARLTON VILLAS OF HUTCHINSON ISLAND, a venture of MARTIN-BROWNE INVESTMENTS, INC., the owner in fee simple of the lands described in this Declaration of Condominium does hereby submit said lands to condominium pursuant to the provisions herein contained and exhibits hereto.

XXVIII.

THE CONDOMINIUM ACT OF FLORIDA

All references to the Condominium Act of Florida are to Chapter 718 of the Florida Statutes as it is presently drafted and adopted on the date of this Declaration and does not

incorporate future amendments by reference. This Declaration shall only be amended according to its terms.

EXECUTED this 30 day of June A.D., 1987.

Signed, sealed and delivered in the presence of:

C. Britton Browne Jr.

CARLTON VILLAS OF HUTCHINSON ISLAND, a venture of MARTIN-BROWNE INVESTMENTS, INC.

By: Stuart Martin
Stuart Martin, President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME, an officer duly authorized to take acknowledgments, personally appeared STUART MARTIN, known to me to be the President of MARTIN-BROWNE INVESTMENTS, INC., and I certify that he acknowledged executing the foregoing in the presence of two subscribing witnesses as an act of said corporation under authority duly vested in him by said corporation for and on behalf of corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of June A.D., 1987.

Brenda Pooley
Notary Public
State of Florida at Large

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: NOV. 1, 1990.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

David Malizia
937 Edwards Road
Fort Pierce, FL. 34982
Re: Conditional Use – Malizia Dwelling Rental – 1180 Carlton Court Unite 204A (D)

Dear Mr. Malizia,

The following are comments from the Planning Department's review of the application for a Conditional Use with No New Construction in the R-4A, Hutchinson Island Medium Density Residential Zone (Please Provide a Written Response and any revisions to all responsible Departments by March 29th to be placed on the April 9th Planning Board Agenda):

1) The maximum occupancy of the home ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;

2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;

3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and

4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty-one (31) days of Conditional Use approval.

5) Limit no more than 2 vehicles.

6) Include the City of Fort Pierce Business Tax property control number on all advertising.

7) Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur: (4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

Vennis Gilmore
Planning Analyst

#00-04000015 Malizia Dwelling Rental 1180 Carlton court unt 204 A(D) SB Comments
SANDERS, MARVIN E.
to:
Vennis Gilmore
03/08/2019 01:42 PM
Cc:
"Alicia Rosenthal"
Hide Details
From: "SANDERS, MARVIN E." <marvin.sanders@stlucieschools.org>
To: "Vennis Gilmore" <vgilmore@city-ftpierce.com>
Cc: "Alicia Rosenthal" <arosenthal@City-FtPierce.Com>

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
Temporary office
582 NW University Blvd., Ste 500
Port St. Lucie, FL 34986

cell 772.216.5755

RECEIVED
MAR 08 2019
CITY OF FORT PIERCE
PLANNING & ZONING

4 OUR CHILDREN
OUR TEACHERS
OUR SAFETY
OUR FUTURE
St. Lucie PUBLIC SCHOOLS
Each Child, Every Day

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

RECEIVED
MAR 13 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : **Vennis Gilmore, Planning Analyst**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **TRC # 00-04000015 – Malizia Vacation Rental**

DATE : **March 12, 2019**

Code Enforcement has the following comments:

1. All standard code enforcement issues are adequately addressed in the introduction letter of the owner, the CCRs of the condominium or in the lease agreement.
2. There is an active Code Enforcement case (19-0202) for operating a vacation rental without a Business Tax Receipt. Please be advised that all ads must be removed until the conditional use process is complete and a Business Tax Receipt has been obtained. Failure to do so will result in the matte being brought before the Special Magistrate and possible fines being assessed and possible suspension of all utilities to the property.
3. The owner is advised that short term rentals of 31 days to 6 months are required to have a SLC tourism tax, a Florida Sales Tax account as well as a City of Fort Pierce Business Tax Receipt.

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

Technical Review Committee meeting

March 21st, 2019

Case # 00-04000015

Conditional use, no new construction.

Malizia residence, 1180 Carlton Court, Unit 204A, Ft. Pierce

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Vennis Gilmore, Planning Analyst

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

Re : 1180 Carlton Court Unit 204A – Malizia Residence
Conditional Use - TRC No. 19-04000015

RECEIVED
MAR 20 2019
CITY OF FORT PIERCE
PLANNING & ZONING

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:

- [x] Conditional Use Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Approval of Conditional Use
- [ ] 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

Q:\ENGINEERING\Site Development Projects\Addresses\1180 Carlton Court\Conditional Use\Submittal No. 1 - 030819\CU Approval Memo - 031919.docx

Planning Board **6.b.**

Meeting Date: 04/09/2019

Information

REQUESTED ACTION

Conditional Use - Patti's Hair Lounge - 808 Delaware Avenue

LOCATION

808 Delaware Avenue (Parcel ID: 2410-707-0008-000-1)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Staff recommends that the Planning Board Forward a recommendation to approve the request.

Attachments

Staff Report
Application
Location Map
Zoning Map
Site Plan
Floor Plan
TRC Comments
Property Card

Form Review

Form Started By: Maria Lewicka Started On: 03/29/2019 02:58 PM
Final Approval Date: 04/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Maria Lewicka, AICP, Historic Preservation Planner

RE: **Application for Conditional Use with No New Construction**
Patti's Hair Lounge/Neighborhood Commercial Service
808 Delaware Avenue

DATE: March 29, 2019

STAFF REPORT

Property Owner/Applicant: Michael Menard
1211 South 11th Street
Fort Pierce, FL 34950

Applicant's Request: Approval of a Conditional Use Application (No New Construction) for Patti's Hair Lounge.

Site Location: 808 Delaware Avenue

Parcel ID: 2410-707-0008-000-1

Current Zoning: C-1, Office Commercial Zoning District

Future Land Use: OP, Offices – Professional & Business Services

Site Size: 0.16 acres

Surrounding Zoning

North	East	South	West
R-3	C-1	C-1	C-1

Utilities: Fort Pierce Utility Authority (FPUA)

Staff Analysis:

Request
In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is asking for approval of a Conditional Use in order to accommodate the proposed Patti's Hair Lounge.

Background

The subject building is located in Office Commercial Zoning District (C-1). The Future Land Use of this property is Offices – Professional & Business Services (OP). The proposed 644 square foot hair lounge will replace existing office space.

Parking Calculations

There is no additional parking required to accommodate the proposed conditional use (Patti's Hair Lounge).

Technical Review Committee

Technical Committee reviewed the request for a Conditional Use at February 21, 2019 meeting. There were no comments at this time.

Staff Recommendation

The requested Conditional Use with No New Construction is consistent with City Code and 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 approve the request.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
FEB 11 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Conditional Use – No New Construction

Property address or Location 808 Delaware Ave Ft. Pierce, Florida

Parcel ID #(s) 2410-707-0008-000/1

Project description Patti's Hair Lounge

Michael Menard	Michael Menard
Property Owner(s)	**Applicant/Representative, Title, Company**
1211 South 11th St	1211 South 11th St.
Street Address	Street Address
Ft. Pierce Fl 34950	Ft. Pierce Fl 34950
City State Zip	City State Zip
772 - 528-0897	772-528-0897
Phone Number	Phone Number
mmenard@architecttonicinc.com	mmenard@architectonicinc.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 8th day of February, 2019, by Michael Menard who is personally known to me or has produced _____ as identification.

Notary Public State of Florida
Melanie Svoboda
My Commission GG 098748
Expires 06/06/2021

Melanie Svoboda
Signature of Notary (seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

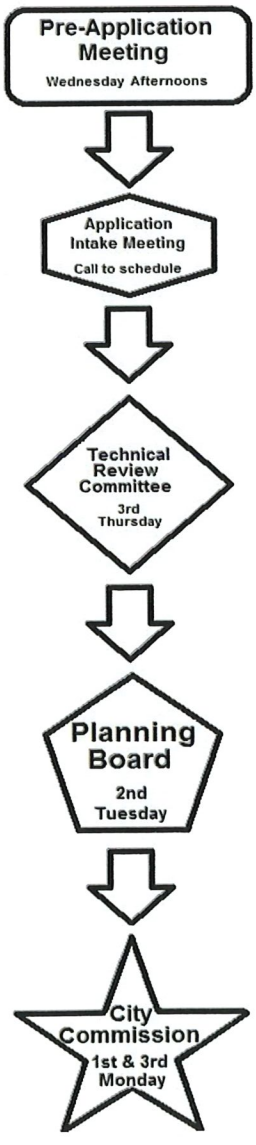
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑ As-built survey;
  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ■ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 644 Parking Spaces: 3

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

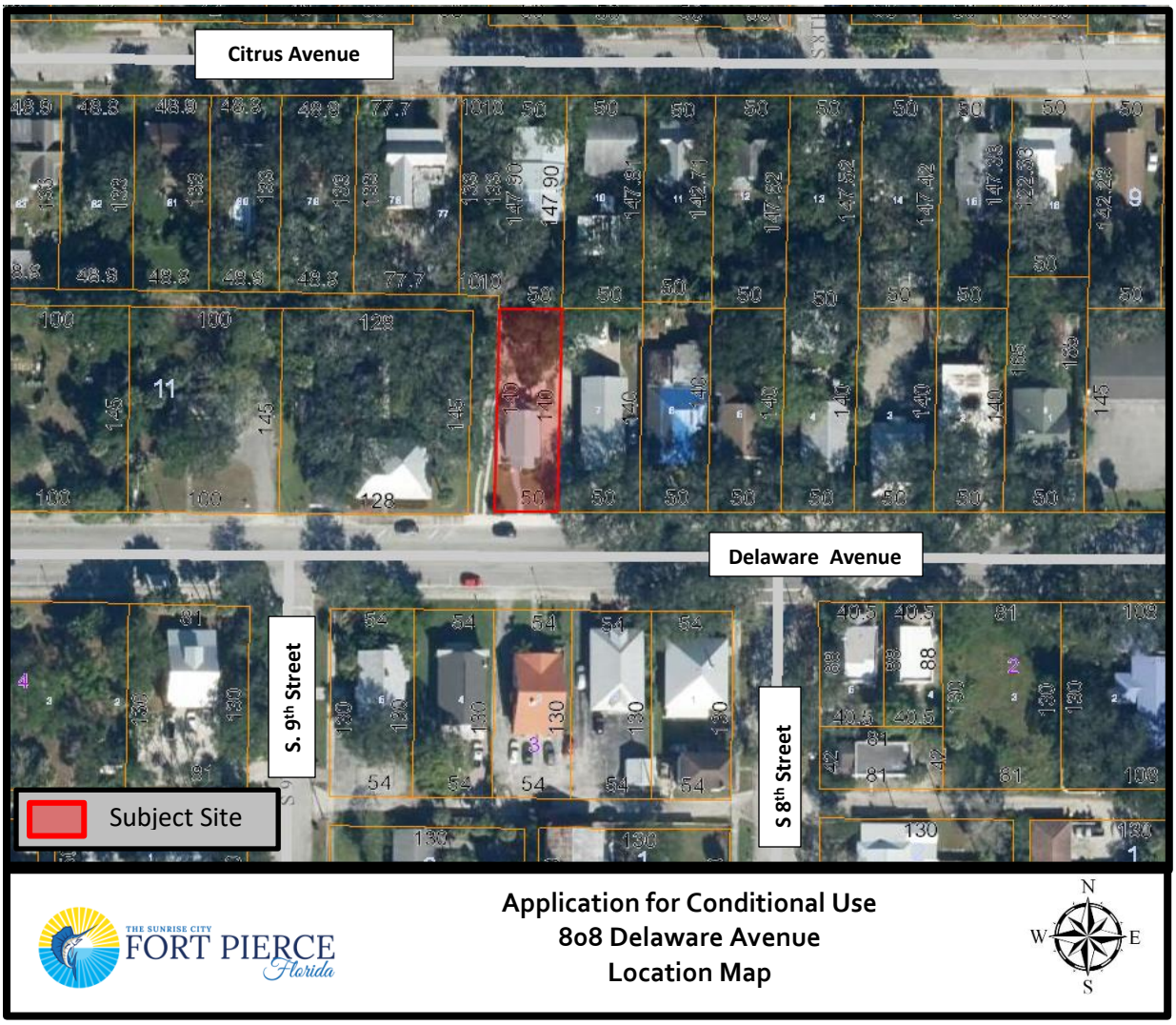
North	South	East	West
single family	business	business	business

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

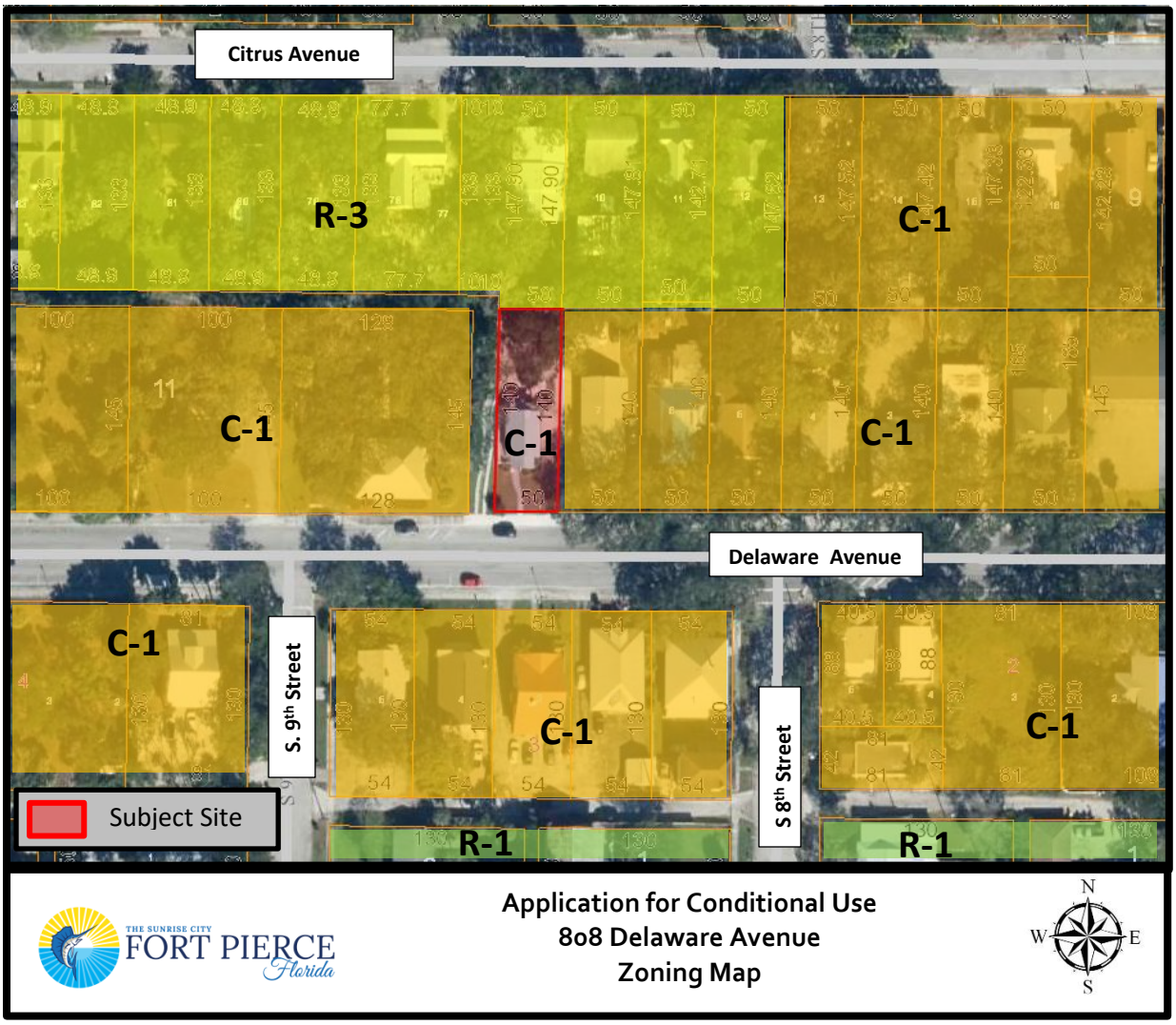
(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.



THE SUNRISE CITY FORT PIERCE Florida

Application for Conditional Use
808 Delaware Avenue
Location Map

N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

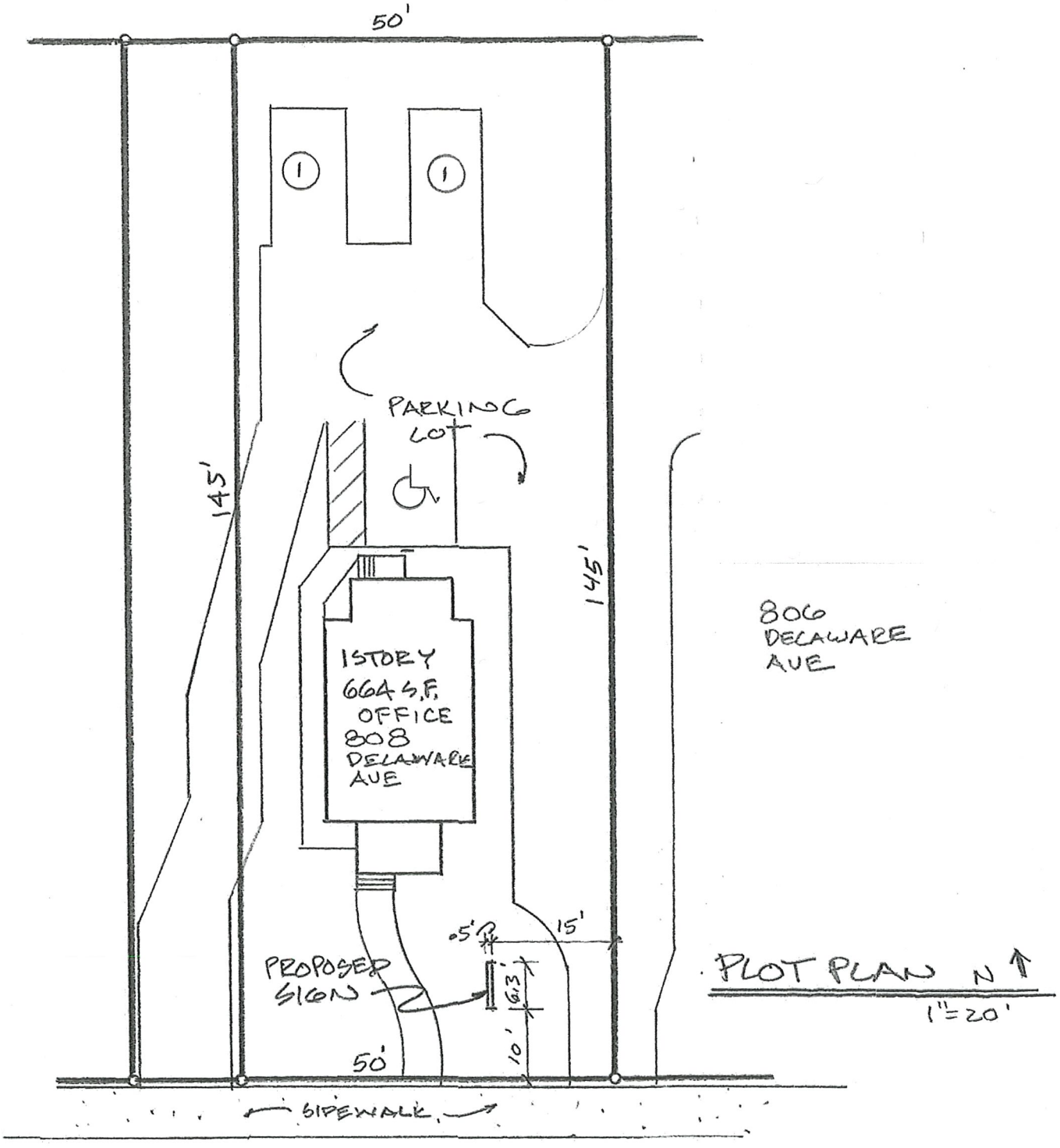
Application for Conditional Use
808 Delaware Avenue
Zoning Map

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Architectonic Inc

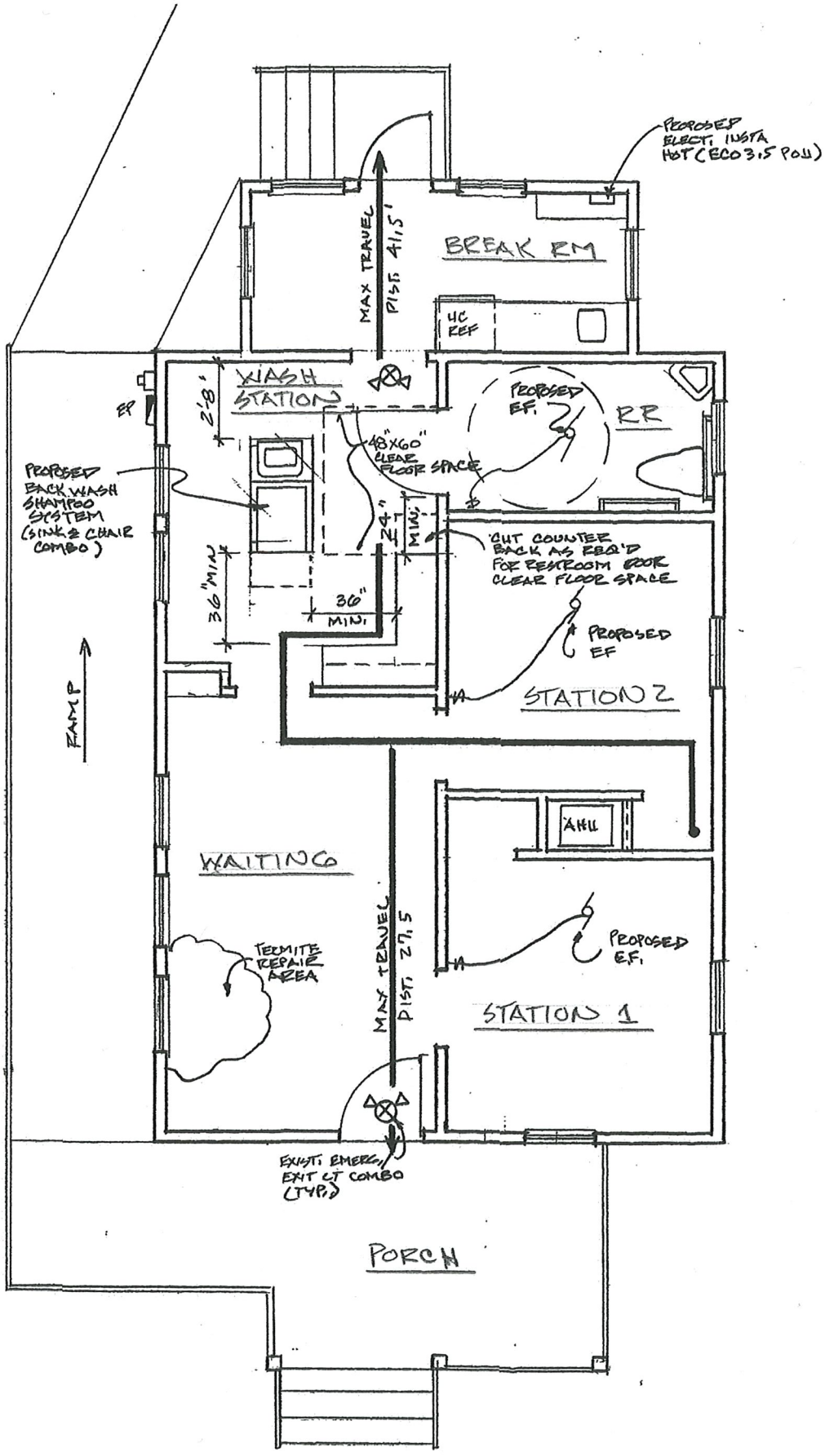
GROUND SIGN
808 DELAWARE AVE.
FT. PIERCE, FLORIDA

2017 FLORIDA BUILDING CODE
160 MPH, EXPOSURE B
RISK CATEGORY II



806 Delaware Avenue
Fort Pierce, Florida 34950

Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg #AA26003348


PROPOSED ELECT. INSTA HOT (ECO 3.5 POU)
BREAK RM
MAX TRAVEL DIST. 41.5'
HC REF
WASH STATION
2'8"
EF
PROPOSED E.F.
RR
48"X60" CLEAR FLOOR SPACE
PROPOSED BACK WASH SHAMPOO SYSTEM (SINK & CHAIR COMBO)
24" MIN.
CUT COUNTER BACK AS REQ'D FOR RESTROOM DOOR CLEAR FLOOR SPACE
36" MIN.
36" MIN.
PROPOSED EF
STATION 2
RAMP
SHELL
WAITING
TERMITE REPAIR AREA
MAX TRAVEL DIST. 27.5
PROPOSED E.F.
STATION 1
EXIST. EMERG. EXIT LT COMBO (TYP.)
PORCH

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
FEB 20 2019
CITY OF FORT PIERCE
PLANNING & ZONING

CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Cond. Use Application – No New Constr. – 808 Delaware Ave
Property Name:
Project Name:
Planner: Maria Lewicka

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: 2/20/19

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Maria Lewicka, Historic Preservation Planner

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

RE : Patti's Hair Lounge – 808 Delaware Avenue
Conditional Use Application
TRC #10-04000002

RECEIVED
FEB 20 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : February 20, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 13, 2019:

- [x] Conditional Use Package
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Conditional Use
- [ ] 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.

- [x] See attached for advisory comments

Q:\ENGINEERING\Site Development Projects\P\Patti's Hair Lounge\Conditional Use\Submittal No. 1 - 021219\CU Approval - 022019.docx

ADVISORY COMMENT:

1. This approval is based on the assumption that the parking lot is existing; should new grading, paving, or drainage work be proposed then the applicant shall submit the appropriate construction plans and a property survey.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

Technical Review Committee meeting

February 21st, 2019

Case # 19-04000002

808 Delaware Ave, Ft Pierce FL 34950

Conditional use, no new construction.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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

Technical Review Committee meeting

February 21, 2019

TECHNICAL REVIEW PROJECT #19-04000002

Conditional Use Application – No New Construction – 808 Delaware Avenue

Comments

FPUA W/WW Engineering: No objection

FPUA Electric & Gas Engineering: No comment

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 808 DELAWARE AVE
Sec/Town/Range: 10/35S/40E
Map ID: 24/10S
Zoning: HistoricDi

Parcel ID: 2410-707-0008-000-1
Account #: 23631
Use Type: 1700
Jurisdiction: Fort Pierce

Ownership

Michael Joseph Menard
806 Delaware AVE
Fort Pierce, FL 34950



Legal Description

SADIE WHEELER`S S/D LOT 8 (MAP 24/10E)

Current Values

Just/Market Value:	$47,300
Assessed Value:	$47,300
Exemptions:	$0
Taxable Value:	$47,300

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	644
Gross Sketched Area (SF):	740
Land Size (acres):	0.16
Land Size (SF):	7,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 5, 2018	4180 / 0884	0001	WD	Stallings Glenn A	$67,000
Jul 22, 2004	2025 / 0584	XX00	WD	Cook + Menard Architecture Inc	$65,000
Jan 4, 2001	1355 / 2369	XX02	WD	Perkinson Maurice L	$73,500
Dec 1, 1982	0392 / 0797	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 644 SF

Gross Sketched Area: 740 SF

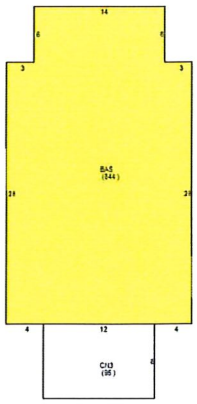
Exterior Data

View:	Roof Cover: Enam Metal	Roof Structure: Gable
Building Type: LROF	Year Built: 1924	Frame:
Grade: Y_C	Effective Year: 1985	Primary Wall: Wood no Sh
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Sing Pine
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	644	644	108
CN3	CANOPY	96	0	40

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1740	2001
CONCRET RAMP	1	180	2001

Current Year Values

Current Values Breakdown

Building:	$22,800
Land:	$24,500
Just/Market:	$47,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$47,300
Exemption(s):	$0
Taxable:	$47,300

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$54.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	$47,300	$47,300	$0	$47,300
2017	$47,200	$47,200	$0	$47,200
2016	$44,600	$44,600	$0	$44,600

Number	Issue Date	Description	Amount	Fee
F00-000027	Jan 9, 2001	Demolition	$0	$0
F00-000028	Jan 30, 2001	Alterations/Remodeling	$20,000	$0
F00-000028	Jan 30, 2001	Roof	$0	$0
BP16-2895	Nov 16, 2016	Exterior Siding	$1,500	$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Planning Board **6.c.**

Meeting Date: 04/09/2019

Information

REQUESTED ACTION

Conditional Use - Crownman Bed & Breakfast - 515 S. Indian River Drive

LOCATION

515 S. Indian River Drive

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Technical Review Committee

Attachments

Staff Report
Application & Supporting Materials
Aerial Map
Zoning Map
TRC Comments
TRC Comment Response from Applicant

Form Review

Form Started By: Brandon Creagan Started On: 04/02/2019 11:15 AM

Final Approval Date: 04/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director for R. Grohall

FROM: Brandon C. Creagan, LEED Green Associate, Planner BCC

RE: **Application for Conditional Use with New Construction**
Crownman FL LLC Residence
515 S. Indian River Drive

DATE: March 29, 2019

STAFF REPORT

Owner(s): Crownman FL LLC
10380 SW Village Center Drive #310
Port St. Lucie, FL. 34987

Applicant: Kris Einstein
207 ½ Orange Avenue, Suite K
Fort Pierce, FL. 34950

Applicant's Request: Approval of a Conditional Use with New Construction for a Bed and Breakfast

Location: 515 S. Indian River Drive

Parcel ID: 2410-810-0001-000-9

Current Zoning: Office Commercial Zone (C-1)

Future Land Use: Central Business District (CBD)

Surrounding Zoning:

North	East	South	West
C-1	River/A-2	C-1	C-1

Site Size: .54 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction to allow for a Bed and Breakfast. The applicant is seeking to convert the main building to a Bed and Breakfast with six (6) bedroom suites (with bathrooms) and one common bathroom. There is a second building on that property that was originally built for storage and to be ancillary to the office that occupied the main building. The applicant has indicated that structure now contains a living room, dining room, kitchen, two bedrooms and one & half bathrooms. That structure will be included with this approval for a managers quarters with the option of utilizing it as guest rooms for the Bed & Breakfast in the future if a permanent managers home is constructed on the property.

The subject property is zoned Office Commercial Zone (C-1) with a future land use of Central Business District (CBD).

The property is located east of S. 2nd Street, just north of Easter Avenue off of Indian River Drive. The subject property is surrounded by single- family and multi-family residences to the south, vacant land to the north and west and the Indian River to the east. The property features a driveway entrance and parking in the rear from S. 2nd Street and a pedestrian sidewalk connection from Indian River Drive. The site currently has seven (7) existing parking spaces that will need to be re-striped. * Motels, hotels, and resort hotels; such as bed and breakfasts are required to have 1.1 parking spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger. If there are accessory uses provided therein, additional off-street parking shall be provided for those accessory uses at the rate of 50 per cent of the requirements for such uses as provided in subsections thereof.

a) Please install one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading;
b) Please install a bicycle rack for guests per City Code Section 22-60 Off-Street Parking and Loading;
c) Please re-stripe the existing seven (7) provided parking spaces to meet City Code required dimensions of at least nine- and one-half (9 ½) feet wide (except required spaces for the handicapped shall be at least twelve (12) feet wide and nineteen (19) feet deep and have a minimum vertical clearance of at least nine (9) feet.
d) Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place. They shall also be located so that the handicapped shall have accessibility to a curb ramp or curb cut to allow direct access to the main building, if there are buildings, and so that the users will not be compelled to wheel behind parked vehicles.
e) Please provide vertical accessibility and a handicapped accessible route to Indian River Drive.
f) Off-street Parking for commercial uses are required lighting with a minimum average of two (2) foot-candles; Please provide verification of two (2) foot-candles.

The applicant has combined the properties that they own on either side of the S. Indian River Drive under of Unity of Title. There is a dock directly across from the structure on the Indian River that can be utilized as part of this project.

The subject property is also within the River's Edge District; a City of Fort Pierce Historic District. This designation may require the applicant to go before the Historic Preservation Board for a Certificate of Appropriateness; if exterior renovations are needed for ADA Compliance.

Zoning & Land Use

The subject site is located within the Office Commercial Zone (C-1) district which is primarily intended for uses involving business and institutional uses which do not involve the direct sale or display of goods, the

production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts. The site has a land use designation of Central Business District (CBD).

The CBD designation provides for mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation. The applicant has not as of yet demonstrated how they will comply with this comprehensive plan requirement.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features residential aspects that are generally appropriate for single-family, neighborhood commercial, and low-density environments.

The authorization of a Conditional Use with New Construction for a Bed and Breakfast at 515 S. Indian River Dr. will provide an opportunity for consistency with current surrounding property uses as the use does not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood. The Planning Board is encouraged to consider City Code Section 22-22. – Allowed Uses. City Code Section 22-22 *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.

Previous Approval

The Crownman Bed & Breakfast previously was approved under the Conditional Use with No New Construction application by the City Commission on Monday, November 6, 2017. The resubmittal of this application is to change the project to a Conditional Use with New Construction for the expansion of the structure by 272 square feet. This small expansion is required to satisfy required Federal and State mandated ADA requirements for the bathrooms. As noted in the beginning of this staff report the project will also include the back building on the property that will serve as the managers quarters with the option of utilizing it as guest rooms for the Bed & Breakfast in the future if a permanent managers home is constructed on the property.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with New Construction with regards 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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
FEB 28 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DEVELOPMENT REVIEW

Property address or Location 515 S Indian River Dr.

Parcel ID #(s) 2410-810-0001-000-9

Project description Add addtl sq ft to building for B+B

Crowman FL, LLC	K. Einstein
Property Owner(s)	**Applicant/Representative, Title, Company**
207 1/2 Orange Ave, Ste A	on file
Street Address	Street Address
Fort Pierce FL 34950	
City State Zip	City State Zip
on file	
Phone Number	Phone Number
on file	
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

C Beth Walter Beth

Property Owner(s) Signature(s)

STATE OF FLORIDA St Lucie COUNTY

The foregoing instrument was acknowledged before me this 26 day of FEB, 2019, by Walter & Cheryl Brath who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal) CHRISTOPHER D. GARDNER Commission # FF 207895 Expires May 8, 2019 Bonded Thru Troy Fain Insurance 800-385-7019

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

- ☐ Incomplete application packets cannot be accepted.
- ☐ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
☐ Site Plan	☒ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

Site Information: Current 2877SF (Gross) / Finished 2181SF

Non-Residential: Proposed Sq. Ft.: 3088 SF (Enclosed) Residential: Proposed Units: 6

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
Office Bldg + Residential	Vacant Bldg Residential	IR Lagoon	Vacant lot (which we own)

Application Outlook

- Pre-Application Meeting — Wednesday Afternoons
- Application Intake Meeting — Call to schedule
- Technical Review Committee — 3rd Thursday
- Planning Board — 2nd Tuesday
- City Commission — 1st & 3rd Monday

Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete notarized application
- ☑ Warranty Deed
- ☑ SLC Property Record Card
- ☑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☑ General location map (see Section 22-58.d.2)
- ☑ Survey (see Section 22-58.d.3)
- ☑ Site Plan (see Section 22-58.d.4)
- ☐ Landscaping Plan (see Section 22-187)
- ☐ Storm Drainage Plan (see Section 22-58.d.6)
- ☑ Environmental Impact Report
- ☐ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ☐ Lighting Plan (see Section 22-58.d.8)
- ☑ Design Review submittals (see Design Review application)
- ☑ Traffic Impact Report
- ☐ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
FEB 28 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Design Review

Property address or Location 515 S Indian River Dr
Parcel ID #(s) 2410-810-0001-000-9
Project Description B&B w/ Construction

Crown Man FL, LLC
Property Owner(s)

207 1/2 Orange Ave Ste A
Street Address

Fort Pierce FL 34950
City State Zip

on file
Phone Number

on file
Email Address

K. Einstein
Applicant/Representative, Title, Company

on file
Street Address

City State Zip

Phone Number

Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 27 day of FEB, 2019, by Walter & Cheng / Brett who is personally known to me or has produced _____ as identification.

Signature of Notary

CHRISTOPHER D. GARDNER
Commission # FF 207895
Expires May 8, 2019
Bonded Thru Troy Fain Insurance 800-385-7019
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

Character & Intended Use

Our intended use for our project is still the same as it was when we started this process in ***August 2017*** – Adaptive Reuse of 2 buildings in a Historic District – converting them from office space to a functional B&B. However, we were mis-informed on what "No New Construction" meant. Our back building was also removed from the application right before the Planning Board Meeting; the Planning Director stated it was "illegally converted" and we had no CO, which we immediately proved was inaccurate, but was too late. Since our Plans have New Construction on the Main Building and our back building cannot be included as part of the B&B, we must resubmit the application and go through the entire process again. Hopefully some checks & balances will be put into place, ensuring this will not happen to another applicant.

Project Overview

515 B&B Building (Existing)
The Main Building is currently ~2,816 SF (enclosed). It was approved for the Conditional Use as a Bed & Breakfast (B&B) with No New Construction on Nov 6, 2017. The proposed plans only add ~ 272 SF. Once the building is completed, it will be ~3,088 SF (enclosed).

This will be a 2 story B&B, with 6 guest rooms (each with an ensuite bathroom) plus gathering & dining areas, a common 1/2 bathroom (ADA compliant) and kitchen. Of the 6 guest rooms, one ***waterfront*** room will be ADA compliant.

- 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.
    - 4/5/18 Application for Public Food Service License with Plan Review (Form DBPR HR-7030) was approved by the Division of Hotels & Restaurants & the Establishment Plans 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 guests alcoholic beverages. City Commission approved our Waiver of Distance on July 16, 2018.
- These licenses are of course in addition to the license required by the State of Florida to operate the B&B, which we submitted our application and paid License Fee on June 6, 2018 and will scheduled our inspection once the remodel is complete.
- February 26, 2018, The Historic Preservation Board approved the proposed floor plans. (COA is attached)
- June 2018, Plans were submitted to Building Department for permit review. All departments signed off with exception of FPUA, who unexpectedly required a 4" backflow preventer.
- July 2018, Fire Sprinkler Plans approved
- July 23, 2018, the Building Department approved our request for an "Early Start" while we were working out FPUA issue. We had to step back & rethink our future plans for the property; if we even wanted to move forward due to the unexpected costs. Around late September, we decided we could justify this expense by altering our PD plans and are currently working with our Civil Engineer to revise current building plans to meet FPUA's requirements. We did not start the Remodel.8
- It took several months of research and designs to decide upon a new PD layout and we were about to finalize the plan design in January. The new plan had a building attached to the B&B

and we reached out to Planning Department to ask the max SF we could add to our current B&B plans under our current conditional use. Planning said they would check and then we were told our plans never should have been approved with the additional SF.

- Our initial thought was to remove the additional SF but then found out new building plans would be over $35k and opted to resubmit our application for Conditional Use WITH New Construction.

512 S. 2nd Street Building (Existing) aka "Back Building"
The Back Building is a 2 story, Single Family Residential Building and is ~1,506 SF (Gross).

Initially it will be used as "Owners' Residence" allowing Owners to live on the property to run the B&B (as required). In the future, the existing Back Building may be remodeled and will be able to be used as additional accommodations for the B&B. Of course, if we decide to exercise this option, we will follow all procedures required & will remain under the 15 Sleeping Rooms per Florida Statute to be considered a B&B (see bow). Owners/Caretaker will still live on property. These buildings sit on over 1.5 acres and we own a vacant lot directly behind this parcel, giving us a lot of space for required parking.

"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."

Lighting & Landscape Plan

We will provide a lighting & landscape plan if this Conditional Use is approved. We are not comfortable investing more money in additional plans at this point, based on this overall experience. We also plan to still comply with the Conditions required by the City from our Original Conditional Use Approval (see Attached).

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	515 S INDIAN RIVER DR
Parcel ID:	2410-810-0001-000-9
Account #:	23903
Map ID:	24/10H
Use Type:	1700
Zoning:	OFFICE COM
City/County:	Fort Pierce

Ownership

CROWNMAN FL LLC

10380 SW Village Center DR # 310
Port St Lucie, FL 34987-1931

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY`S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583: 4050-1341: 4066-2908)

Current Values

Just/Market Value:	$980,200
Assessed Value:	$980,200
Exemptions:	$0
Taxable Value:	$980,200

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF):	4,304
Gross Sketched Area (SF):	4,383
Land Size (acres):	1.6
Land Size (SF):	69,588

Sale History

Date:	Nov 19, 2017
Book/Page:	4066 / 2908
Sale Code:	0111
Deed:	UNTY
Grantor:	CROWNMAN FL LLC
Price:	$0
Date:	Oct 10, 2017
Book/Page:	4050 / 1341
Sale Code:	0111
Deed:	UNTY
Grantor:	CROWNMAN FL LLC
Price:	$0
Date:	Dec 14, 2016
Book/Page:	3943 / 2583
Sale Code:	0001
Deed:	WD
Grantor:	Kraaz and Kraaz Finance LLC

Price:	$800,000
Date:	Sep 4, 2014
Book/Page:	3669 / 0906
Sale Code:	0205
Deed:	WD
Grantor:	Weaver Steven M
Price:	$320,000
Date:	Jul 19, 2013
Book/Page:	3546 / 2272
Sale Code:	0205
Deed:	WD
Grantor:	MMG Holdings LLC
Price:	$200,000
Date:	Nov 17, 2003
Book/Page:	1848 / 0865
Sale Code:	XX00
Deed:	WD
Grantor:	Brennan (TR) John T
Price:	$370,000
Date:	Dec 31, 2001
Book/Page:	1474 / 0684
Sale Code:	XX03
Deed:	WD
Grantor:	Brennan John T
Price:	$370,000
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

Building Information (1 of 2)

Finished Area: 2,816 SF

Gross Sketched Area: 2,877 SF

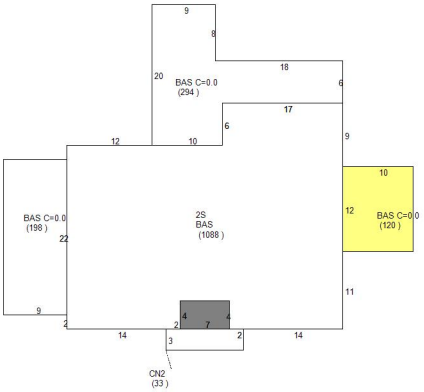
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: LROF	Year Built: 1900	Frame:
Grade: Y_C-	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Double Pine
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Building Information (2 of 2)

Finished Area: 1,488 SF

Gross Sketched Area: 1,506 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 2 Story

Roof Cover: Fibrglss Shg
Year Built: 1920
Effective Year: 1960
No. Units: -1

Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

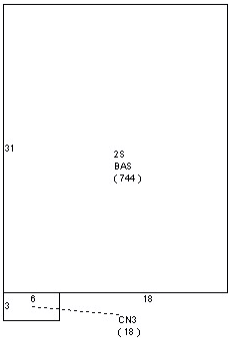
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 0%





Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$71,900
Land:	$908,300
Just/Market:	$980,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$980,200
Exemption(s):	$0
Taxable:	$980,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0041	3.8	Fort Pierce Stormwater Charge	$205.20

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	F00-000394
Issue Date:	Mar 27, 2000
Description:	Roof
Amount:	$8,700
Fee:	$0
Number:	F94-000209
Issue Date:	Mar 1, 1994
Description:	Alterations/Remodeling
Amount:	$60,000
Fee:	$60,000
Number:	F94-00209A
Issue Date:	Mar 22, 1994
Description:	Heat and Air Conditioning
Amount:	$4,800
Fee:	$4,800
Number:	MC2004198
Issue Date:	Jul 12, 2004
Description:	Air Conditioning Only
Amount:	$1,461
Fee:	$75
Number:	DK20057
Issue Date:	Jan 14, 2005
Description:	Dock
Amount:	$20,000
Fee:	$325

Number:	BP13-1899
Issue Date:	May 16, 2013
Description:	Alterations/Remodeling
Amount:	$1,500
Fee:	$329
Number:	BP13-2100
Issue Date:	Jun 18, 2013
Description:	Roof
Amount:	$1,400
Fee:	$79
Number:	BP13-3052
Issue Date:	Oct 14, 2013
Description:	Patio
Amount:	$200
Fee:	$79
Number:	BP13-1899
Issue Date:	Jan 23, 2014
Description:	Alterations/Remodeling
Amount:	$1,800
Fee:	$129
Number:	BP13-2100
Issue Date:	Jan 27, 2014
Description:	Re Roof Permit
Amount:	$1,400
Fee:	$129
Number:	BP14-0608
Issue Date:	Mar 10, 2014
Description:	Alterations/Remodeling
Amount:	$1,900
Fee:	$80
Number:	BP14-2597
Issue Date:	Oct 14, 2014
Description:	Electric
Amount:	$500
Fee:	$155
Number:	BP15-0257
Issue Date:	Feb 12, 2015
Description:	Plumbing
Amount:	$1,800
Fee:	$162
Number:	BP14-2597
Issue Date:	Dec 14, 2016
Description:	Electric
Amount:	$500
Fee:	$0
Number:	BP17-0340
Issue Date:	Feb 2, 2017
Description:	Electric
Amount:	$1,200
Fee:	$0
Number:	BP18-0356
Issue Date:	Feb 7, 2018
Description:	Demolition
Amount:	$1,000

Fee:	$0
Number:	BP18-0673
Issue Date:	Apr 6, 2018
Description:	Occupancy Change
Amount:	$2,500
Fee:	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Treasure Coast Abstract and Title Insurance Co.

426 Avenue A · Fort Pierce, FL 34950
(772) 461-7190 · Fax (772) 461-0487

January 4, 2017

Crownman FL, LLC
10380 SW Village Center Drive
#310
Port St. Lucie, FL 34987

RE: Purchase from Kraaz & Kraaz Finance, LLC

Enclosed please find your original Warranty Deed that has been recorded in the public records of St. Lucie County, Florida together with the original Owner's Policy of Title Insurance.

Please keep us in mind if you find yourself in need of a closing agent for a future real estate transaction. We would appreciate the opportunity to work with you again.

Sincerely,

Stacy E. Consalvo

Stacy E. Consalvo , Manager

Prepared by and return to:
Stacy E. Consalvo, Manager
Treasure Coast Abstract & Title Insurance Co.
426 Avenue A
Fort Pierce, FL 34950
772-461-7190
File Number: **16-1178**

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4258862 12/16/2016 02:31:40 PM
OR BOOK 3943 PAGE 2583 - 2587 Doc Type: DEED
RECORDING: $44.00
Doc Tax: $5600.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of **December, 2016** between **Kraaz & Kraaz Finance, LLC, a Florida limited liability company** whose post office address is **124 North 2nd Street, Fort Pierce, FL 34950**, grantor, and **Crownman FL LLC, a Florida limited liability company** whose post office address is **10380 SW Village Center Drive, #310, Port Saint Lucie, FL 34987**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County**, **Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Parcel Identification Number: 2410-809-0005-000/3; 2410-809-0001-000/5; 2410-809-0002-000/2; 2410-809-0004-000/6; and 2410-810-0001-000/9.

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2017 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

CERTIFICATE OF LIMITED LIABILITY COMPANY RESOLUTION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

HANS E. KRAAZ, as Manager of KRAAZ MANAGEMENT, LLC, a Florida limited liability company, as Manager of KRAAZ & KRAAZ FINANCE, LLC, a Florida limited liability company, being duly sworn, before the undersigned authority, hereby consents to the adoption of the following resolutions and certify the following:

1. Affiant, HANS E. KRAAZ, as Manager of KRAAZ MANAGEMENT, LLC, a Florida limited liability company, as Manager of KRAAZ & KRAAZ FINANCE, LLC, a Florida limited liability company ("Company") and hereby adopts the following resolutions:

RESOLVED that HANS E. KRAAZ, as Manager of the Company is hereby authorized, empowered and directed to negotiate, execute and deliver, without the joinder of any other manager or member, any and all documentation which he deems necessary or desireable in his discretion or which may otherwise be required to resolve any disputed matters and to close the sale transaction contemplated for the sale from the Company, as Seller, to CROWNMAN FL LLC, a Florida limited liability company, as Buyer, for property located in St. Lucie County, Florida, being more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF,

FURTHER RESOLVED, that these resolutions shall continue in full force and effect and may be relied upon until receipt of written notice of any change in these resolutions."

Further Affiant sayeth not.

HANS E. KRAAZ

Sworn to and subscribed before me this 14th day of December, 2016, by HANS E. KRAAZ, who is ✓ personally known to me; or _____ who produced _____ as identification.

Notary Public – State of Florida
My Commission Expires:

STACY EWING CONSALVO
Commission # FF 115989
Expires May 28, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

Parcel 1:

That part of Lot 4, Block E, A.B. Lowry's Subdivision of the East part of Lot 7 of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 211, of the Public Records of St. Lucie County, Florida, more particularly described as follows:
Beginning at a point which lies on the South boundary line of Lot 4 of Block E of said A.B. Lowry's Subdivision, which said point lies a distance of approximately 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4; from said point of beginning run North a distance of six tenths (0.6 feet) of a foot; thence Westerly for a distance of approximately 25 feet; thence South a distance of approximately 2.4 feet to the aforesaid South boundary line of said Lot 4 of Block E of Lowry's Subdivision; thence Easterly along the aforesaid South boundary line of said Lot 4, a distance of approximately 24.8 feet to the original Point of Beginning.

Parcel 2

Commencing on the bank of Indian River at the Northeast corner of Lot 7 of the Subdivision of Lot 4, of Section 10, Township 35 South, Range 40 East, according to the plat of said Lot 4 on file in Plat Book 1, at page 188, of the public records of St. Lucie County, Florida; from thence run West to the East line of Second Street (formerly known as Pine Street); thence Southerly along the East line of said street to a point of 50 feet due South of said East and West line; thence East parallel with and 50 feet distance from aforesaid East and West line to River bank; thence Northerly along said bank to Point of Beginning. Excepting from above all rights of way for public roads. Said parcel being also described as Lot 1, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So " Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

Parcel 3:

Lots 2 and 3, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So " Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

Parcel 4:

Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

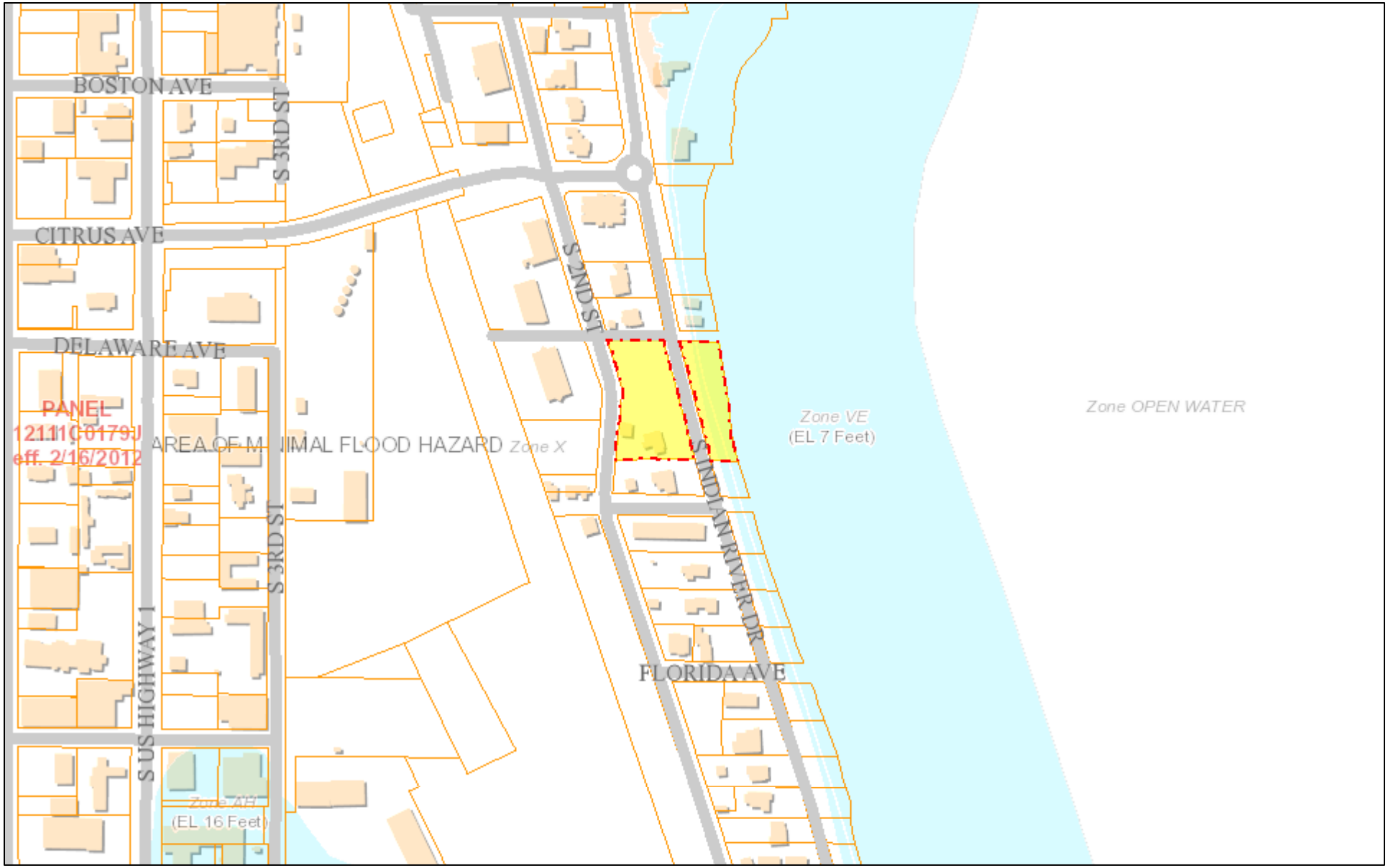
LESS AND EXCEPTING THEREFROM that portion of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, previously conveyed by A.C. Simmons, et ux, to Anna Lee Denison, by warranty deed dated March 29, 1951, filed April 4, 1951 and recorded in Deed Book 164, page 329, Public Records of St. Lucie County, Florida, more particularly described as follows: Beginning at a point which lies on the South boundary line of Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, according to the Plat thereof, on record in the Clerk's office in the courthouse building in and for St. Lucie County, Florida, which said point lies a distance of approximately 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4 etc.; from said point of beginning run North a distance of six tenths (0.6') of a foot; thence Westerly along the North side of a garage apartment belonging to Charles B. Hulcher, Annie Laura H. Garwood and Ruth H. Story for a distance of approximately 25 feet; thence South for a distance of approximately 2.4 feet to the aforesaid South boundary line of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, thence Easterly along the aforesaid South boundary line of said Lot 4 a distance of approximately 24.8 feet to the original Point of Beginning; it being the intention to convey that particular strip of ground over which the aforesaid garage apartment extends.

Parcel 5

All of Lots 1 and 2, situate and being East of Pine Street (Second Street), Plat of Andrews and Richards Resubdivision of Tyler's Subdivision, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 199, of the Public Records of St. Lucie County, Florida, EXCEPTING THEREFROM that part of Lot 2 conveyed to J.A. McNeill by Warranty Deed recorded in Deed Book 43, Page 560, as last conveyed by Warranty Deed from MMG Holdings, LLC to Jerome T. Cypher and Barbara V. Cypher, husband and wife, as recorded in Official Records Book 3523, page 1510, of the Public Records of St. Lucie County, Florida.

EXCEPTING THEREFROM all rights of way for public roads.

Michelle Franklin, CFA - Saint Lucie County Property Appraiser



February 26, 2019

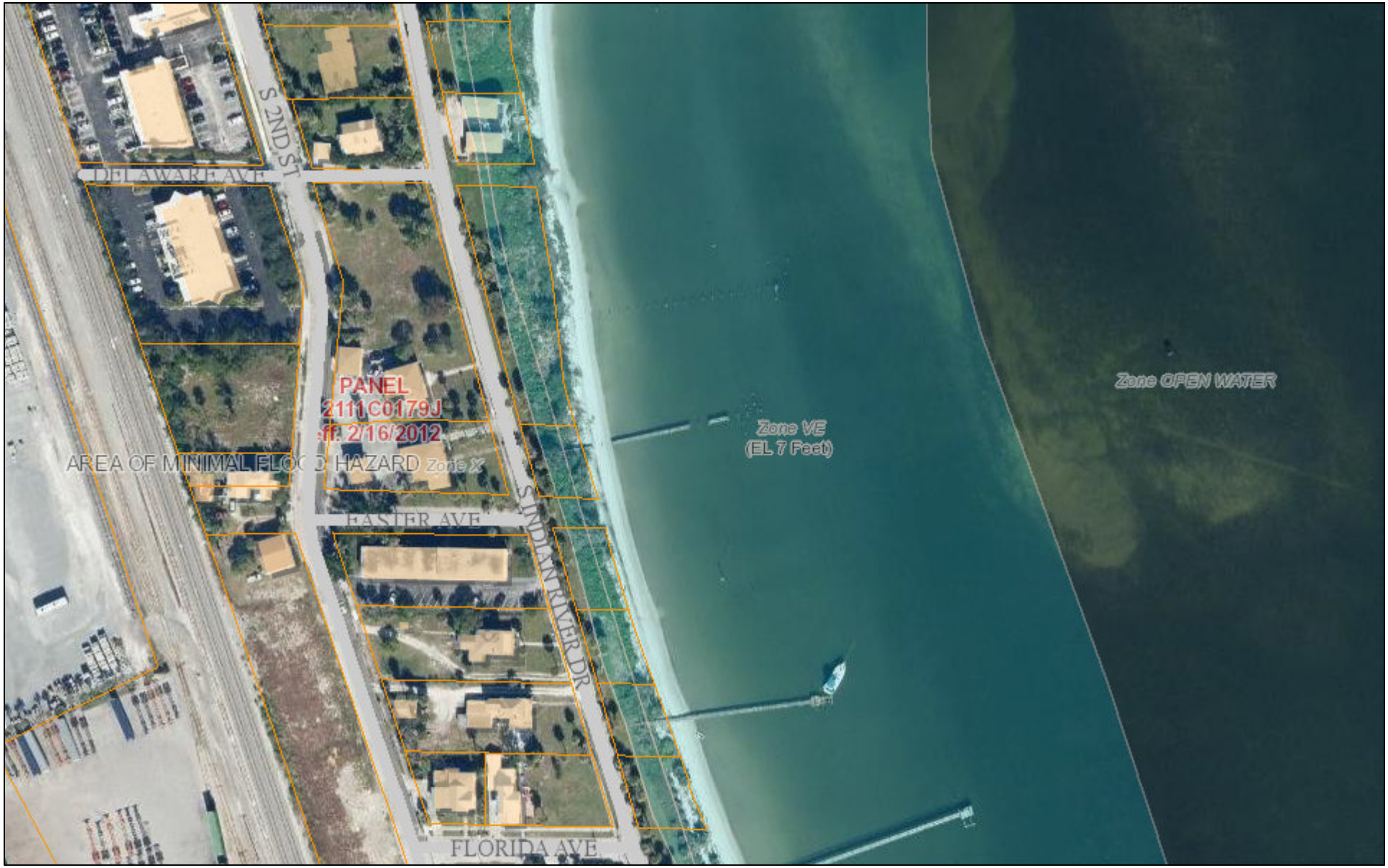
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0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

This information is deemed to be correct at this time but it is subject to change and is not warranted.
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Michelle Franklin, CFA - Saint Lucie County Property Appraiser



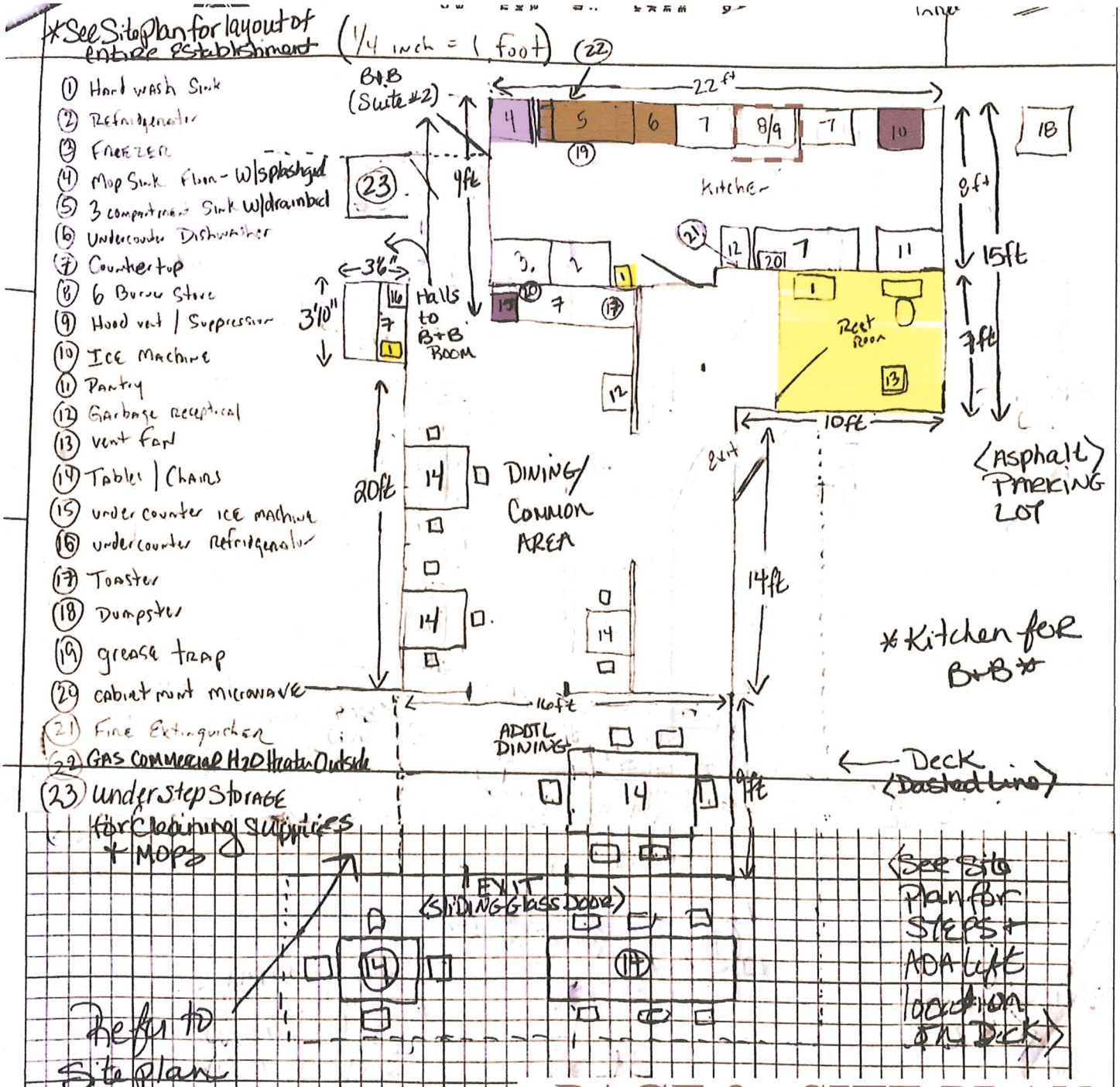
February 26, 2019

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0 0.03 0.06 0.12 km

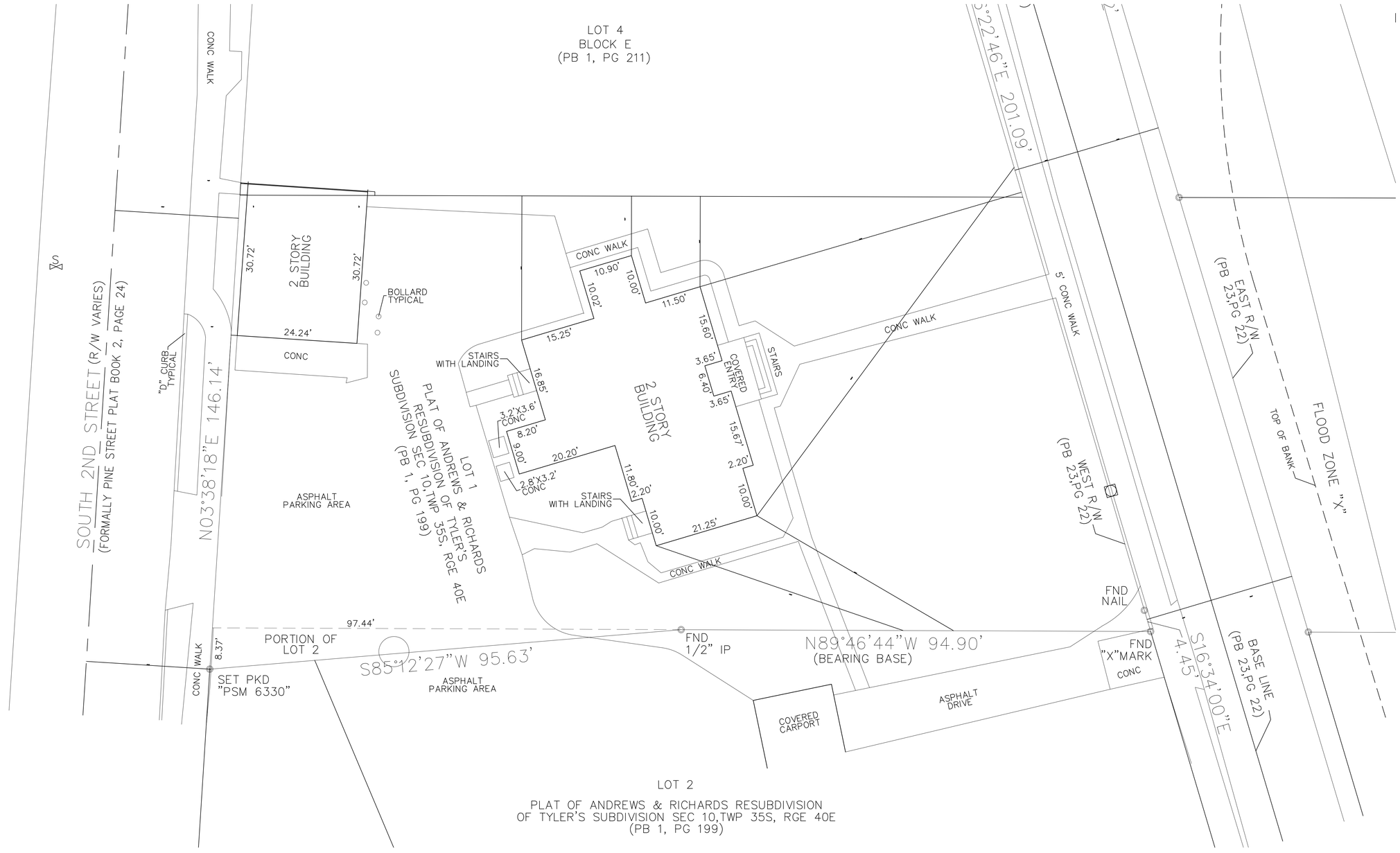
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PAGE 2: SITE PLAN

FOOD SERVICE PLAN APPROVED
Reviewer _____ Date 04.05.2018
Plans are in compliance subject to:
1) Connection to approved water and wastewater systems.
2) Compliance with applicable state and local codes.
3) Compliance with all provisos on specification worksheet.
See comments on Specification Sheet
File # 309087

Scanned by CamScanner



ARCHITECTURAL SITE PLAN

SCALE: 1"=10'-0"

RAUL OCAMPO & ASSOCIATES, LLC
ARCHITECTURE | URBAN DESIGN
PLANNING | INTERIORS
2674 SOUTHEAST WILLOUGHBY BLVD.
STUART, FL 34994
TEL. (772) 286 9004
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STATE OF FLORIDA

FLORIDA ARCHITECT
BUSINESS LICENCE #
AA26002935
2-12-18

ARCHITECT

REVISIONS:

Date	Description

CONTRACT DOCUMENTS FOR:

515 BUILDING BED & BREAKFAST

ADDRESS:
515 S INDIAN RIVER DR. FORT PIERCE, FLORIDA 34950

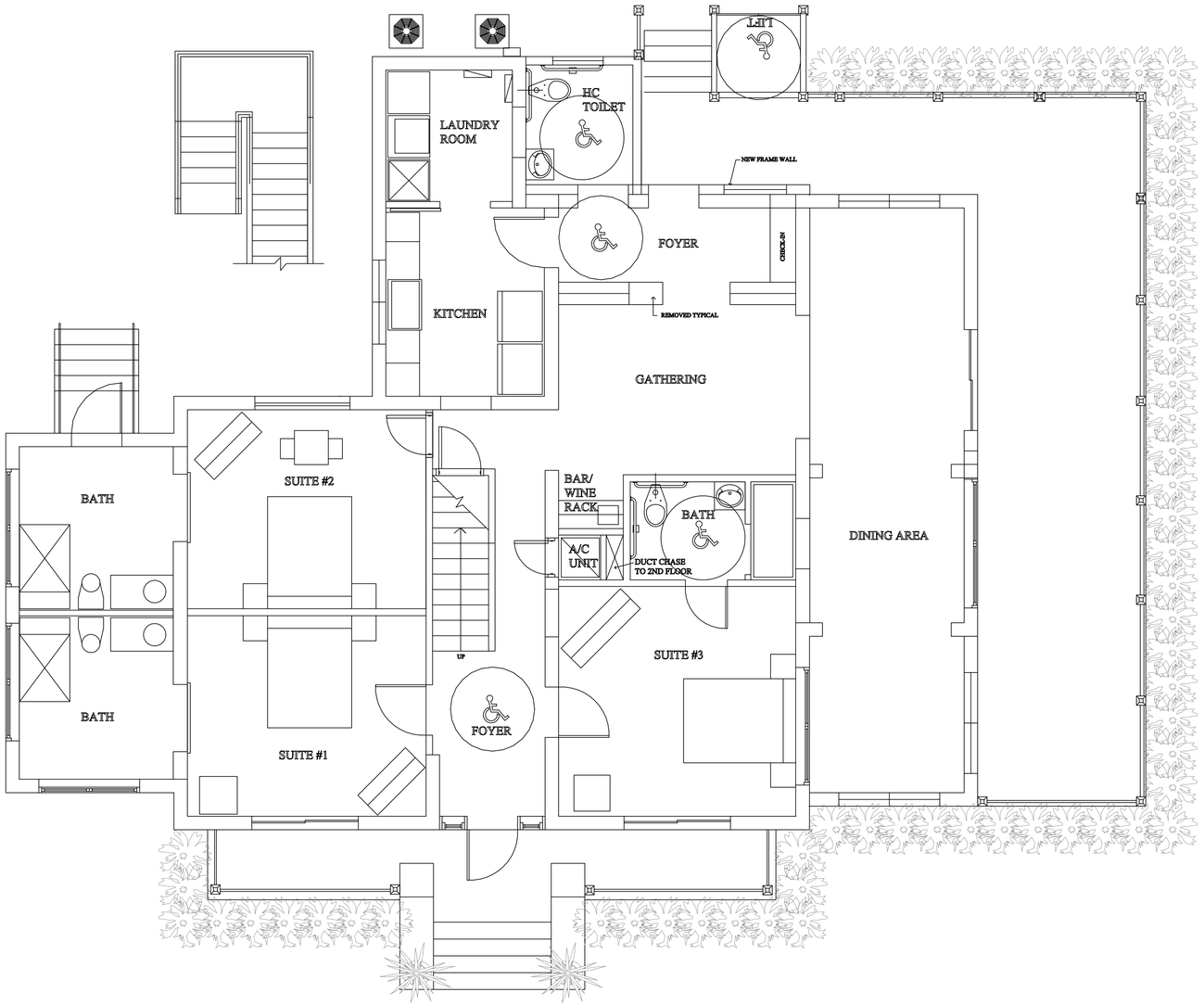
ARCHITECTURAL SITE PLAN

Drawn by:	CR/RO	Date:	Checked by:
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	CD		
	BID		

JOB FILE NUMBER:
C-17132

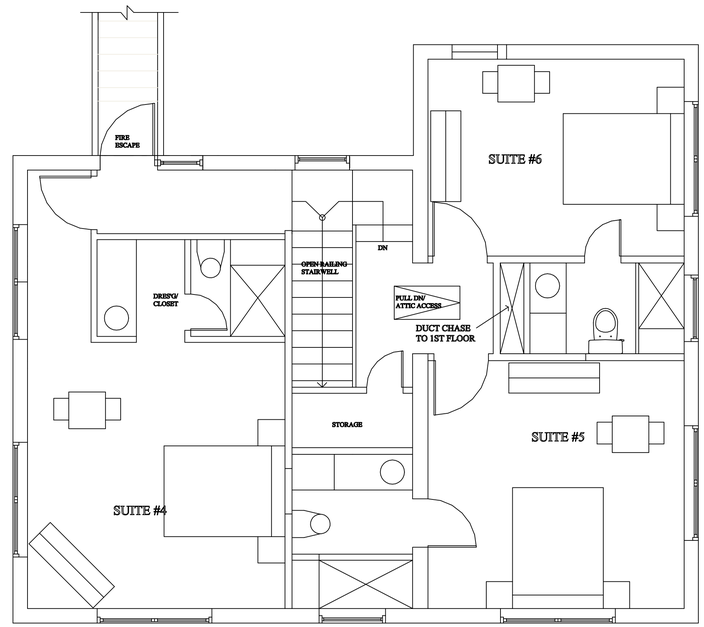
SP-1

SHEET 3 OF 21



SCHEME A FIRST FLOOR PLAN

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



SCHEME A SECOND FLOOR PLAN

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

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ARCHITECT

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Date	Description

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515 BUILDING BED & BREAKFAST

ADDRESS:
515 S INDIAN RIVER DR. FORT FIERCE., FLORIDA 34950

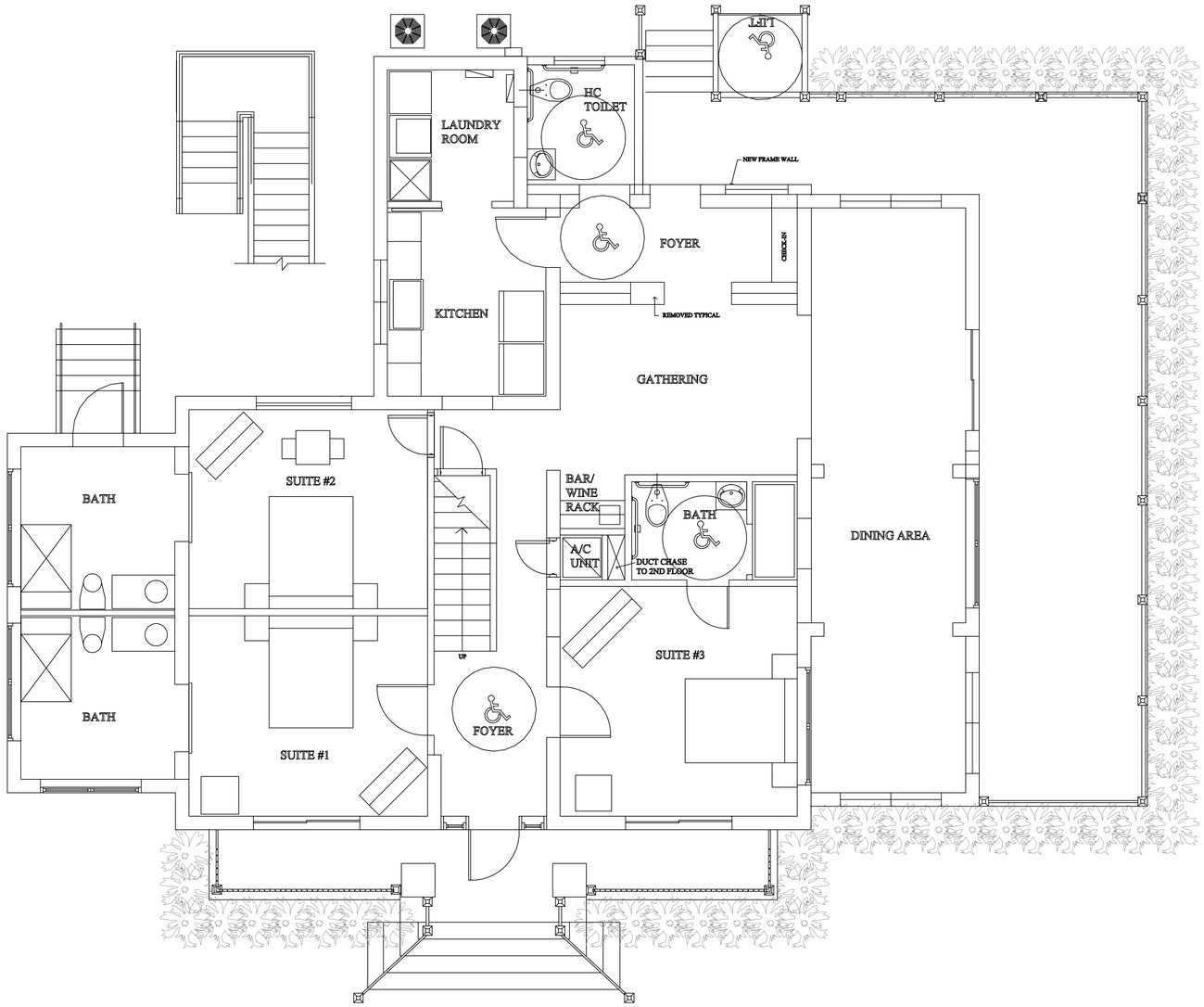
SCHEME A
FLOOR PLANS

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	BID		

JOB FILE NUMBER:
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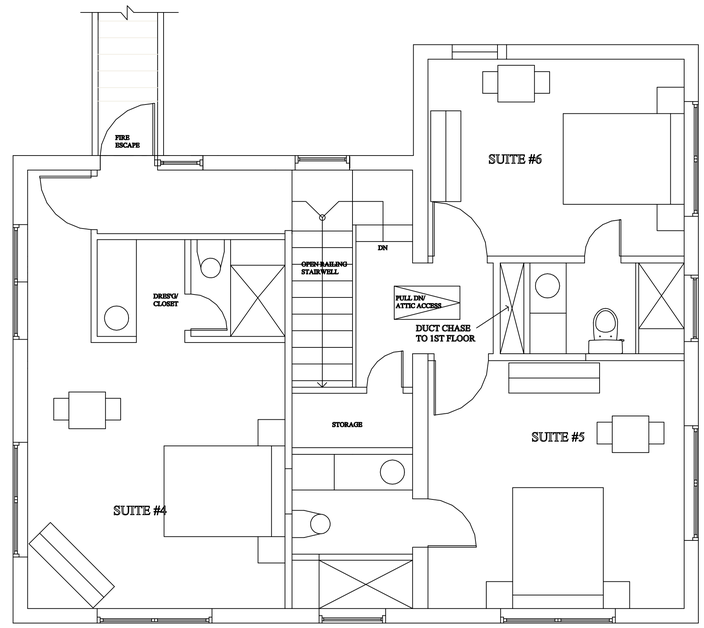
A-1

OF 4
SHEETS



SCHEME B FIRST FLOOR PLAN

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



SCHEME B SECOND FLOOR PLAN

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

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2-12-18

ARCHITECT

REVISIONS:

Date	Description

CONTRACT DOCUMENTS FOR:

515 BUILDING BED & BREAKFAST

ADDRESS:
515 S INDIAN RIVER DR. FORT FIERCE, FLORIDA 34950

SCHEME B
FLOOR PLAN

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	CD		
	BID		

JOB FILE NUMBER:
C-17132

A-2

OF 12 SHEETS

MECHANICAL SYMBOLS

LINEAR SUPPLY AIR GRILL

LINEAR RETURN AIR GRILL

SUPPLY AIR GRILL

RETURN AIR GRILL

DISTRIBUTION BOX

MIXING BOX

R-6 FLEX DUCT
MAX. LENGTH 14'-0"
R-6 RATED INSULATION

SUPPLY AIR GRILL

EXHAUST FAN

LIQUID AND VAPOR LINES
CU #X
3/4~ LIQ.
1 5/8~ VAP.
AHU #X
CONDENSING UNIT
AIR HANDLING UNIT

F.D. FIRE DAMPER

V.D. VOLUME DAMPER

U.C. UNDER CUT

FIRE SPRINKLED HEAD

T THERMOSTAT @ 48" A.F.F

SUPPLY DUCT
RETURN DUCT

SD CARBON MONOXIDE / SMOKE DETECTOR INTERCONNECTED TO EXHAUST FANS SYSTEM & MAIN DOOR OPERATION TO FORCE DOORTO OPEN W/ ACTUATED PROVIDEOVER RIDE TO DOOR OPERATION

RIGID AIR DUCT
SQUARE OR ROUND
R-6 RATED INSULATION

FIXTURE SYMBOLS

RECESS HI-HAT

TRACK LIGHTING

WALL MOUNTED LIGHT

CEILING MOUNTED LIGHT

VP CEILING MOUNTED LIGHT / VAPOR PROOF

ELECTRICAL FAN

LINEAR LED LIGHT

TC TIME CLOCK

WALL PACK LIGHTING

EXHAUST FAN

SD SMOKE / CARBON MONOXIDE DETECTOR

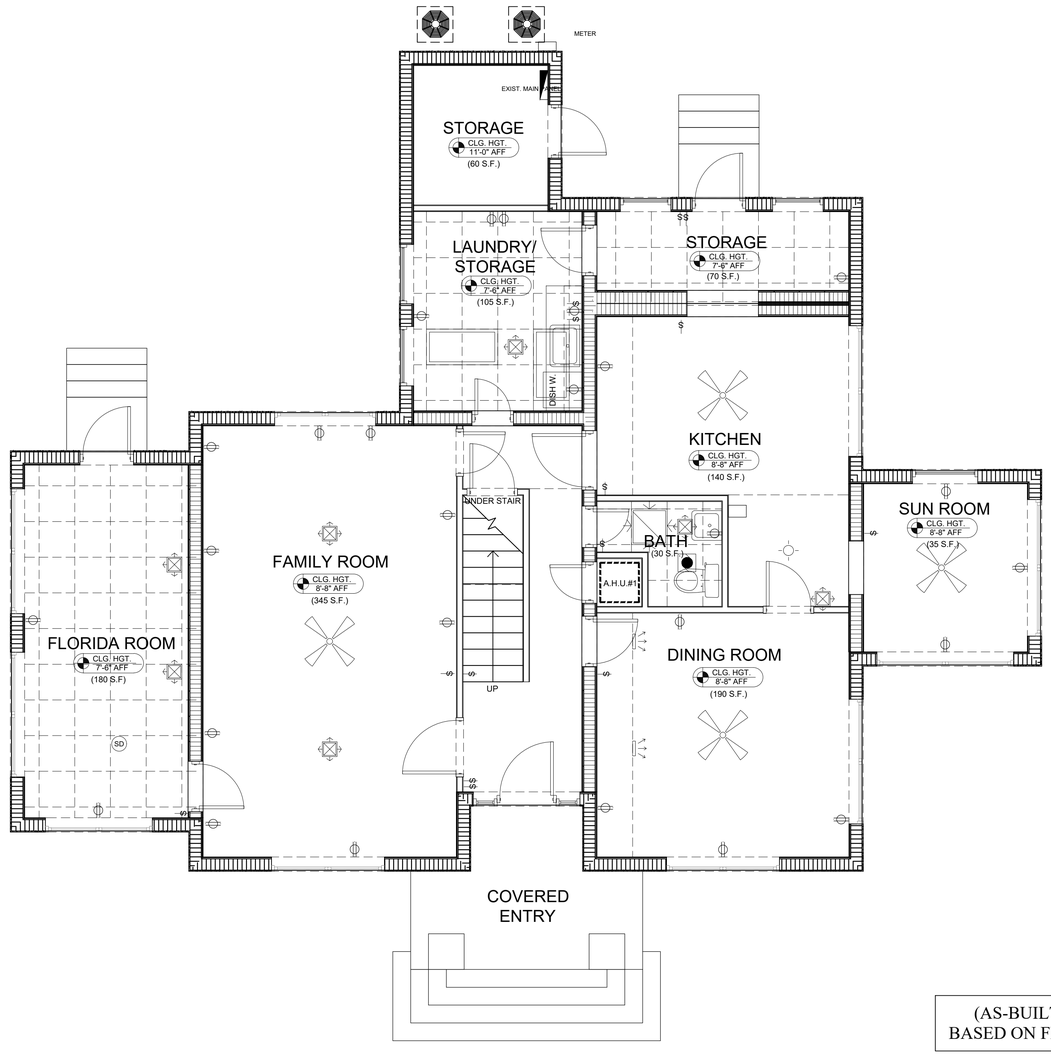
SECURITY LIGHTS

WALL LEGEND

CMU WALL

EXTERIOR FRAMED WALL

INTERIOR FRAMED PARTITION WALL



(AS-BUILT DRAWINGS BASED ON FIELD MEASURE)

AS-BUILT FIRST FLOOR PLAN

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

PRELIMINARY

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STATE OF FLORIDA

FLORIDA ARCHITECT
BUSINESS LICENCE #
AA26002935
2-12-18

A R C H I T E C T

REVISIONS:

Date	Description

CONTRACT DOCUMENTS FOR:

515 BUILDING BED & BREAKFAST

ADDRESS:
515 S INDIAN RIVER DR. FORT PIERCE, FLORIDA 34950

AS BUILT FIRST FLOOR PLAN

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	BID		

JOB FILE NUMBER:
C-17132

A-3

SHEET 3 OF 3 SHEETS

MECHANICAL SYMBOLS

LINEAR SUPPLY AIR GRILL

LINEAR RETURN AIR GRILL

SUPPLY AIR GRILL

RETURN AIR GRILL

DISTRIBUTION BOX

MIXING BOX

R-6 FLEX DUCT
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SUPPLY AIR GRILL

EXHAUST FAN

LIQUID AND VAPOR LINES
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EXHAUST FAN

SD SMOKE / CARBON MONOXIDE DETECTOR

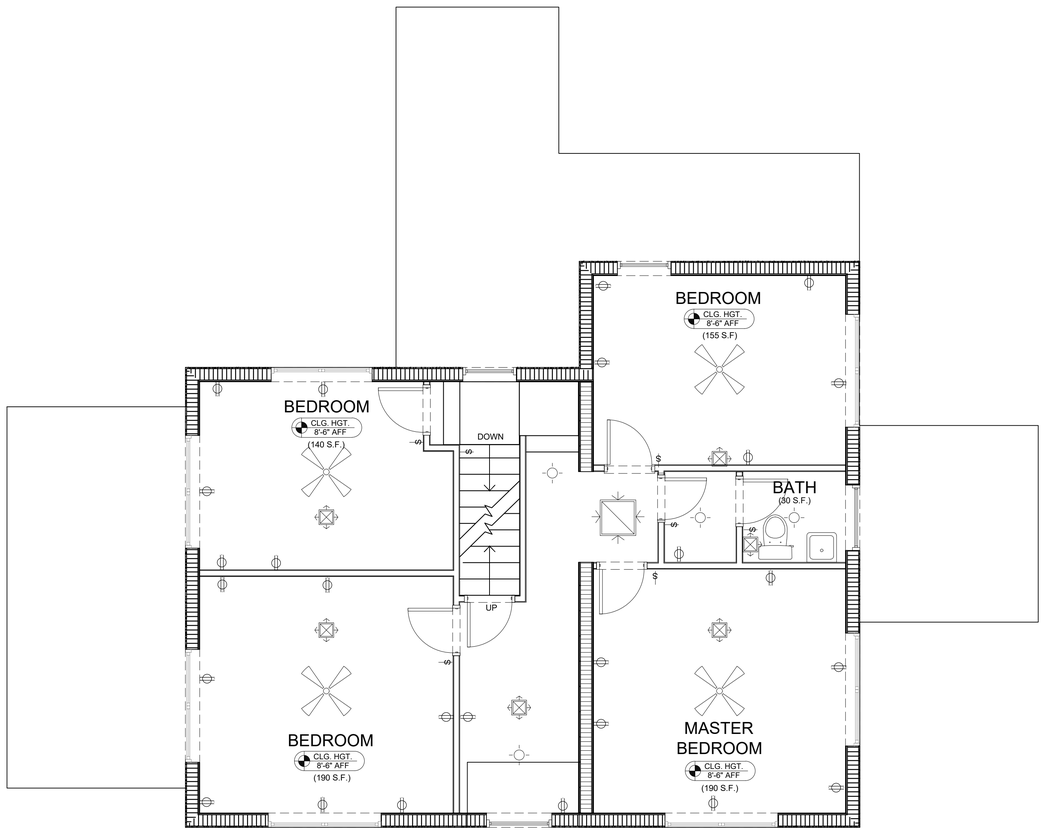
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WALL LEGEND

CMU WALL

EXTERIOR FRAMED WALL

INTERIOR FRAMED PARTITION WALL



(AS-BUILT DRAWINGS BASED ON FIELD MEASURE)

AS-BUILT SECOND FLOOR PLAN

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

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URBAN DESIGN
PLANNING INTERIORS
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CONTRACT DOCUMENTS FOR:

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AS BUILT SECOND FLOOR PLAN

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JOB FILE NUMBER:
C-17132

A-4

SHEET NO.



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

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SCHEME A ELEVATIONS

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A-5

SHEET NO.



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

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SCHEME B ELEVATIONS

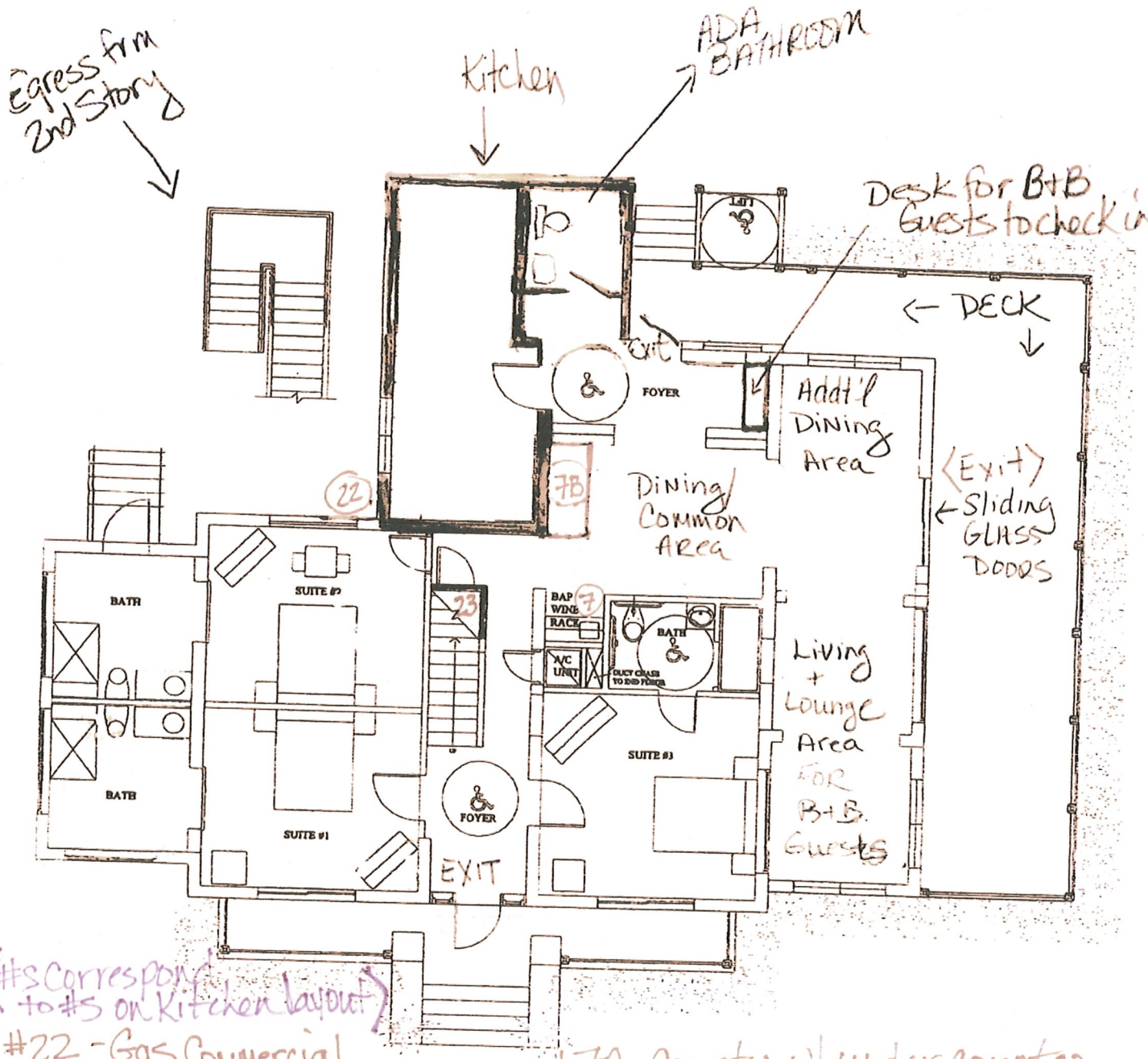
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A-6

SHEET NO.

B+B layout (1st Floor) - See "Kitchen layout" for Placement of equipment



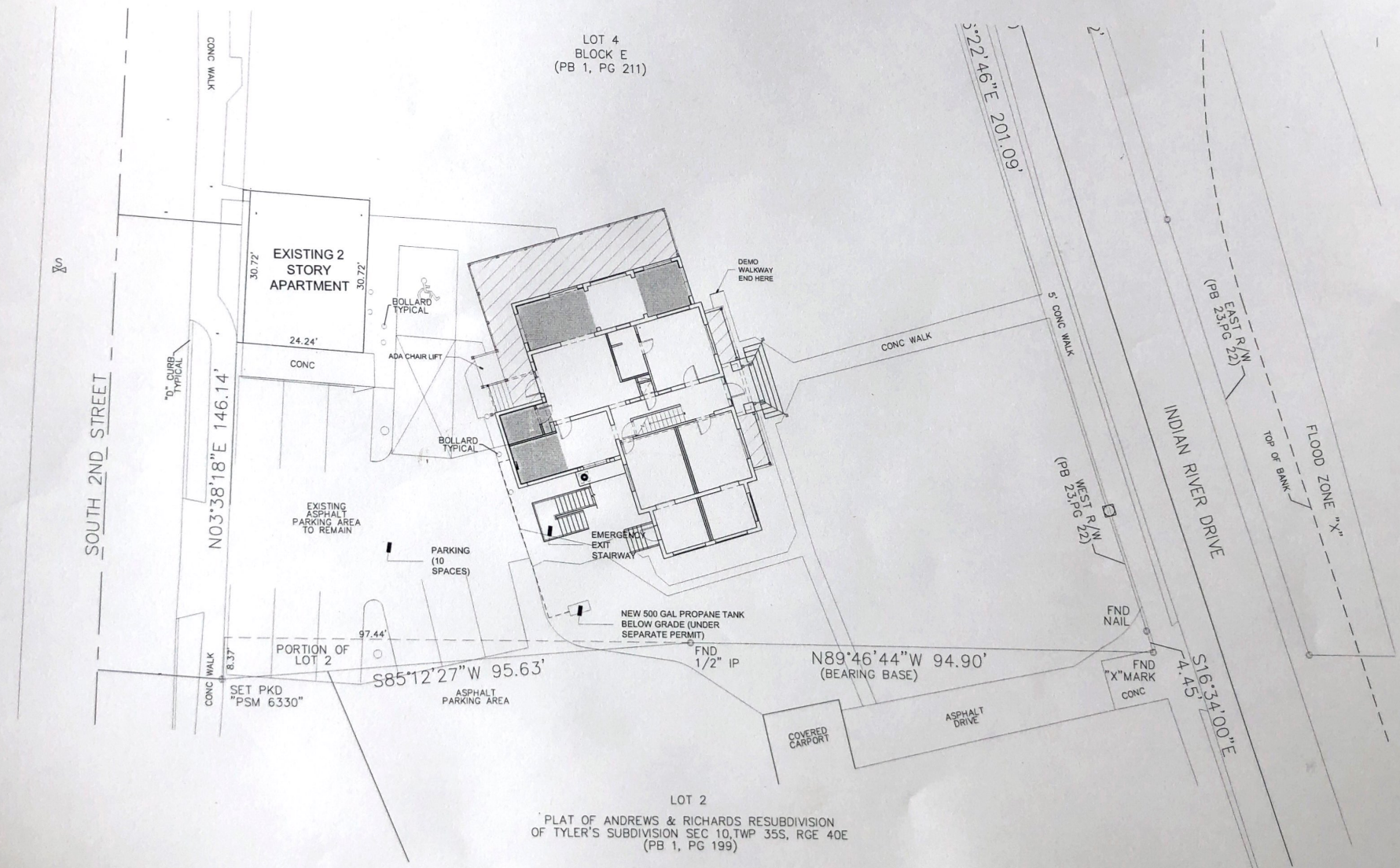
(#s correspond to #s on Kitchen layout)

#22 - Gas Commercial Hot water Heater (outside)

#23 - under stair storage for cleaning supplies including Mops

#7 - Counter w/ undercounter Refrig. + handsink

#7B - Counter w/ undercounter ice machine, TOASTER + MICROWAVE AREA



ARCHITECTURAL SITE PLAN

SCALE: 1"=10'-0"

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ARCHITECTURAL SITE PLAN

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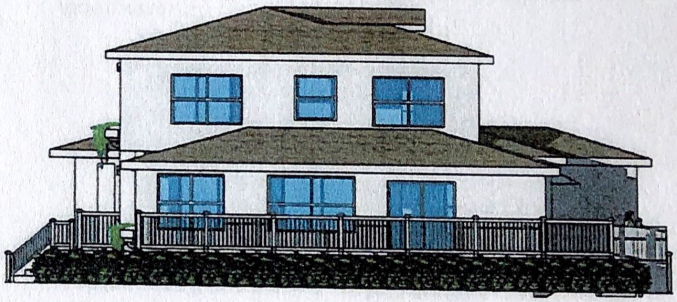
SP-1



SCHEME B WEST ELEVATION

SCALE: NTS

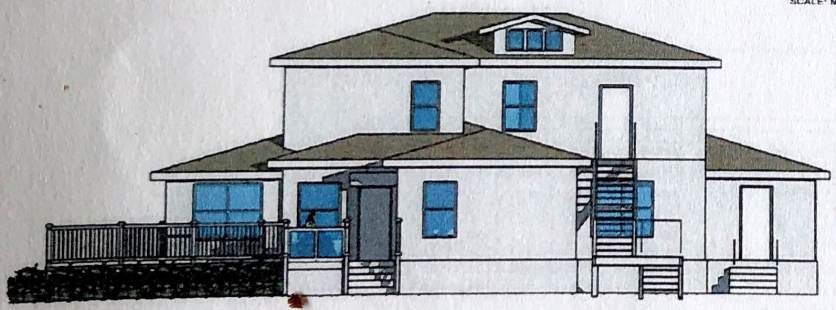
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SCHEME B SOUTH ELEVATION

SCALE: NTS

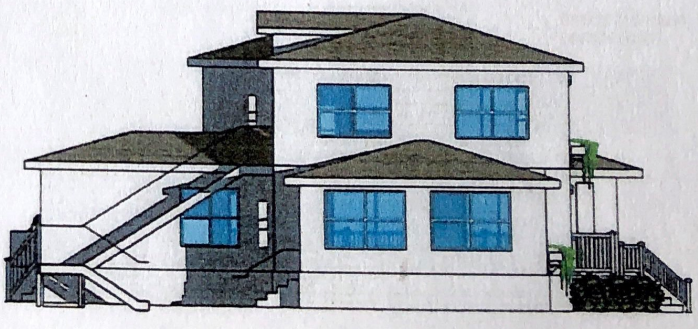
PRELIMINARY



SCHEME B EAST ELEVATION

SCALE: NTS

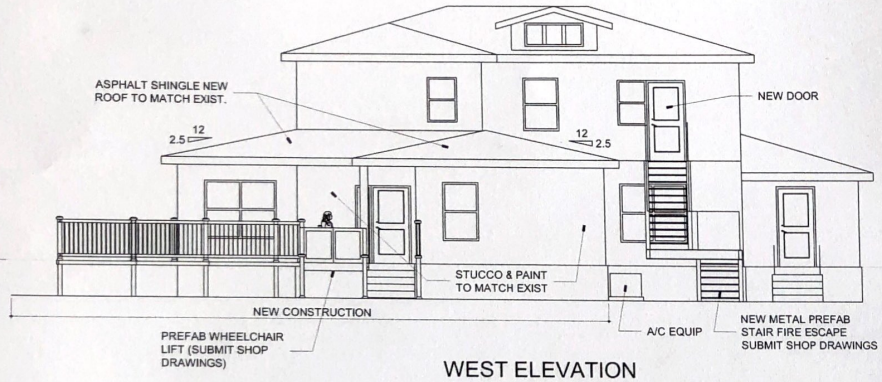
PRELIMINARY



SCHEME B NORTH ELEVATION

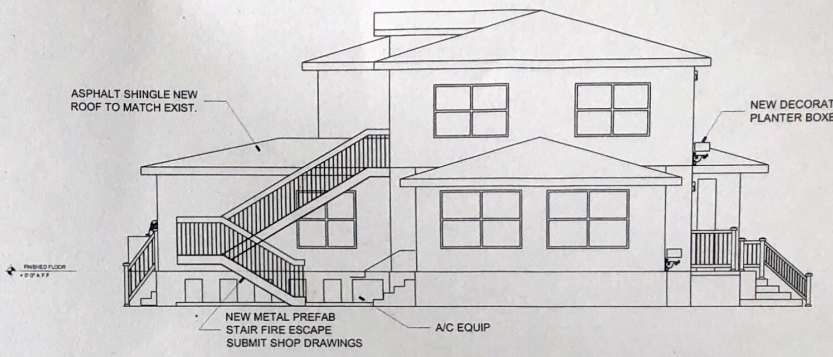
SCALE: NTS

PRELIMINARY



WEST ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

NOTE:
ALL WINDOWS IMPACT RESISTANT CGI WINDOWS



EAST ELEVATION

SCALE: 3/16"=1'-0"



NORTH ELEVATION

SCALE: 3/16"=1'-0"

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ELEVATIONS

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A-6

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

Indian River Drive LUPA

Prepared for:

Michael Abinanti
266 Park Drive
Palantine, IL 60067

Prepared by

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
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SR15013.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 4/29/15 License #: 42684

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SEORourke@comcast.net

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

April 29, 2015

Mr. Michael Abinanti
266 Park Drive
Palantine, IL 60067

Re: Indian River Drive, 8 lots LUPA

Dear Mr. Abinanti:

Susan E. O'Rourke, P.E., Inc. has completed the analysis of the proposed land use plan amendment from OP to CBD. The land use amendment affects 8 lots with a total of 3.87 acres east of Indian River Drive in Fort Pierce, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
Susan E. O'Rourke, P.E.

Registered Civil Engineer – Traffic

C 5.s.Indian River Drive 8lots report 4 18 15

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Stuart, FL 34994

772.781.7918

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APPENDIX

APPENDIX A: Traffic Counts and Level of Service Report Fall 2014 and 2013 Growth Rate Calculation
APPENDIX B 2035 Traffic Volumes and Roadway Network Data

INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the proposed land use amendment of 3.87 acres of land with a land use category of OP Professional and business office. The proposal is to change the land use to CBD which is Central Business District. The purpose of this report is to determine the impact on the surrounding roadway system associated with the change in land use. The following analytical steps were taken:

- summary of the project description; existing land use and proposed land use,
- summary of existing lane geometrics,
- assessment of the change in trip generation
- summary of 2020 traffic volumes
- summary of 2035 traffic volumes

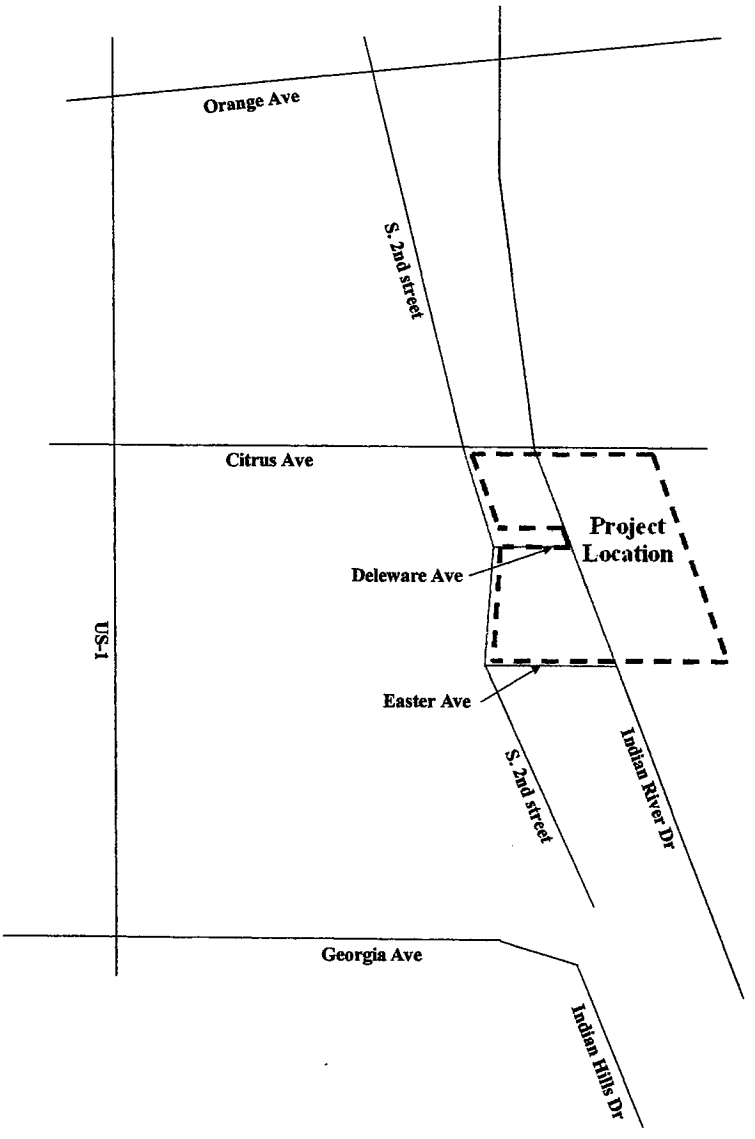
Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed land use amendment involves 8 parcels of land located south of Citrus Avenue, North of Easter Avenue, east of 2nd Street to the Indian River. **Figure 1** shows the project's location.

The existing land use designation for the site is OP. OP allows for up to 20% of the land to be residential and an FAR (floor area ratio) of 1.0 for the site. The worst case would be to have all non-residential. Professional office of 168,577 square feet was assumed. The proposal is to change the land use to CBD. CBD allows all the land to be used as high density residential but a minimum of 25% of square footage must be residential. An FAR of 3.0 is allowed. However, given the proximity to the River and the constraints of parking and other site restrictions, it is unlikely that an FAR of 3.0 would be achieved. Therefore, a 2.0 FAR was used for this analysis. 252,866 square feet of professional office and 56 multi family dwelling units were assumed.

The analysis of the project impacts in the five year period and the long range scenario, 2035 are discussed herein.



NORTH
Not to Scale

LEGEND
General Project Boundary

FIGURE 1

Project Location

Indian River Drive

TRIP GENERATION

To estimate the trips generated by the existing future land use 168,577 square feet of office were assumed. ITE 9th edition, Land Use code 710 was applied to estimate the trips associated with the project. The trip generation for the land use under the existing future land use category is shown in **Table 1**.

For the proposed future land use, 56 multi- family units were assumed with 252,866 square feet of office on site. **Table 2** summarizes the trip generation associated with the proposed future land use.

The change in land use is the subject of the land use plan amendment. As shown in **Table 3**, there will be an increase of 3,033 daily trips, 137 AM peak hour trips and 125 PM peak hour trips.

LANE GEOMETRICS

The study area was reviewed to determine the existing number and type of lanes along the roadway. Each roadway is described below.

Indian River Drive is a two lane arterial with a north/ south alignment.

Citrus Avenue is a four lane divided east/west arterial.

2nd Street is a two lane collector with a north/south alignment.

US 1 is a four lane divided major arterial with a north/south alignment.

PROJECT ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations.

The project percent assignment is shown in **Figure 2.**

Table 4 shows the project percent impact on the study area network.

Table 1: Trip Generation- Existing Future Land Use

DAILY

Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Internal %	Net Trips
Office	710	168,577	T= 32.2 (x)	5445	0	5445
Total		168577		5445		5445

AM

Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net in	Net out
Office	710	168,577	Ln(t)=0.80+1.57	291	88	12	256	35	0	291	256	35
Total		168577		291			256	35		291	256	35

PM

Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net in	Net out
Office	710	168,577	T=1.12(x)+78.45	267	17	83	45	222	0	267	45	222
Total		168577		267			45	222		267	45	222

Source: Trip Generation, 9th Edition

Table 2: Trip Generation- Proposed Future Land Use

DAILY

Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Internal %	Net Trips
Office	710	252,866	T= 32.2 (x)	8168	0.47%	8129
Condo Units	230	56	Ln(t)=0.87Ln(x)+2.46	388	10%	349
Total				8556		8478

AM

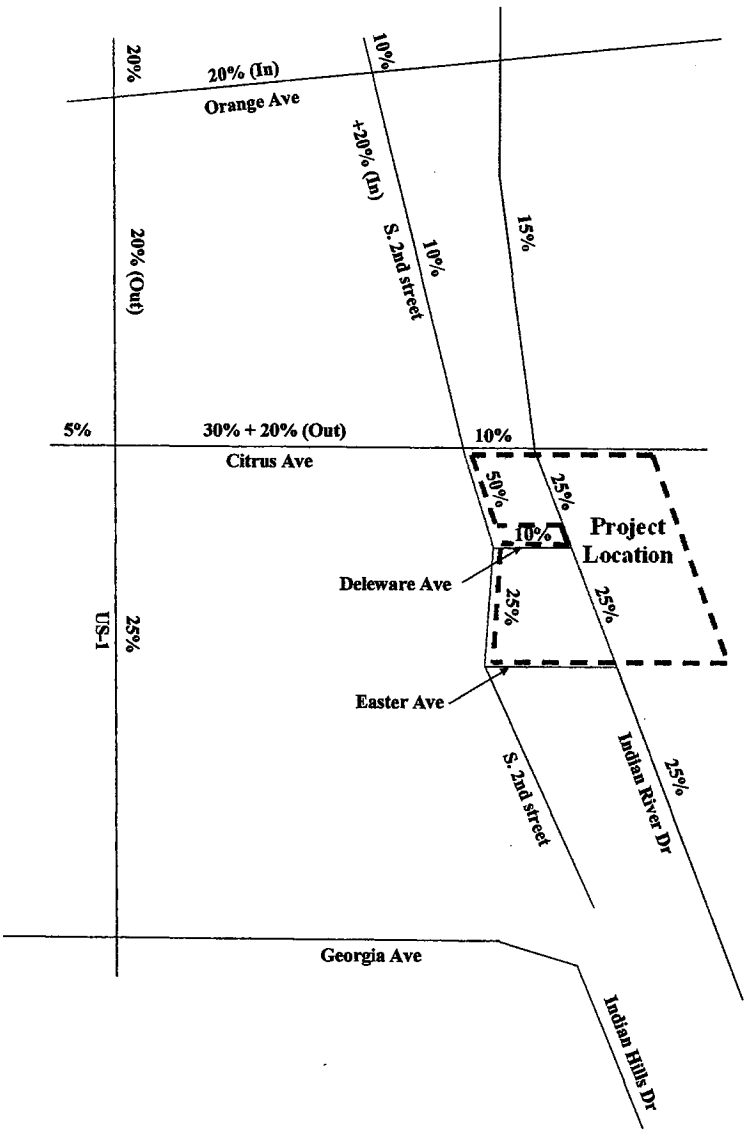
Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net in	Net out
Office	710	252,866	Ln(t)=0.80+1.57	402	88	12	354	48	0.75%	399	351	48
Condo Units	230	56	Ln(t)=0.80+0.26	32	17	83	5	27	10%	29	5	24
Total				434			359	75		428	357	72

PM

Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net in	Net out
Office	710	252,866	T=1.12(x)+78.45	362	17	83	61	301	1%	358	61	297
Condo Units	230	56	Ln(t)=0.82Ln(x)+0.32	37	67	33	25	12	10%	34	23	11
Total				399			86	313		392	84	308

Source: Trip Generation, 9th Edition

Table 3: Net Trips			
	Existing FLU	Proposed FLU	Difference
Daily	5445	8478	3033
AM Peak Hour Trips	291	428	137
PM Peak Hour Trips	267	392	125



NORTH
Not to Scale

LEGEND
General Project Boundary

FIGURE 2

Project Percent Assignment

Indian River Drive

TABLE 4: Project Percent Impact

Segment		To	Lanes	(1) Roadway Classification	>=3% or >= 1% Adjacent Link	(2) LOS D Capacity	Project Traffic	Project % of Capacity	Project Percent Assignment
Orange Ave	7th Street	US 1	2	State Interrupted Flow Class I	NO	17700	0	0.00%	0%
	US 1 (3)	2nd Street	4LD+	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	0	0.00%	0%
Citrus Avenue	7th Street	US 1	4LD	State Interrupted Flow Class I	NO	39800	152	0.38%	5%
	(4)US 1	2nd Street	4LD	State Interrupted Flow Class I	Yes	39800	1213	3.05%	50%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	10%
US 1	Avenue A	Orange Avenue	4LD	State Interrupted Flow Class I	NO	39800	607	1.52%	20%
	(5)Orange Ave	Citrus Avenue	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	Citrus	Delaware	4LD	State Interrupted Flow Class I	NO	39800	758	1.91%	25%
2nd Street	North	Orange Avenue	2L	Non-State Interupted Flow ClassII	NO	13320	303	2.28%	10%
	(6)Orange Ave	Citrus Avenue	2L	Non-State Interupted Flow ClassII	Yes	13320	607	4.55%	30%
	Citrus Ave	Easter Avenue	2L	Non-State Interupted Flow ClassII	Yes	13320	1517	11.39%	50%
Indian River Drive	Avenue A	Orange	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Orange Ave	Citrus Avenue	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Citrus Ave	Easter Avenue	2L	State Interrupted Flow Class I	Yes	17700	758	4.28%	25%
	Easter Avenue	Savannah	2L	Uniterrupted Flow Highway	Yes	24200	758	3.13%	25%
	Savannah	South	2L	Uniterrupted Flow Highway	Yes	24200	607	2.51%	20%

1) St. Lucie County Comprehensive Plan Classification

2) FDOT 2012 Corresponding LOS

3) Inbound only

4) Inbound /outbound 30% plus 20% outbound

5) 20% Outbound Only

6) 10% plus 20% Inbound Only

Daily Trips In	1,517
Daily Trips Out	1,516
	1.010
	5
Total	3033

FUTURE TRAFFIC VOLUMES – 2020

Links where the project traffic has an impact of 3% or more were considered in the link analysis. Future traffic estimates were developed for those links. The 2013 and 2014 traffic volumes were taken from the TPO Traffic Counts and Level of Service Report Fall 2013 and 2014 to reflect existing conditions and grown to reflect the 2020 volumes before the project traffic was added. The growth rate is negative however, a 1% per year rate was used to project to 2020. The project traffic was then added to that volume to create the 2020 total traffic volumes.

Table 5 shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place for 2020. As shown, all links will be operating at acceptable levels of service with the amendment in place.

Appendix A provides the TPO Traffic Counts and Level of Service Report 2013 and 2014 as well as the historic growth rate calculations.

FUTURE TRAFFIC – 2035 LINK ANALYSIS

The proposals to amend the comprehensive plan must demonstrate that the impacts created by the new project can be accommodated on the long range circulation plan that has been adopted for the existing future land use. To determine the impact created by the change in land use, the traffic volumes from the 2035 Long Range Transportation Plan were used.

Table 6 summarizes the 2035 volumes with the project traffic added. The total traffic volumes were compared to the capacity of the roadway under the 2035 conditions. As shown, all links will be operating at acceptable levels of service for the long range scenario with the amendment in place.

Appendix B contains the 2035 volumes and network data.

CONCLUSION

The proposed land use will result in an increase in trips of 3,033 daily trips.

On the links within the study area, there would be an increase in traffic associated with the land use plan amendment. However, the analysis has demonstrated that the roadway network will accommodate the change in land use.

Table 5 - Daily LINK ANALYSIS-2020

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2014 (1)	Years Grown	2020 + Growth	Existing FULA Trips	2020 Growth + Committed	LOS D Daily Capacity(FDOT Quality LOS 2012)	Project Volume	2020 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	4680	6	4968	817	5785	14800	455	6240	3.07%	YES	15%	C
	Orange Ave	Citrus Ave	2	Yes	4524	6	4802	817	5619	14800	455	6074	3.07%	YES	15%	C
*	Citrus Ave	Easter Ave	2	Yes	4100	6	4352	1361	5713	17700	758	6472	4.28%	YES	25%	C
*	Easter Ave	Savannah Rd	2	Yes	4100	7	4396	1361	5757	24200	758	6515	3.13%	YES	25%	A
*	Savannah Rd	South	2	Yes	5369	7	5756	1089	6845	24200	607	7452	2.51%	YES	20%	B
Citrus Ave	US 1	2nd St	4LD	Yes	4020	6	4267	2723	6990	39800	1213	8203	3.05%	YES	50%	C
2nd Street	Orange Ave	Citrus Ave	2	Yes	2400	6	2548	1634	4181	13320	607	4788	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2400	6	2548	2723	5270	13320	1517	6787	11.39%	YES	50%	C

(1)St. Lucie County TPO 2014 ADT

*2014 Counts N/A on Indian River Drive south of Citrus Avenue; 2013 ADT used

	Net	Existing
Daily:	3033	5445
Growth	1.01	

Table 6 - Daily LINK ANALYSIS-2035

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2035	Years Grown	2035 AADT	Existing FULA Trips	2035 PM Growth	LOS D Daily Capacity(FDOT Quality LOS 2012)	Project Volume	2035 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Orange Ave	Citrus Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Citrus Ave	Easter Ave	2	Yes	16556	0	16556	0	16556	17700	758	17314	4.28%	YES	25%	D
	Easter Ave	Savannah Rd	2	Yes	16556	0	16556	0	16556	24200	758	17314	3.13%	YES	25%	D
	Savannah Rd	South	2	Yes	15506	0	15506	0	15506	24200	607	16113	2.51%	YES	20%	C
Citrus Ave	US 1	2nd St	4LD	Yes	5108	0	5108	0	5108	39800	1213	6321	3.05%	YES	50%	C
2nd Street (1)	Orange Ave	Citrus Ave	2	Yes	2814	0	2814	0	2814	13320	607	3421	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2814	0	2814	0	2814	13320	1517	4331	11.39%	YES	50%	C

2035 Traffic Volumes

Note: The Future Volumes assume EFLU volumes are included.

(1) 2035 Volume Estimated based on 2014 Volume grown to 2035 w/ 1% growth

	Net	Existing
Daily	3033	5445

APPENDIX A

2013 and 2014 Traffic Counts and Level of Service Report Fall Growth Rate Calculation

St. Lucie Transportation Planning Organization

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Fall 2013

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	RANGE LINE RD to 0.6 MILE EAST OF RESERVE BL...	1,800	1,120	135	B	0.321	153	B	0.364
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,900	1,120	393	B	0.936	341	B	0.812
GLADES CUT-OFF RD	MARTIN COUNTY LINE to RANGE LINE RD	1,800	430	135	B	0.563	153	B	0.638
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	1,783	830	135	B	0.281	123	B	0.256
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,000	830	401	B	0.835	358	B	0.746
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,800	830	294	B	0.613	266	B	0.554
GRAHAM RD	KINGS HWY to JENKINS RD	2,800	460	219	B	0.811	175	B	0.648
GREEN RIVER PKWY	BERKSHIRE BLVD to MARIPOSA AVE	3,451	1,140	240	B	0.600	219	B	0.548
GREEN RIVER PKWY	MARIPOSA AVE to MELALEUCA	3,451	1,140	240	B	0.600	219	B	0.548
GREEN RIVER PKWY	MELALEUCA to WALTON RD	3,451	1,140	240	B	0.600	219	B	0.548
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	4,800	790	302	B	0.657	297	B	0.646
HARTMAN RD	PETERSON RD to DELAWARE AVE	4,800	630	302	B	0.816	297	B	0.803
HARTMAN RD	DELAWARE AVE to ORANGE AVE	4,800	770	302	C	0.570	297	C	0.560
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	447	740	32	B	0.133	29	B	0.121
HILLMOOR DR	TIFFANY AVE to LENNARD RD	3,600	600	229	B	0.654	269	B	0.769
INDIAN RIVER DR	MARTIN COUNTY LINE to WALTON RD	5,400	1,140	326	B	0.815	357	B	0.893
INDIAN RIVER DR	WALTON RD to MIDWAY RD	3,800	1,140	297	B	0.743	298	B	0.745
INDIAN RIVER DR	MIDWAY RD to SAVANNAH RD	5,369	1,140	465	C	0.581	484	C	0.605
INDIAN RIVER DR	SAVANNAH RD to CITRUS AVE	4,100	1,140	366	B	0.915	383	B	0.958
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	4,423	730	263	C	0.526	301	C	0.602
INDIAN RIVER DR	ORANGE AVE to AVENUE A	4,639	790	271	B	0.589	264	B	0.574
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,876	600	343	D	0.572	404	D	0.673
INDIAN RIVER DR	AVENUE A to AVENUE D	5,876	630	343	B	0.927	404	C	0.685
INDRIO RD	3 MILES WEST OF I-95 to INTERSTATE 95 - WEST...	1,318	1,120	96	B	0.229	104	B	0.248
INDRIO RD	INTERSTATE 95 - WEST RAMPS to INTERSTATE 95 ...	1,318	3,130	96	B	0.057	104	B	0.062
INDRIO RD	INTERSTATE 95 - EAST RAMPS to KOBLEGARD RD	10,129	3,130	579	B	0.347	609	B	0.365
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	10,129	640	579	C	0.965	609	D	0.952
INDRIO RD	JOHNSTON RD to EMERSON RD	10,129	800	579	C	0.772	609	C	0.812
INDRIO RD	EMERSON RD to KINGS HWY	9,745	840	587	C	0.743	494	C	0.625

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Traffic Counts and Level of Service Report
Fall 2014

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				Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	2,400	510	211	C	0.844	173	C	0.692
2ND ST	ORANGE AVE to AVENUE A	2,000	510	122	C	0.488	123	C	0.492
7TH ST	SUNRISE BLVD to GEORGIA AVE	584	510	41	C	0.164	41	C	0.164
7TH ST	GEORGIA AVE to DELAWARE AVE	1,209	710	72	C	0.206	85	C	0.243
7TH ST	DELAWARE AVE to CITRUS AVE	2,168	710	118	C	0.337	116	C	0.331
7TH ST	CITRUS AVE to ORANGE AVE	2,168	640	118	C	0.369	116	C	0.363
7TH ST	ORANGE AVE to AVENUE C	3,700	640	194	C	0.606	202	C	0.631
7TH ST	AVENUE C to AE BACKUS AVE	3,700	510	194	C	0.776	202	C	0.808
7TH ST	AE BACKUS AVE to AVENUE D	3,700	640	194	C	0.606	202	C	0.631
7TH ST	AVENUE D to AVENUE H	1,700	640	108	C	0.338	107	C	0.334
10TH ST	DELAWARE AVE to ORANGE AVE	150	510	11	C	0.044	14	C	0.056
10TH ST	ORANGE AVE to AVENUE C	150	510	11	C	0.044	14	C	0.056
10TH ST	AVENUE C to AVENUE D	150	510	11	C	0.044	14	C	0.056
13TH ST	VIRGINIA AVE to NEBRASKA AVE	6,937	640	405	D	0.633	367	D	0.573
13TH ST	NEBRASKA AVE to GEORGIA AVE	6,937	710	405	D	0.570	367	D	0.517
13TH ST	GEORGIA AVE to DELAWARE AVE	5,100	640	269	C	0.841	269	C	0.841
13TH ST	DELAWARE AVE to ORANGE AVE	4,400	640	315	C	0.984	308	C	0.963
13TH ST	ORANGE AVE to AVENUE B	3,400	640	190	C	0.594	191	C	0.597
13TH ST	AVENUE B to AVENUE D	3,400	640	190	C	0.594	191	C	0.597
13TH ST	AVENUE D to AVENUE H	3,600	640	204	C	0.638	194	C	0.606
13TH ST	AVENUE H to AVENUE I	3,600	510	204	C	0.816	194	C	0.776
13TH ST	AVENUE I to AVENUE O	3,600	510	204	C	0.816	194	C	0.776
13TH ST	AVENUE O to AVENUE Q	3,600	510	204	C	0.816	194	C	0.776
17TH ST	GEORGIA AVE to DELAWARE AVE	2,533	510	139	C	0.556	133	C	0.532
17TH ST	DELAWARE AVE to ORANGE AVE	6,500	710	305	C	0.871	297	C	0.849
17TH ST	ORANGE AVE to AVENUE D	3,367	640	168	C	0.525	166	C	0.519
17TH ST	AVENUE D to AVENUE Q	3,367	640	168	C	0.525	166	C	0.519
25TH ST	MIDWAY RD to BELL AVE	16,311	2,100	1,169	C	0.582	1,090	C	0.542

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				Volume	LOS	V/C	Volume	LOS	V/C
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	4,600	640	299	C	0.934	286	C	0.894
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	710	528	D	0.744	448	D	0.631
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	0.176	39	C	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,540	510	C	0.739	528	C	0.765
CITRUS AVE	7TH ST to US 1	900	680	129	C	0.391	129	C	0.391
CITRUS AVE	US 1 to 2ND ST	4,020	710	239	C	0.683	244	C	0.697
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	0.664	172	C	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	0.353	209	C	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,540	162	C	0.235	143	C	0.207
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	0.932	261	D	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	640	0	B	0.000	0	B	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	640	159	C	0.497	148	C	0.463
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,540	336	C	0.487	318	C	0.461
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	2,850	589	C	0.212	559	C	0.201
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	2,850	899	C	0.323	868	C	0.312
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	2,850	692	C	0.249	620	C	0.223
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	2,850	743	C	0.267	677	C	0.244
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	2,850	779	C	0.280	792	C	0.285
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	2,850	550	C	0.198	533	C	0.192
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	2,850	410	C	0.147	406	C	0.146
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	830	269	C	0.345	292	C	0.374
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	D	0.508	242	C	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	710	81	C	0.231	74	C	0.211
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	0.825	407	C	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	830	462	C	0.592	407	C	0.522
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	830	653	C	0.837	667	C	0.855
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	830	605	C	0.776	544	C	0.697
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	750	202	C	0.285	218	C	0.307
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	750	237	C	0.334	277	C	0.390

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				Volume	LOS	V/C	Volume	LOS	V/C
I-95	DRANGE AVE to INDRID RD	40,869	7,320	1,966	B	0.437	1,809	B	0.402
INDIAN RIVER DR	CITRUS AVE to DRANGE AVE	4,524	640	269	C	0.841	308	C	0.963
INDIAN RIVER DR	DRANGE AVE to AVENUE A	4,680	640	273	C	0.853	266	C	0.831
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,792	710	338	C	0.966	398	D	0.561
INDIAN RIVER DR	AVENUE A to AVENUE D	5,792	510	338	D	0.663	398	D	0.780
INDRID RD	PRIVATE RD to I-95 W RAMP	1,056	810	77	B	0.257	83	B	0.277
INDRID RD	I-95 W RAMP to I-95 E RAMP	1,056	3,240	77	B	0.043	83	B	0.046
INDRID RD	I-95 E RAMP to KDBLEGARD RD	9,713	3,240	555	B	0.307	584	B	0.323
INDRID RD	KOBLEGARD RD to JOHNSTDN RD	9,713	660	555	C	0.895	584	C	0.942
INDRID RD	JDHNSTDN RD to EMERSDN AVE	9,713	840	555	C	0.703	584	C	0.739
INDRID RD	EMERSDN RD to SEMINDLE RD	9,247	920	557	C	0.640	469	C	0.539
INDRID RD	SEMINDLE RD to KINGS HWY	9,247	790	557	D	0.705	469	D	0.594
INDRID RD	KINGS HWY to SLASH PINE TRL	5,525	710	377	D	0.531	357	D	0.503
INDRID RD	SLASH PINE TRL to US 1	5,525	830	377	C	0.483	357	C	0.458
INDRID RD	US 1 to DLD DIXIE HWY	900	640	61	C	0.191	76	C	0.238
JENNINGS RD	US 1 to LENNARD RD	3,833	1,890	308	C	0.171	221	C	0.123
JENKINS RD	EDWARDS RD to DKEECHDBEE RD	7,179	750	360	C	0.507	367	C	0.517
JENKINS RD	DKEECHDBEE RD to GRAHAM RD	9,848	830	592	C	0.759	521	C	0.668
JENKINS RD	GRAHAM RD to PETERSDN RD	9,848	590	592	F	1.003	521	C	0.930
JENKINS RD	PETERSDN RD to ORANGE AVE	9,848	830	592	C	0.759	521	C	0.668
JDHNSTDN RD	ANGLE RD to L20	2,100	800	151	B	0.539	122	B	0.436
JDHNSTDN RD	L20 to MEADDWDDD DR	1,800	1,020	123	B	0.342	116	B	0.322
JDHNSTDN RD	MEADDWDOD DR to DLD JDHNSTDN RD	1,800	800	123	B	0.439	116	B	0.414
JDHNSTDN RD	DLD JDHNSTDN RD to INDRID RD	1,800	800	123	B	0.439	116	B	0.414
JOHNSTON RD	INDRID RD to RUSSDS RD	6,674	800	428	C	0.751	432	C	0.758
JDHNSTDN RD	RUSSOS RD to INDIAN RIVER C.L.	6,674	800	428	C	0.751	432	C	0.758
JUANITA AVE	53RD ST to 25TH ST	2,200	640	127	C	0.397	135	C	0.422
JUANITA AVE	25TH ST to US 1	3,300	640	223	C	0.697	202	C	0.631
KEEN RD	ANGLE RD to JUANITA AVE	2,566	590	220	C	0.393	225	C	0.402

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				Volume	LOS	V/C	Volume	LOS	V/C
ORANGE AVE	KINGS HWY to I-95	18,209	0	784	C	0.390	790	C	0.393
ORANGE AVE	I-95 to JENKINS RD	13,335	0	916	C	0.456	861	C	0.428
ORANGE AVE	JENKINS RD to HARTMAN RD	12,597	0	678	C	0.337	631	C	0.314
ORANGE AVE	HARTMAN RD to ANGLE RD	12,597	0	678	C	0.337	631	C	0.314
ORANGE AVE	ANGLE RD to 25TH ST	12,251	1,710	965	D	0.564	1,123	D	0.657
ORANGE AVE	25TH ST to 17TH ST	13,066	1,630	683	C	0.936	749	D	0.460
ORANGE AVE	17TH ST to 13TH ST	13,066	1,710	683	C	0.887	749	C	0.973
ORANGE AVE	13TH ST to 10TH ST	13,066	350	683	D	0.962	749	E	0.986
ORANGE AVE	10TH ST to 7TH ST	7,816	280	395	D	0.705	454	D	0.811
ORANGE AVE	7TH ST to US 1	6,904	280	440	D	0.786	391	D	0.698
ORANGE AVE	US 1 to 2ND ST	3,109	250	198	C	0.792	193	C	0.772
ORANGE AVE	2ND ST to INDIAN RIVER DR	3,109	320	198	C	0.619	193	C	0.603
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	927	590	69	C	0.123	66	C	0.118
PARR DR	DARWIN BLVD to TULIP BLVD	1,800	510	121	C	0.484	110	C	0.440
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	927	590	69	C	0.123	66	C	0.118
PARR DR	ROSSER BLVD to SAVONA BLVD	927	590	69	C	0.123	66	C	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,300	590	280	C	0.500	236	C	0.421
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	7,867	830	609	C	0.781	502	C	0.644
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	18,400	1,890	0	B	0.000	0	B	0.000
PETERSON RD	BENT CREEK DR to HARTMAN RD	1,400	510	102	C	0.408	132	C	0.528
PICOS RD	CAMPBELL RD to KINGS HWY	1,400	510	99	C	0.396	93	C	0.372
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	9,300	590	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	29,000	2,720	1,703	C	0.643	1,507	C	0.569
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	38,500	2,850	2,395	C	0.862	2,128	C	0.765
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	48,065	2,850	3,214	F	1.128	2,917	F	1.024
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	48,065	2,720	3,214	F	1.182	2,917	F	1.072

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				Volume	LOS	V/C	Volume	LOS	V/C
US 1	S OF SAEGER AVE to EASY ST	30,989	3,170	1,515	C	0.490	1,372	C	0.444
US 1	EASY ST to MIDWAY RD	29,394	3,170	1,370	C	0.443	1,332	C	0.431
US 1	MIDWAY RD to WEATHERBEE RD	29,824	2,100	1,401	C	0.697	1,418	C	0.705
US 1	WEATHERBEE RD to FARMER'S MARKET RD	29,824	2,000	1,401	C	0.734	1,418	C	0.742
US 1	FARMER'S MARKET RD to EDWARDS RD	29,824	2,000	1,401	C	0.734	1,418	C	0.742
US 1	EDWARDS RD to SAVANNAH RD	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	GARDENIA AVE to VIRGINIA AVE	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	SAVANNAH RD to GARDENIA AVE	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	VIRGINIA AVE to OHIO AVE	27,870	2,000	1,342	C	0.703	1,352	C	0.708
US 1	OHIO AVE to GEORGIA AVE	27,870	1,630	1,342	D	0.823	1,352	D	0.829
US 1	GEORGIA AVE to DELAWARE AVE	24,720	1,630	1,275	D	0.782	1,218	D	0.747
US 1	DELAWARE AVE to CITRUS AVE	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	CITRUS AVE to ORANGE AVE	24,421	1,630	1,216	D	0.746	1,096	D	0.672
US 1	ORANGE AVE to AVENUE A	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AVENUE A to AE BACKUS AVE	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AE BACKUS AVE to AVENUE D	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AVENUE D to SR A1A SOUTH	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	SR A1A SOUTH to AVENUE H	28,000	2,100	1,496	C	0.744	1,378	C	0.686
US 1	AVENUE H to OLD DIXIE HWY	28,000	2,000	1,496	C	0.783	1,378	C	0.721
US 1	OLD DIXIE HWY to AVENUE O	23,190	2,000	1,610	C	0.843	1,258	C	0.659
US 1	AVENUE O to SR A1A NORTH	23,190	2,100	1,610	C	0.801	1,258	C	0.626
US 1	SR A1A NORTH to JUANITA AVE	15,177	2,100	911	C	0.453	729	C	0.363
US 1	JUANITA AVE to ST LUCIE BLVD	15,177	2,100	911	C	0.453	729	C	0.363
US 1	ST LUCIE BLVD to 25TH ST	15,795	2,100	940	C	0.468	902	C	0.449
US 1	25TH ST to INDRIO RD	15,795	2,100	940	C	0.468	902	C	0.449
US 1	INDRIO RD to TURNPIKE FEEDER RD	18,319	2,100	997	C	0.496	991	C	0.493
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	18,319	2,100	997	C	0.496	991	C	0.493
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	16,500	1,890	1,080	C	0.600	1,027	C	0.571
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	13,500	1,890	804	C	0.447	780	C	0.433

*. Volumes shown were adjusted using FDOT Seasonal Factors

*. AADT = Annual Average Daily Traffic

Historical Growth Calculation

Roadway	From	To	2008	2013	Growth
Indian River Drive	Savannah	Citrus	4720	4100	0.87
	Citrus	Orange	5333	4423	0.83
	Orange	Ave A	5102	4639	0.91
Orange Ave	25th St	US 1	7514	7175	0.95
US 1	Delaware	Citrus	31419	27451	0.87
	Citrus	Orange	29995	22239	0.74
Citrus	US 1	2nd St	5607	3237	0.58
Total			91698	75277	0.82
					-1.04

APPENDIX B
2035 Traffic Volumes and Roadway Network Data

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's **Urbanized Areas**

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	16,800	17,700	**
4	Divided	*	37,900	39,800	**
6	Divided	*	58,400	59,900	**
8	Divided	*	78,800	80,100	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	7,300	14,800	15,600
4	Divided	*	14,500	32,400	33,800
6	Divided	*	23,300	50,000	50,900
8	Divided	*	32,000	67,300	68,100

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	47,400	64,000	77,900	84,600
6	69,900	95,200	116,600	130,600
8	92,500	126,400	154,300	176,600
10	115,100	159,700	194,500	222,700
12	162,400	216,700	256,600	268,900

Urbanized

Lanes	B	C	D	E
4	45,800	61,500	74,400	79,900
6	68,100	93,000	111,800	123,300
8	91,500	123,500	148,700	166,800
10	114,800	156,000	187,100	210,300

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 20,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	8,600	17,000	24,200	33,300
4	Divided	36,700	51,800	65,600	72,600
6	Divided	55,000	77,700	98,300	108,800

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,900	7,600	19,700
50-84%	2,100	6,700	19,700	>19,700
85-100%	9,300	19,700	>19,700	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,800	9,500
50-84%	*	1,600	8,700	15,800
85-100%	3,800	10,700	17,400	>19,700

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

[1] Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

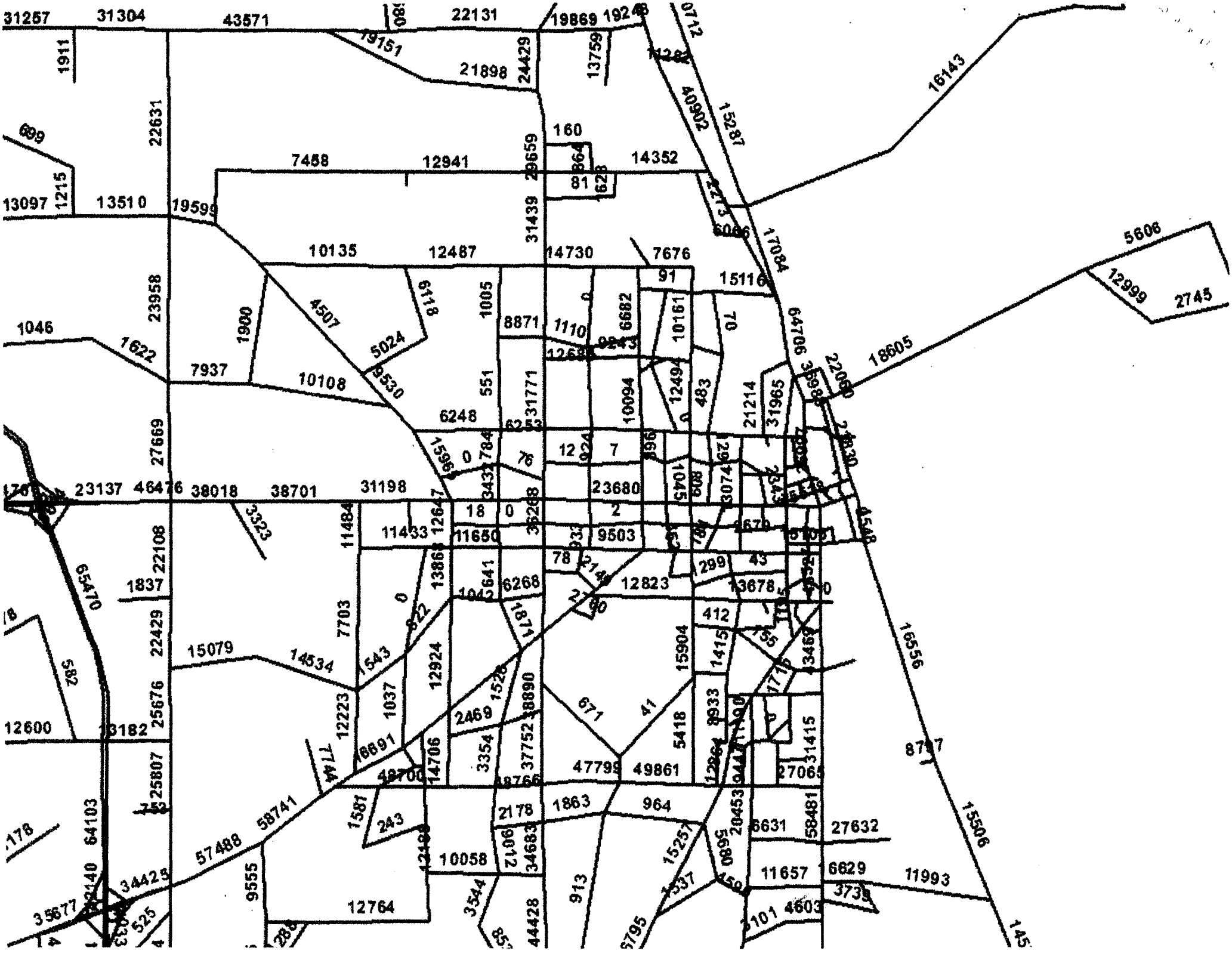
[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm



APRIL 5, 2018

ARE YOU READY FOR YOUR INSPECTION?
EMAIL: DHR.DISTRICT4@MYFLORIDALICENSE.COM ***With your file number***

File #. 309087

CROWNMAN FL LLC
10380 SW VILLAGE CENTER DR 310
PORT ST LUCIE, FL 34987

Re: Division of Hotels and Restaurants Plan Review
License Type: 2010 PERMANENT FOOD SERVICE
Application No. 1079136
D408

Log No. HQ-18-4496

Dear Plan Review Applicant:

Congratulations on your decision to operate a restaurant in Florida! I have approved the public food service establishment plans for CROWNMAN FL LLC, 515 SOUTH INDIAN RIVER DRIVE, FORT PIERCE, FL 34950, as of 04/05/2018, ***with the following condition(s)***:

1) PROPER AND EFFECTIVE PROTECTION OF ALL DISPLAYED FOODS TO BE VERIFIED BY INSPECTOR.

2) IF HAND WASHING VIOLATIONS ARE OBSERVED ADDITIONAL HAND WASH SINK(S) MAY BE REQUIRED.

3) HANDWASH SINKS MUST BE EASILY ACCESSIBLE AT ALL TIMES. THEY MAY NOT BE BLOCKED BY STORAGE RACKS OR TABLES. THEY CANNOT BE USED FOR ANY OTHER PURPOSES. THEY MUST REMAIN FULLY STOCKED WITH A HAND WASH SIGN, SOAP, AND DRYING DEVICES AT ALL TIMES.

4) IF ANIMAL PRODUCTS ARE OFFERED RAW OR UNDERCOOKED, A WRITTEN CONSUMER ADVISORY MUST BE PROVIDED.

5) PLANS PROVIDED MUST ACCURATELY REFLECT ALL FOOD SERVICE EQUIPMENT AND ITS LOCATION IN THE ESTABLISHMENT. FAILURE TO PROVIDE ACCURATE PLANS COULD RESULT IN DELAY AT THE TIME OF THE LICENSING INSPECTION.

6) FLOORS, WALLS, COVE BASE, AND CEILING FINISHES IN ALL FOOD PREPARATION, FOOD STORAGE, AND WARE WASHING AREAS MUST BE SMOOTH, NON-POROUS, AND EASILY CLEANABLE.

Please have the above information or proof of compliance with the conditions ready for the inspector at your opening inspection. The conditions listed above are required to pass your opening inspection. Please include the file number and log number listed above on any documents submitted. Your plans are only approved as submitted to us *and* with the above conditions. Changes in proposed operational procedures may require additional equipment and certain changes may require a new plan review. If you decide to change the menu, equipment or operation, please notify us immediately.

Your plan approval is valid for one year from the date of this letter, so you must license the proposed establishment before then. If your plan approval expires after a year, you may have to complete the plan review process including fee payment again. If you are no longer in charge of this project, please forward this letter to the correct person or company.

When the construction is complete, please email Dhr.district4@myfloridalicense.com to request contact from an inspector to schedule an opening inspection. ***Be ready to provide the file number located at the top of this letter***. Please allow 1-2 days for the inspector to contact you to schedule the inspection.

Good luck with your enterprise!

Sincerely,



Josh Phillips, Plan Review Manager
Josh.Phillips@myfloridalicense.com
850.717.1129

ENCLOSURE(S)

State of Florida
Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399

Online Payment Summary

Amount Paid:	$355.00
Payment Method:	MasterCard
Validation Number:	178355716
Batch Trace Number	2398152

Application Number / Misc Charge	License Type Description	Board / Applicant Name License Number	Fee	Trace Number
2005-5459	Bed and Breakfast Application for an Initial Bed and Breakfast License	CROWNMAN FL LLC	$355.00	9060333

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#18-14 ■ HISTORIC PRESERVATION BOARD APPROVAL ❑ ADMINISTRATIVE APPROVAL

Site address 515 S Indian River Drive

■ Contributing ❑ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Consideration of an approval for making changes in order to convert building to a functional B&B. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

ML FOR CHAIRMAN 02/26/2018
PAUL SAMSON

Paul Samson, Chair — 02/26/2018 Date

Administrative Approval

Maria Lewicka, AICP — Date

This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@city-ftpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner	Crownman FL LLc 10380 SW Village Center Dr., #310 Port St Lucie, FL 34987	E-Mail
Representative	Kris Einstein 207 ½ Orange Ave, Suite K Fort Pierce, FL 34950	E-Mail kris@entertainair.com
Other	Paul Thomas, CFP Building Official Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

Applicant's Request

Consideration of an approval for converting building to a functional B&B, while maintaining as much of the building integrity and historical significance but making some changes in order to use building as needed.

The proposed changes are as follow:

- Extend "Sunroom" on "As Built" plans (on Northside of building), towards Indian River Drive to match the other side of building, to make an overall cohesive look from Indian River Drive. Also extend that sunroom towards the back of building (2nd Street) to give more "common area" for guests. This overall area is labeled "Dining" on proposed plans.
- Add outside deck alongside of proposed "dining area" (along the Northside of building & just around the back of building) for guests to enjoy "outdoor space".
- Add sliding glass doors on Northside of proposed "dining area" (not on Indian River Drive).
- Replace all windows.
- Extend porch in front to make private "porch" area for the two front guest rooms.

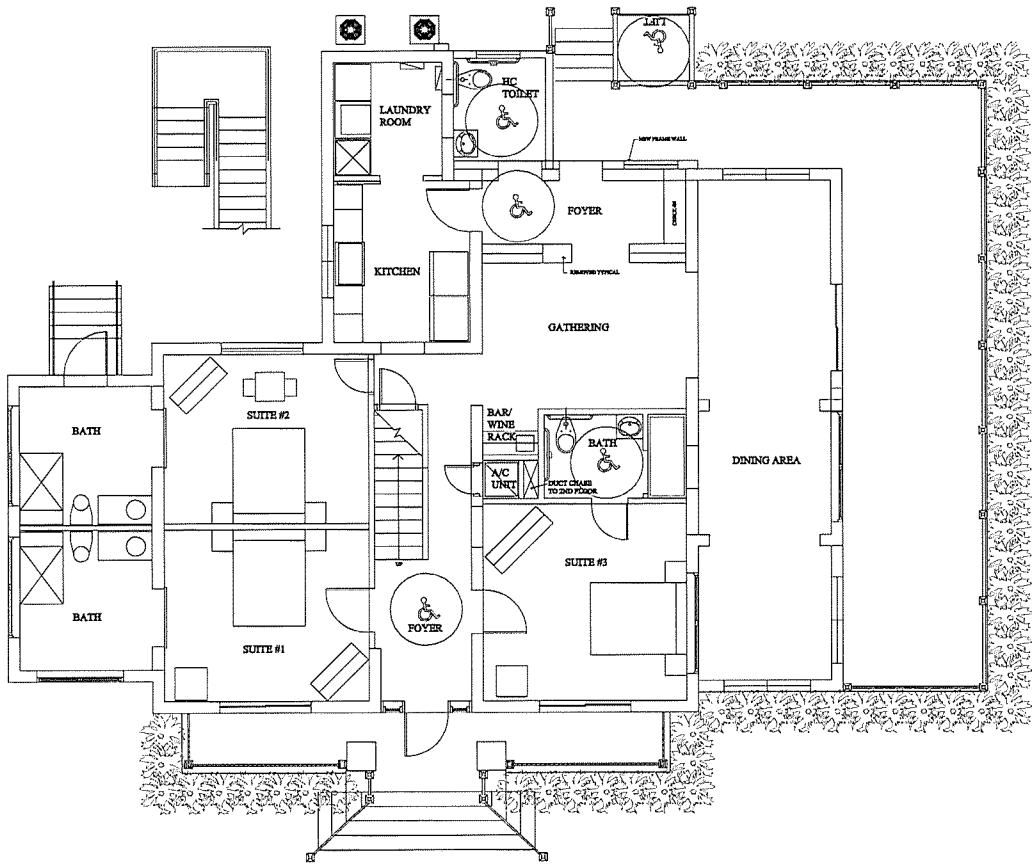
* Replace the two windows on 1st floor with sliding glass doors so guests can access their private porch.
* Add non-intrusive railing around porch.

- Dress the building and windows up by adding restrained ornamentation such as friezes around windows or as bands under the eaves, keeping with the Prairie style architecture.
- Add window boxes to second level window on main structure
- Change railing for steps in front of building to curved railing going down steps.
- Back of building:

* Build a small addition on lower level for the ADA bathroom.
* On second floor, build fire escape
* Add ADA lift

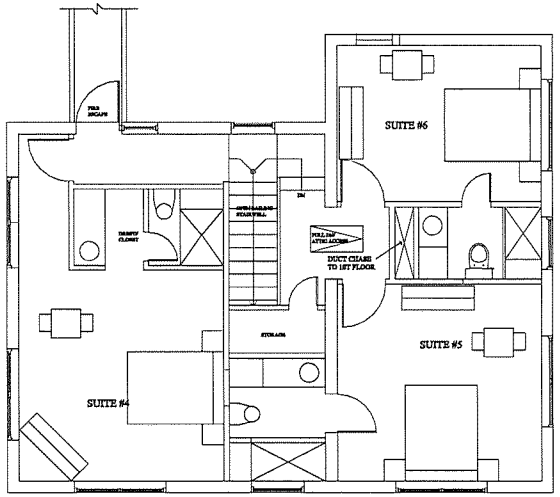


Rear Facade



SCHEME B FIRST FLOOR PLAN

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



SCHEME B SECOND FLOOR PLAN

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

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N CAROLINA, TEXAS, MISSISSIPPI

STATE OF FLORIDA
FLORIDA ARCHITECT
BUSINESS LICENCE #
AA26002935
ARCHITECT

REVISIONS:

Date	Description

CONTRACT DOCUMENTS FOR:
515 BUILDING BED & BREAKFAST
ADDRESS:
515 S INDIAN RIVER DR. FORT PIERCE, FLORIDA 34950

SCHEME B
FLOOR PLAN

Drawn by:	Chkd:	Date	Checked by:
	DESIGN		
	CD		
	MD		

PROJECT NUMBER:
C-17132

A-2



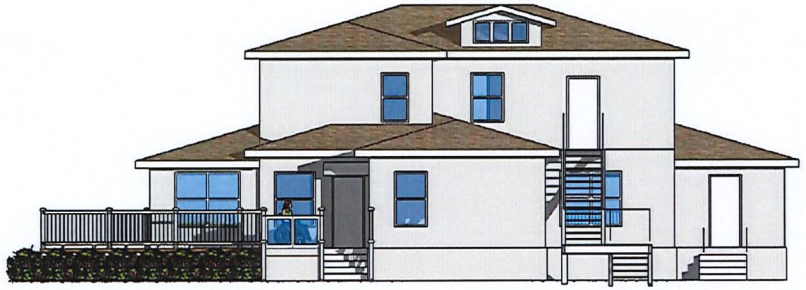
SCHEME B WEST ELEVATION

SCALE: NTS PRELIMINARY



SCHEME B SOUTH ELEVATION

SCALE: NTS PRELIMINARY



SCHEME B EAST ELEVATION

SCALE: NTS PRELIMINARY



SCHEME B NORTH ELEVATION

SCALE: NTS PRELIMINARY

PAUL OCAMPO & ASSOCIATES, LLC
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REGISTRATIONS HELD IN THE FOLLOWING STATES:
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ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

STATE OF FLORIDA
FLORIDA ARCHITECT BUSINESS LICENCE # AA26002935
ARCHITECT

REVISIONS:

Date	Description

CONTRACT DOCUMENTS FOR:

515 BUILDING BED & BREAKFAST

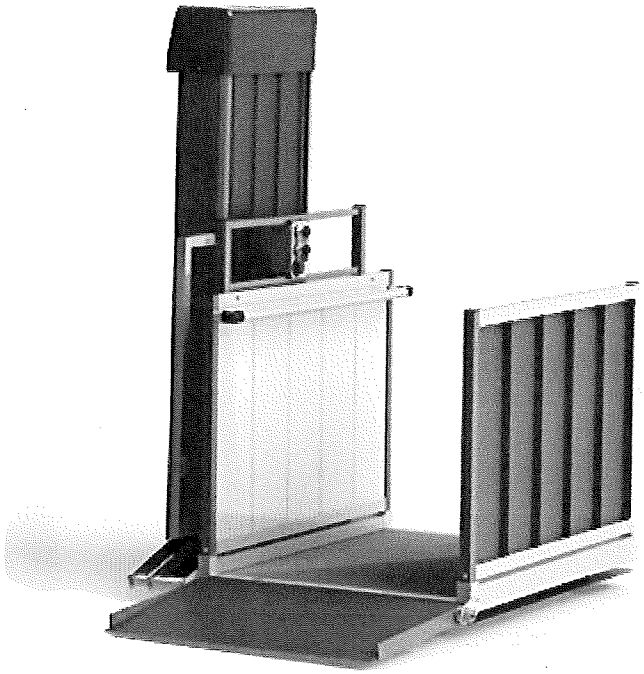
ADDRESS:
515 S INDIAN RIVER DR, FORT PIERCE, FLORIDA 34950

SCHEME B ELEVATIONS

Drawn by	CHKD	Date	Checked by
	DESIGN	Author	
	CD		
	BID		

JOB FILE NUMBER:
C-17132

A-6



Home / Doors & Windows / Exterior Doors / Patio Doors

Model # 9117172 Internet #205935247 Store SKU #1001403999



Share Save to List Print

Andersen 71 in. x 80 in. 400 Series Frenchwood Sandtone Right-Hand Sliding Patio Door, Oak Interior, Low-E SmartSun Glass

★★★★★ (1) Write a Review Ask the first question

- Wide profiles offer the authentic craftsmanship of French doors
- Stain-grade quality wood interiors are ready to finish
- Low-maintenance Perma-Shield exterior cladding protects the door

[redacted]

White Door

Choose Your Options

Sandtone

Door Size (WxH) in.

71 x 80

Door Handing

Right-Hand/Slide

Quantity - 1 +

Pick Up In Store

Unavailable at Port St Lucie-South

0 in stock

Check Nearby Stores

We'll Deliver It to You

Express Delivery

Get it fast

Schedule delivery to your home or jobsite at your convenience **for as low as $35.00**

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100 SERIES



SINGLE-HUNG WINDOWS

Andersen® 100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Classic rectangular shapes are available, or use an arched top for added elegance. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

DURABLE

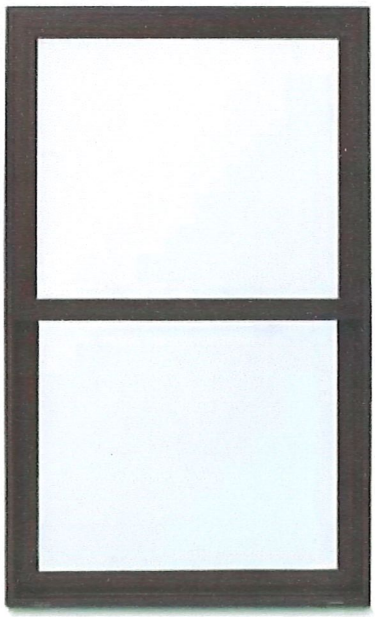
- Virtually maintenance-free
- Rigorously tested to deliver years* of smooth, reliable operation
- Fibrex material construction provides long-lasting* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel*
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water

ASK ABOUT ENERGY STAR

- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series single-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS

White | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Black

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

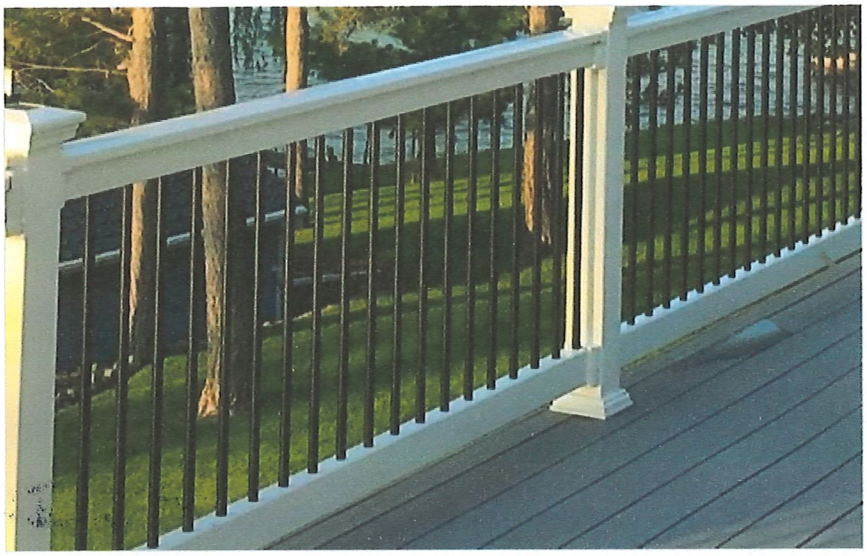
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

Vinyl Fence Wholesaler Deck Railings

WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles. / Commercial Grade / Heavy Duty / 42" X 96"

Sold by: Vinyl Fence Wholesaler

Not yet reviewed | **SKU: 15193196**



1 / 15 images

Samples Not Available

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30 Day Money Back Guarantee

This means you get 30 days to decide if the product is right for you. Learn more

- **Get a free sample in your hands tomorrow** Learn more
- **Personalized customer care** Learn more
- **A+ rating by Better Business Bureau (BBB)**

[redacted]

See price tiers

See price tiers

In Stock

Save up to **$10** on shipping!

Other Styles:



Style: WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles.

Type: Commercial Grade / Heavy Duty

Size: 42" X 96"

Quantity:

1 kits minimum kits

Enter your quantity

Add To Cart for Shipping Rate

♥ Save to Wishlist

30 DAY

30 Day Money Back Guarantee

This means you get 30 days to decide if the product is right for you. Learn more

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Product Overview | Specifications

Product Overview

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#18-14 ■ HISTORIC PRESERVATION BOARD APPROVAL ❑ ADMINISTRATIVE APPROVAL

Site address 515 S Indian River Drive

■ Contributing ❑ Non-Contributing ❑ Individually Designated

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APPROVED:

Board Approval

ML FOR CHAIRMAN 02/26/2018
PAUL SAMSON

Paul Samson, Chair — 02/26/2018 Date

Administrative Approval

Maria Lewicka, AICP — Date

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Provided to:	Name/Address	Via
Owner	Crownman FL LLc 10380 SW Village Center Dr., #310 Port St Lucie, FL 34987	E-Mail
Representative	Kris Einstein 207 ½ Orange Ave, Suite K Fort Pierce, FL 34950	E-Mail kris@entertainair.com
Other	Paul Thomas, CFP Building Official Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

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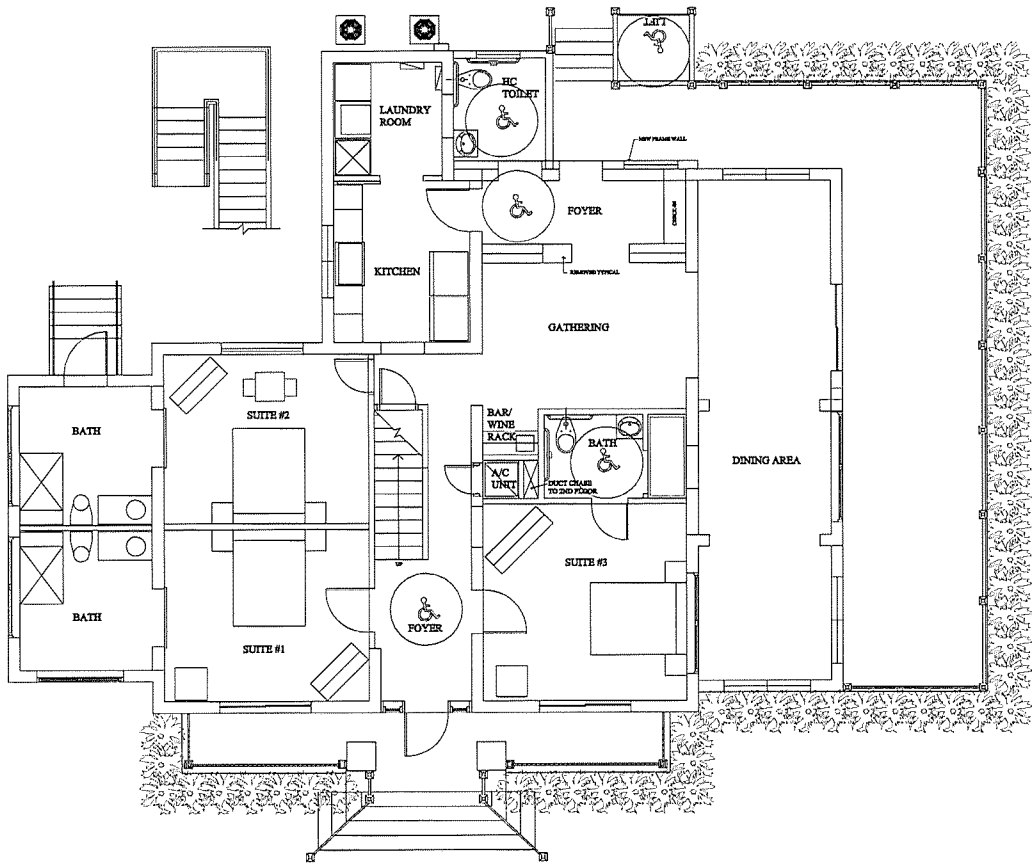
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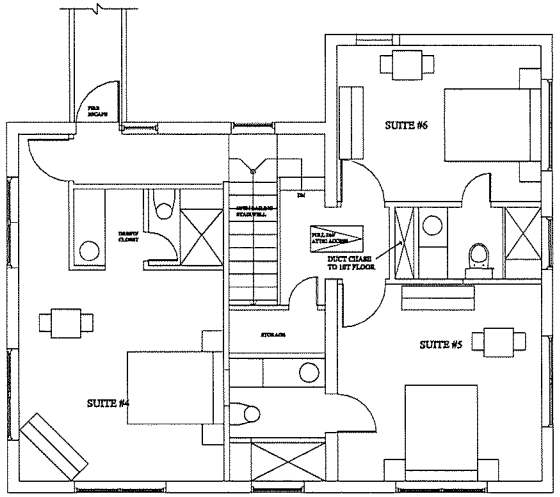


Rear Facade



SCHEME B FIRST FLOOR PLAN

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



SCHEME B SECOND FLOOR PLAN

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

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COLORADO, FLORIDA, GEORGIA,
N CAROLINA, TEXAS, MISSISSIPPI

STATE OF FLORIDA
FLORIDA ARCHITECT
BUSINESS LICENCE #
AA26002935
ARCHITECT

REVISIONS:

Date	Description

CONTRACT DOCUMENTS FOR:
515 BUILDING BED & BREAKFAST
ADDRESS:
515 S INDIAN RIVER DR. FORT PIERCE, FLORIDA 34950

SCHEME B
FLOOR PLAN

Drawn by:	Chkd:	Date	Checked by:
	DESIGN		
	CD		
	MD		

PROJECT NUMBER:
C-17132

A-2



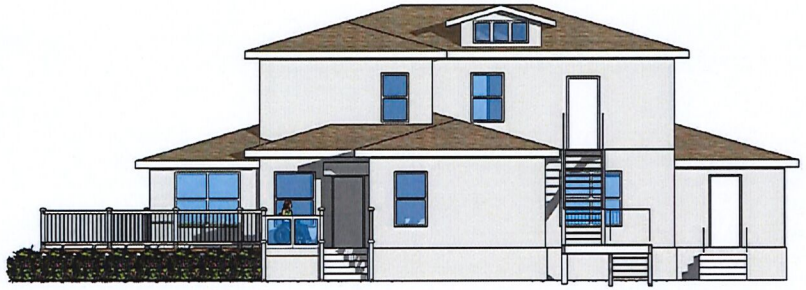
SCHEME B WEST ELEVATION

SCALE: NTS PRELIMINARY



SCHEME B SOUTH ELEVATION

SCALE: NTS PRELIMINARY



SCHEME B EAST ELEVATION

SCALE: NTS PRELIMINARY



SCHEME B NORTH ELEVATION

SCALE: NTS PRELIMINARY

PAUL OCAMPO & ASSOCIATES, LLC
ARCHITECTURE | URBAN DESIGN
PLANNING | INTERIORS
www.oastudio.net

REGISTRATIONS HELD IN THE FOLLOWING STATES:
COLORADO, FLORIDA, GEORGIA, N CAROLINA, TEXAS, MISSISSIPPI

ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

STATE OF FLORIDA
FLORIDA ARCHITECT BUSINESS LICENCE # AA26002935
ARCHITECT

REVISIONS:

Date	Description

CONTRACT DOCUMENTS FOR:

515 BUILDING BED & BREAKFAST

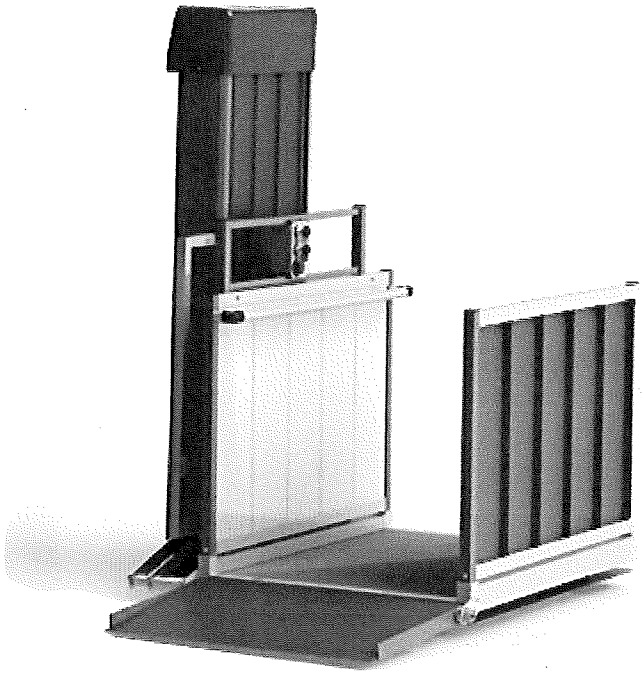
ADDRESS:
515 S INDIAN RIVER DR, FORT PIERCE, FLORIDA 34950

SCHEME B ELEVATIONS

Drawn by	CHKD	Date	Checked by
	DESIGN	Author	
	CD		
	BID		

JOB FILE NUMBER:
C-17132

A-6



Home / Doors & Windows / Exterior Doors / Patio Doors

Model # 9117172 Internet #205935247 Store SKU #1001403999



Share Save to List Print

Andersen 71 in. x 80 in. 400 Series Frenchwood Sandtone Right-Hand Sliding Patio Door, Oak Interior, Low-E SmartSun Glass

★★★★★ (1) Write a Review Ask the first question

- Wide profiles offer the authentic craftsmanship of French doors
- Stain-grade quality wood interiors are ready to finish
- Low-maintenance Perma-Shield exterior cladding protects the door

[redacted]

White Door

Choose Your Options

Sandtone

Door Size (WxH) in.

71 x 80

Door Handing

Right-Hand/Slide

Quantity - 1 +

Pick Up In Store

Unavailable at Port St Lucie-South

0 in stock

Check Nearby Stores

We'll Deliver It to You

Express Delivery

Get it fast

Schedule delivery to your home or jobsite at your convenience **for as low as $35.00**

Andersen WINDOWS • DOORS

100 SERIES



SINGLE-HUNG WINDOWS

Andersen® 100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Classic rectangular shapes are available, or use an arched top for added elegance. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

DURABLE

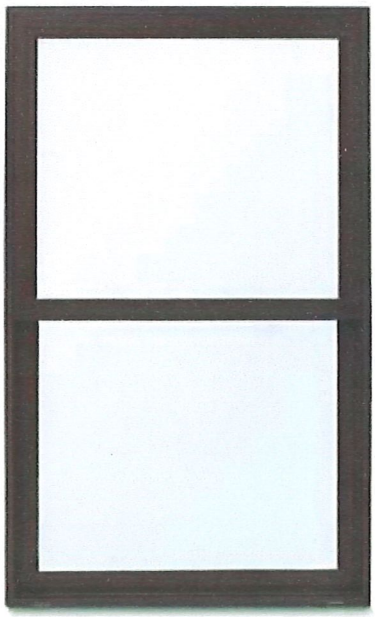
- Virtually maintenance-free
- Rigorously tested to deliver years* of smooth, reliable operation
- Fibrex material construction provides long-lasting* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel*
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water

ASK ABOUT ENERGY STAR

- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series single-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS

White | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Black

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

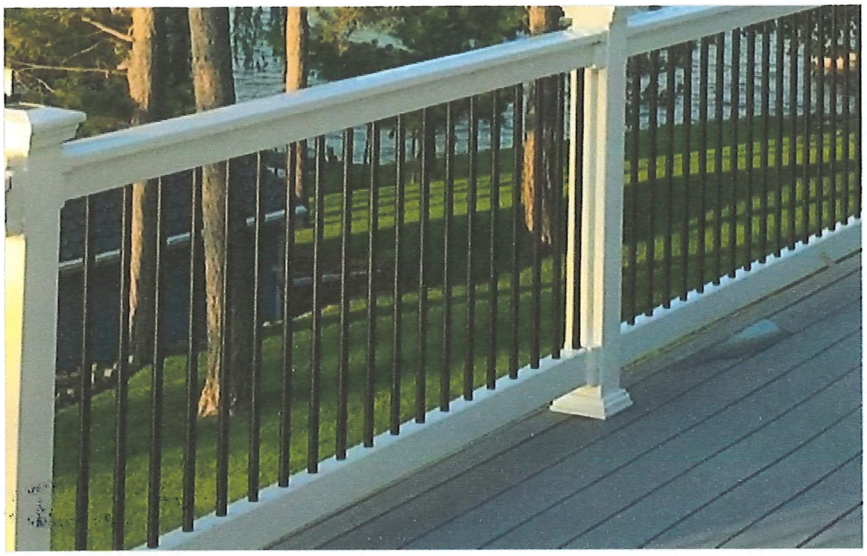
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

Vinyl Fence Wholesaler Deck Railings

WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles. / Commercial Grade / Heavy Duty / 42" X 96"

Sold by: Vinyl Fence Wholesaler

Not yet reviewed | **SKU: 15193196**



1 / 15 images

Samples Not Available

Share:



30 DAY

30 Day Money Back Guarantee

This means you get 30 days to decide if the product is right for you. Learn more

- **Get a free sample in your hands tomorrow** Learn more
- **Personalized customer care** Learn more
- **A+ rating by Better Business Bureau (BBB)**

[redacted]

See price tiers

See price tiers

In Stock

Save up to **$10** on shipping!

Other Styles:



Style: WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles.

Type: Commercial Grade / Heavy Duty

Size: 42" X 96"

Quantity:

1 kits minimum kits

Enter your quantity

Add To Cart for Shipping Rate

♥ Save to Wishlist

30 DAY

30 Day Money Back Guarantee

This means you get 30 days to decide if the product is right for you. Learn more

- **Get a free sample in your hands tomorrow** Learn more
- **Personalized customer care** Learn more
- **A+ rating by Better Business Bureau (BBB)**

Product Overview | Specifications

Product Overview

THE SUNRISE CITY
FORT PIERCE
Florida
CITY CLERK'S OFFICE

November 8, 2017

Ms. Kris Einstein
207 ½ Orange Avenue, Suite K
Fort Pierce, FL. 34950

Dear Ms. Einstein:

The City Commission of the City of Fort Pierce, Florida, on Monday, November 6, 2017 considered your application for a Conditional Use with No New Construction, submitted by Property Owner and Applicant, Crownman FL LLC to add the use of Bed and Breakfast to the existing, primary, structure located at 515 S. Indian River Drive, Fort Pierce, FL. The request was approved with the following conditions:

1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & (j) Lighting. **Please provide the lighting plan and the parking plan with the building permit.**

2) Demonstrate compliance with Florida regulations for bed and breakfasts. **Identify the meal services being provided and hours of operation**. For example, if the establishment conducts food handling or preparation beyond the scope of prepackaged food products, fresh whole fruits, cereal in individual packages, or bulk milk, juice or coffee, the facility must also meet the minimum requirements for a public food service establishment and be separately licensed for this activity.

3) The applicant identifies the maximum occupancy of the building, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units.

4) Registration of the property manager(s) accessible at all times, to resolve complaints or violations of City Code;

5) Provide a guide booklet for renters regarding local rules and public service resources to minimize conflicts;, these are available from the Code Enforcement department of the City.

6) 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.

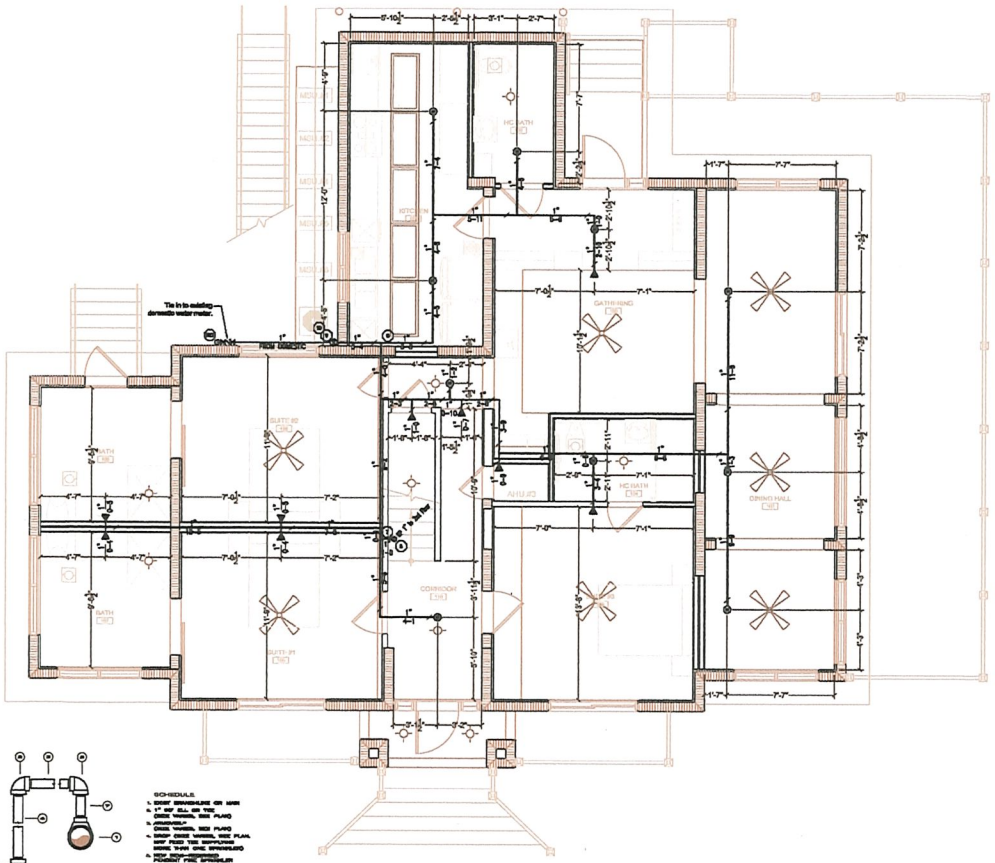
If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox
City Clerk

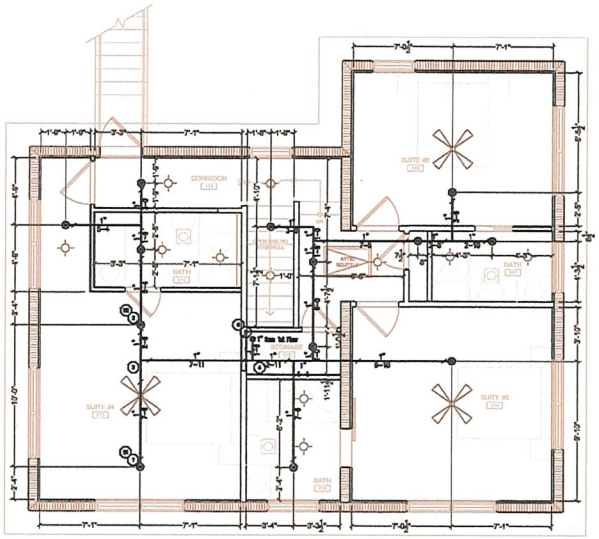
cc: Rebecca Grohall, Planning Director

Crownman FL LLC
10380 SW Village Center Drive #310
Port St. Lucie, FL. 34987



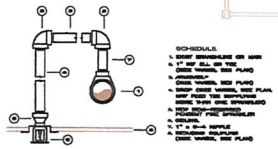
1st Floor Fire Sprinkler Plan

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



2nd Floor Fire Sprinkler Plan

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



SCHEDULE

1. SPRINKLER OR MIN
2. 1" WET FILL FOR TYPE CHECK VALVES, SEE PLANS
3. ANNUNCIATOR CHECK VALVES, SEE PLANS
4. DROP CHECK VALVES, SEE PLAN. KEEP FIXED TYPE SPRINKLERS MORE THAN ONE SPRINKLER
5. HOSE BIBB
6. HOT/COLD PUBLIC SPRINKLER
7. CEILING
8. 1" x 6-0" NIPPLE
9. RECESSED ESCUTCHEON CHECK VALVES, SEE PLANS

TYPICAL SPRINKLER DETAIL #1

* ARMOVERS PROJECTION THAN 24" IN LENGTH SHALL BE SUPPORTED BY A HANGER.

CPVC DETAILS

CPVC PIPE SIZES AND THEIR RESPECTIVE MAXIMUM ALLOWABLE LENGTHS (FEET) BETWEEN SUPPORTS

CPVC SIZE	MINIMUM TEMPERATURE ALARMS CODE PATTERN		
in.	60F to 120F	40F to 59F	0F to 39F
1/2"	3 Meter	4 Meter	4.5 Meter
3/4"	3 Meter	4 Meter	4.5 Meter
1"	3 Meter	3.5 Meter	4 Meter
1 1/4"	3 Meter	3.5 Meter	4 Meter
1 1/2"	3 Meter	3.5 Meter	4 Meter
2"	3.5 Meter	4 Meter	4.5 Meter
2 1/2"	3.5 Meter	4 Meter	See Note 1
3"	3.5 Meter	4 Meter	See Note 1
4"	3.5 Meter	4 Meter	See Note 1

NOTE 1: FOR THESE SIZES, THE DESIGNER CANNOT USE THE VALUES AS TEMPERATURES BELOW 20°F OR ABOVE ARE ALLOWED IN CODE FOR THE ABOVE MEASUREMENTS PRIOR TO PROVIDING TUBING

TABLE 1 – MAX SUPPORT SPACE, DISTANCE AND LINE SPRINKLER DROP HEIGHT

CPVC SIZE	SYSTEM PRESSURE	
in.	< 100 PSI	> 100 PSI
1/2"	6' ft.	5' ft.
3/4"	6' ft.	6' ft.
1"	7' ft.	6' ft.
1 1/4"	7' ft.	7' ft.
1 1/2"	7' ft.	7' ft.
2"	8' ft.	7' ft.
2 1/2"	9' ft.	8' ft.
3"	9' ft.	8' ft.
4"	9' ft.	8' ft.

ALL BLAZEMASTER CPVC PIPE SHALL BE INSTALLED AS REQUIRED BY MANUFACTURER

TRANSITION DIFFERENT MATERIAL

SUPPORT DISTANCE SPACING

1st Floor Fire Sprinkler Plan

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

NFPA 13D (2013) 6.6.2*
THE BATHROOM AREA DOES NOT EXCEED 55 SQ.FT
(WALL & CEILING ARE OF NON-COMBUSTIBLE MATERIAL PROVIDING A 15-MIN. THERMAL BARRIER.

NFPA 13D (2013) 6.6.3*
IN BUILDINGS SPRINKLED IN ACCORDANCE WITH NFPA 13, CLOSETS LESS THAN 12ft² IN AREA IN INDIVIDUAL DWELLING UNITS SHALL NOT BE REQUIRED TO BE SPRINKLED. CLOSETS THAT CONTAIN EQUIPMENT SUCH AS WASHERS, DRYERS, FURNACES OR WATER HEATERS SHALL BE SPRINKLED REGARDLESS OF SIZE.

SCOPE OF WORK

THIS AN EXISTING BUILDING TO BE CONVERTED TO A (6) UNIT BED & BREAKFAST.

SCOPE OF WORK IS TO INSTALL A NEW RESIDENTIAL FIRE SPRINKLER SYSTEM, CONSISTING OF (32) NEW FIRE SPRINKLERS.

SYSTEM IS DESIGNED FOR:

RESIDENTIAL OCCUPANCY:
FIRE SPRINKLER SPACING 256 SQ.FT MAX (16 X 16 SPACING MAX)

HYDRAULIC-SYSTEM

This building is protected by a Hydraulically Designed Automatic Sprinkler System

Location:	SUITE #4 - SECOND FLOOR
No. of Sprinklers	2 HEADS
Basis of Design	NFPA 13D
1. DENSITY	.05 GPM/SQ.FT.
2. DESIGN AREA OF DISCHARGE	265 SQ.FT.
3. HOSE ALLOWANCE	0 GPM
Basis of Design	
1. GPM DISCHARGE	25.947 GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER	30.315 PSI
3. CLASS/COMMODITY	RESIDENTIAL

TOTAL LIFE SAFETY CORPORATION

MATERIAL NOTES

ALL PIPING & FITTINGS SHALL BE AS FOLLOWS:

1. CPVC BLAZEMASTER (ASTM F 442)
2. ALLIED "XL" (ASTM A 135) (SIZES 1"AND UP TO 3")
3. SCH.10 (ASTM A 135) (SIZES 4"AND UP TO 12")
4. CAST IRON THREADED FITTINGS, CLASS 125 AND 250 (ASME B16.4)
5. MALLEABLE IRON THREADED FITTINGS, CLASS 150 AND 300 STEEL (ASME B16.3)
6. ALL GROOVED COUPLINGS ARE TO BE RIGID WITH EXCEPTION OF THOSE LOCATIONS OUTLINED IN NFPA 13 (ED:2013)

ALL UNDERGROUND PIPING & FITTINGS SHALL BE AS FOLLOWS:

1. PLASTIC POLYVINYL CHLORIDE (PVC) C900-DR14 (SIZES 4" AND UP TO 12")

GENERAL NOTES

1. THE SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 13R,-(ED:2013) AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
2. ALL CONTROL VALVES, FLOW DEVICES & SWITCHES SHALL BE PROPERLY IDENTIFIED AND ELECTRONICALLY SUPERVISED PER NFPA 13-2.7.3. (SUPERVISION BY OTHERS)
3. ALL HANGER COMPONENTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 13-SECTION 9.1,
4. WHERE ADDITION OR MODIFICATION IS MADE TO AN EXISTING SYSTEM AFFECTING MORE THAN 20 SPRINKLERS, THE NEW PORTION SHALL BE ISOLATED AND TESTED AT NOT LESS THAN 200 PSI (13.8 bar) FOR 2-HOURS PER NFPA13-24.2.1.5
5. MODIFICATIONS THAT CANNOT BE ISOLATED, SUCH AS RELOCATED DROPS, SHALL NOT REQUIRE TESTING IN EXCESS OF SYSTEM WORKING PRESSURE.
6. ELECTRICAL WIRING FOR DEVICES AND ANY PAINTING OF THE PIPE THAT MAY BE REQUIRED SHALL BE BY OWNER OR OTHERS.
7. THE EMERGENCY SPARE HEAD CABINET(s) TO BE INSTALLED, PROVIDE HEADS & WRENCHES AS REQUIRED PER NFPA 13-6.2.9.

DESIGN CRITERIA	
SYSTEM NO.	SUITE #4
HAZARD	RESIDENTIAL
SPACING	MAX 256 sq.ft.
K FACTOR	4.9
INSIDE HOSE	0 gpm
OUTSIDE HOSE	0 gpm
RACK GPM	0 gpm
HYDRAULIC DESIGN SYSTEM	
NO. OF SPRINKLERS	2
DENSITY	.05
DESIGN AREA	265 sq.ft.
GPM DISCHARGE	25.947 gpm
RESIDUAL PSI AT	30.315 psi
BASE OF RISER	

TYPE OF SPRINKLERS

SYMBOLS	QTY.	SIZE	TEMP	SIN	K	FINISH	ESC.
⊕	23	1/2"	155°	VG7332	4.9	WHITE	3/8
◁	9	1/2"	155°	VG7444	4.2	WHITE	3/8
SPARE HEAD	32						

WATER FLOW DATA

ADDRESS:	
DATE:	
INFO BY:	
STATIC:	
RESIDUAL:	
FLOW:	

Crownman Bed & Breakfast

515 South Indian River Drive
Fort Pierce, Florida 34950

Total Life Safety Corporation
1045 N.E. Industrial Boulevard
Jensen Beach, Florida 34957
(772) 600-4660
LIC # FPC12-000069

Revisions:
ISSUE FOR PERMIT – 07/01/2018

BED & BREAKFAST
FIRE SPRINKLER PLAN

SPRINKLERS ON JOB: 32
A.H.J.: FORT PIERCE

Design: A. GONZALEZ
Review: B. POLHEMUS
Scale: 1/4" = 1'-0"
Date: 07-01-2018

Sheet No:
FP-1
OF 1


V-4572
500
500
8" PVC Lined No
507
507
505
505 South 2nd Street FBI
71-41
509
509
6" VCP Lined No
6" CIP
8" VCP Lined No
510 South 2nd Street
519
512
519
71-42
In City Limits
S 2ND St
12" CIP
S INDIAN RIVER DR
6" CIP
519
519 South Indian River Drive
512
519
519 South 2nd Street
H-1184
V-3915
71-44
H-714
71-43
EASTER AVE
601 South 2nd Street
601
V-1595
Water Gate Valve
Water Meter
Active Fire Hydrant
Active Water Service
Active Water Main
Sewer Valve
Lift Station
Manhole
Active Sewer Service
Active Force Main
Active Gravity Main
Gas Meter
Active Gas Main
Clean Out
FPUA Utility Map
By: Name
Date: 5/9/2017
1" = 51 '
N
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401
401
411
411
417
426
500
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507
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607
71-38
71-37
71-41
71-42
71-43
71-44
DELAWARE AVE
EASTER AVE
2ND ST
S INDIAN RIVER DR
8" VCP Lined: Yes
8" PVC Lined: No
8" VCP Lined: No
6" VCP Lined: No
115 ft
2 1/2 ft
39 ft
3 ft
156 ft
161 ft
166 ft
2 1/2 ft
209 Ft
2 1/2 ft
316 ft
C/O
C/O
Water Gate Valve
Water Meter
Active Fire Hydrant
Active Water Service
Active Water Main
Sewer Valve
Lift Station
Manhole
Active Sewer Service
Active Force Main
Active Gravity Main
Gas Meter
Active Gas Main
Clean Out
FPUA Utility Map
By: Name
Date: 3/7/2018
1 " = 85.2 '
N
W
E
S

Detail by Entity Name

Florida Limited Liability Company
CROWNMAN FL LLC

Filing Information

Document Number	L16000218307
FEI/EIN Number	81-4574633
Date Filed	12/01/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/19/2016
Event Effective Date	NONE

Principal Address

10380 SW VILLAGE CENTER DR #310
PORT ST LUCIE, FL 34987

Mailing Address

10380 SW VILLAGE CENTER DR #310
PORT ST LUCIE, FL 34987

Registered Agent Name & Address

BRETT, WALTER
10380 SW VILLAGE CENTER DR #310
PORT ST LUCIE, FL 34987

Authorized Person(s) Detail

Name & Address

Title AMBR

BRETT, WALTER
10380 SW VILLAGE CENTER DR #310
PORT ST LUCIE, FL 34987

Title AMBR,VP

BRETT, CHERYL
10380 SW VILLAGE CENTER DR #310
PORT ST LUCIE, FL 34987

Annual Reports

Report Year	Filed Date
2017	03/15/2017
2018	03/26/2018

Document Images

03/26/2018 -- ANNUAL REPORT	View image in PDF format
03/15/2017 -- ANNUAL REPORT	View image in PDF format
12/19/2016 -- LC Amendment	View image in PDF format
12/01/2016 -- Florida Limited Liability	View image in PDF format

SAMPLE MENU

2 EGGS COOKED YOUR WAY HASHBROWN OR GRITS CHOICE OF BACON, SAUSAGE AND TOAST OR BUSCUIT

2 EGGS COOKED YOUR WAY HASHBROWNS OR GRIT CHOICE OF TOAST OR BISCUIT

SHORT STACK PANCAKES

YOGURT WITH FRESH FRUIT

FRESH FRUIT BOWL

AL CARTE

1 EGG

2 EGG

2 BACON

2 SAUSAGE

BISCUIT

TOAST

HASHBROWN

GRITS

HAM SANDWICH LETTUCE TOMATO PICKLE

TURKEY SANDWICH LETTUCE TOMATO PICKLE

BLT

CHOCOLATE CHIP COOKIES

APPLE PIE

CHOCOLATE CAKE

CHOCOLATE BROWNIE

ICE CREAM VARIOUS FLAVORS

COKE/DIET COKE

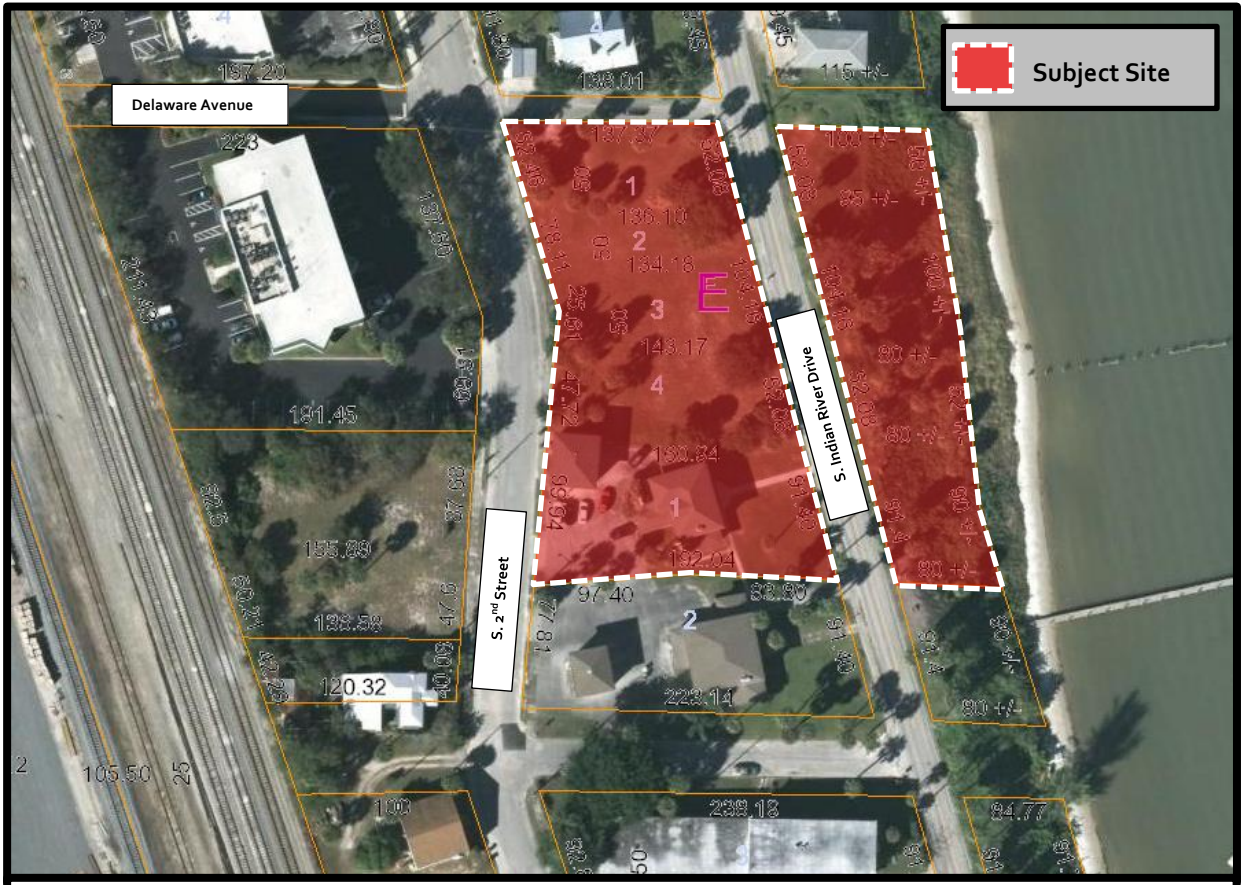
ICED TEA SWEET/UNSWEET

COFFEE

MILK

ORANGE JUICE

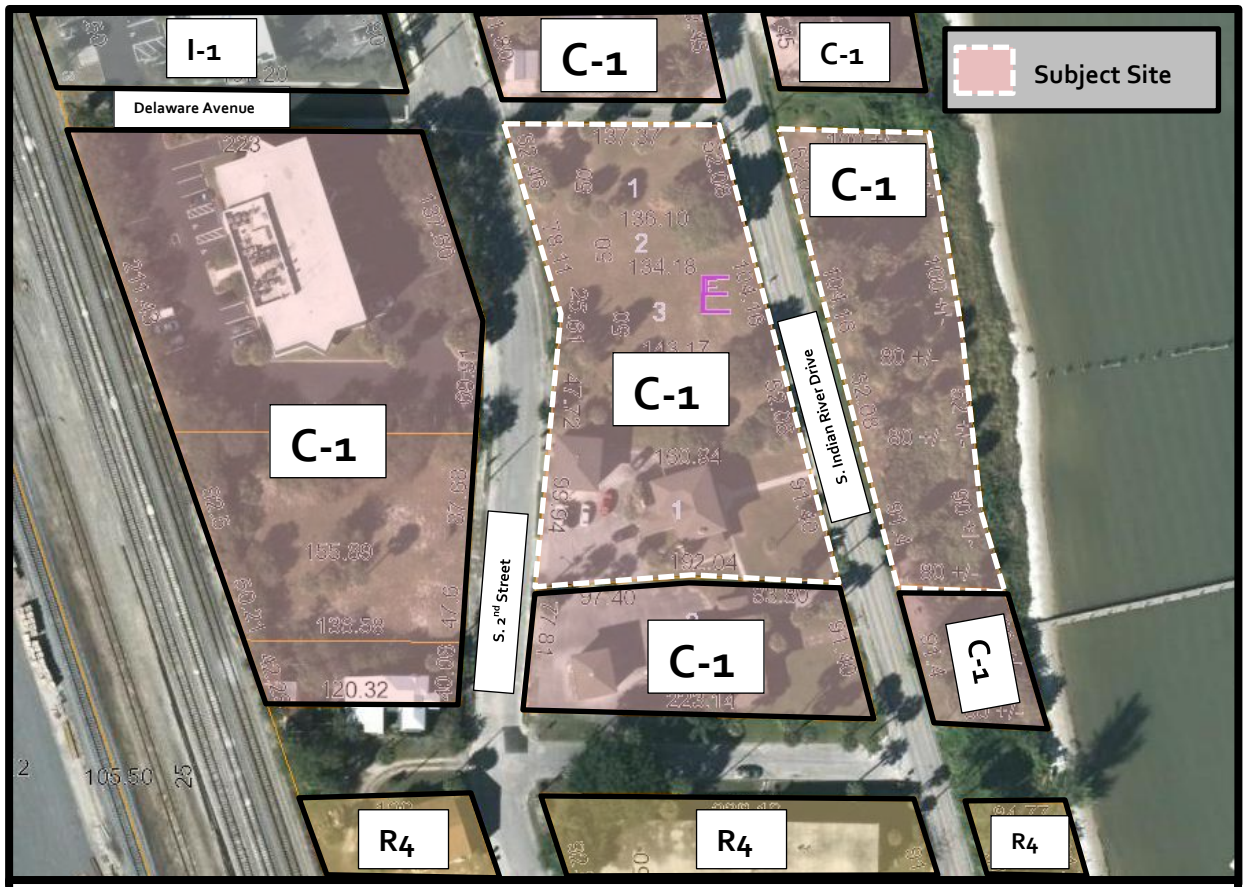
LEMONADE



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use with New Construction
515 S. Indian River Drive
Aerial Map

N
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THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use with New Construction
515 S. Indian River Drive
Zoning Map

N
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

March 21, 2019

Kris Einstein
207 ½ 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
Florida
ENGINEERING DEPARTMENT

RECEIVED
MAR 20 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : 515 South Indian River Drive – Crownman Bed and Breakfast Conditional Use w/ New Construction - TRC No. 19-04000003

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:

- [x] Conditional Use Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Approval of Conditional Use
- [ ] 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

Q:\ENGINEERING\Site Development Projects\Addresses\515 Indian River Drive\Conditional Use with Construction\Submittal No. 1 - 030819\CU Approval Memo - 031919.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

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

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.

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 athttp://www.slcfd.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.**

To: Brandon Creagan
Planning Department

From: Kris Einstein
Agent for Crownman

March 25, 2019

RE: Reponses 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 Departments 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 1st 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.

Planning Board **6.d.**

Meeting Date: 04/09/2019

Information

REQUESTED ACTION

Waiver of Distance - The Truth Restaurant - 1721 Avenue D

LOCATION

1721 Avenue D

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

The requested Waiver of Distance is not consistent with the Comprehensive Plan, and does adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for **denial** of the requested Waiver of Distance for a 2COP Alcoholic Beverage License for the proposed establishment.

Attachments

Staff Report
Application
Property Card
Aerial Map
Zoning Map
Narrative
Site Plan Part 1
Site Plan Part 2
Floor Plan
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 03/29/2019 01:57 PM

Final Approval Date: 04/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Guerra, AICP, Interim Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Waiver of Distance – 2COP Alcohol License**
The Truth Restaurant
1721 Avenue D

DATE: April 2, 2019

STAFF REPORT

Owner: Alia Qasem
103 SW Essex Drive
Port St Lucie, FL 34984

Applicant: Vincent Barnett
2000 N 60th Street
Fort Pierce, FL 34942

Requested Action: Approval of a Waiver of Distance for an alcoholic beverage license

Type of License: 2COP – Beer and Wine; sale for on premises consumption

Name of Establishment: The Truth Restaurant

Site Location: 1721 Avenue D

Parcel ID: 2409-601-0013-000-0

Current Zoning: C-2, Neighborhood Commercial Zone

Future Land Use: Neighborhood Commercial (NC)

Surrounding Zoning:

North	East	South	West
C-2	C-2	C-2	C-2

Utilities: FPUA

Staff Analysis:

Request
The Truth Restaurant is a restaurant which is seeking to sell beer and wine for consumption on-premises. The restaurant opened in the place of the Chef Griot Restaurant for operation within the year 2018. Prior to the Chef Griot Restaurant; the subject site was operated by Mr. Vincent Barnett and occupied by The Spot Jamaican Restaurant. The restaurant is located at the southeast corner of Avenue D and North 18th Street.

The request is to secure a 2COP – Beer and Wine License to offer sale of alcohol, at the subject location, for consumption on-premises. Section 3-7 of the City Code restricts the sale or distribution of sealed alcoholic beverages for consumption on the premises where the establishment is located within 1,600 feet of a church, school, or other licensed establishments; unless a Waiver of Distance is granted.

The applicant is requesting the waiver based upon the presence of churches that are located within 1,600 feet of the proposed site. City Code Section 3-11 of the City Code specifies that a waiver of distance shall be granted only if it does not adversely affect community health, safety or general welfare and that the following are considered:

a. The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises, as well as churches and schools;

The proposed establishment is located approximately 245 ft. from Apostle Faith Church of Jerusalem, approximately 590 ft. from Triumph the Church and Kingdom, and approximately 1,200 ft. from Plant a Seed Ministries.

b. Whether adequate parking and landscaping for the facility are provided so as to meet the requirements set forth in sections 22-59 through 22-61;

The existing plaza site contains adequate parking and landscaping to meet City Code.

c. Whether the facility is physically separated or well buffered from all adjacent residentially zoned areas;

The site is not well buffered from adjacent residential areas.

d. Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhoods;

This property is accessible from Avenue D. It would not be necessary for either customer or commercial vehicles to pass through residentially zoned areas.

e. Whether, if the facility is located within sixteen hundred (1,600) feet of a church or school, it will generate traffic which may adversely affect the safety of persons attending such church or school.

The establishment is located approximately 245 ft. from Apostle Faith Church of Jerusalem, approximately 590 ft. from Triumph the Church and Kingdom, and approximately 1,200 ft. from Plant a Seed Ministries and is not located within 1,600 feet of a school.

Section 3-14 of the City Code states that an applicant holding a 2-COP license must be engaged in conducting a bona fide restaurant operation. The code further states that such a restaurant must:

a. Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

b. Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

c. Have permanent kitchen facilities located within the premises in which meals are regularly prepared for service to patrons of the establishment.

The restaurant, with seating for approximately 30 people; will serve lunch and dinner meals. There are three (3) employees; Mr. Vincent Barnett and two (2) part-time employees. The hours of operation are 11am to 10pm (Monday through Friday) and 11am to 11pm (Saturday and Sunday). It is understood by the applicant that service of alcohol is to be with meals only.

In the Fall of 2015, Code Enforcement received multiple complaints from the Fort Pierce Police Department due to The Spot Jamaican Restaurant operating as a night club and a bottle club as they did not have a license to sell alcohol. The primary parties associated with this business were Alia Qasem and Vincent Barnett, who are the applicants for the waiver of distance. A code enforcement action was initiated on 9/11/2015 with a hearing held before the Special Magistrate. The Special Magistrate ultimately found The Spot Jamaican Restaurant and Mr. Vincent Barnett guilty of all the aforementioned violations. Based on this and the safety of the community due to the applicant's previous disregard for the neighbors by playing loud and disruptive music and the other nuisance conditions evidenced by the large crowds, late night operations and ultimately an employee of the establishment being shot; staff recommends denial of the request for a waiver.

Technical Review Committee:

All affected City Departments have reviewed the proposed Waiver of Distance and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant are provided for review.

Staff Recommendation:

The requested Waiver of Distance is not consistent with the Comprehensive Plan, and does adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for **denial** of the requested Waiver of Distance for a 2COP Alcoholic Beverage License for the proposed establishment.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

WAIVER OF DISTANCE

Property address or Location 1721 Avenue D. Fort Pierce FL 34950

Parcel ID #(s) 2409-601-0013-000-0

Project description Add Beer & Wine Licenses

Alia Qasem	President / Vincent Barnett
Property Owner(s)	**Applicant/Representative, Title, Company**
103 SW Essex Dr.	2000 N 60th St.
Street Address	Street Address
Port St. Lucie FL 34984	Fort Pierce FL 34947
City State Zip	City State Zip
772-905-7913	561-856-3823
Phone Number	Phone Number
qasem-alia@yahoo.com	boost-phones@yahoo.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 15th day of January 2019, by Alia Qasem who is personally known to me or has produced FL DL's as identification.

Signature of Notary

(SEAL)

SAVITRI GARCIA
Notary Public - State of Florida
Commission # FF 968265
My Comm. Expires Apr 1, 2020

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☐ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ☑ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ☑ Complete, notarized

Application Type:

- ☐ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ☑ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ☐ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ☐ 4 COP: Beer, Wine & Liquor/On-Premises Consumption

Business Information:

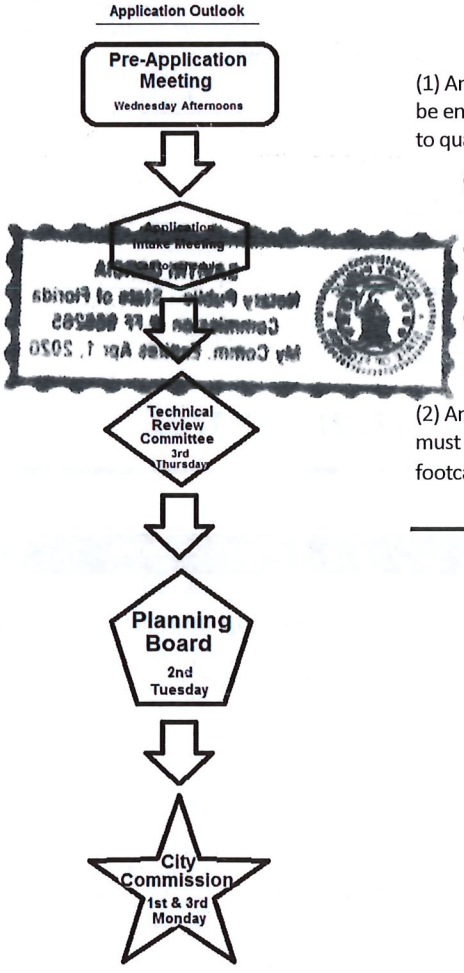
- ☒ New Business
- ☐ Transfer from:_____ Open since:_____
  address *year*

Building Size 1,200 sf Maximum Occupancy 50 Total Seating 28 Parking Spaces 18

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9 to 12	9 to 12	9 to 12	9 to 12	9 to 12	9 to 12	9 to 12

Application Outlook



Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	1721 Avenue D
Parcel ID:	2409-601-0013-000-0
Account #:	21681
Map ID:	24/09N
Use Type:	2100
Zoning:	NEIGHBORHO
City/County:	Fort Pierce

Ownership

Alia Qasem
103 SW Essex DR
Port St Lucie, FL 34984

Legal Description

COURTNEY TERRACE S/D LOT 13-LESSST- (OR 3833-1549)

Current Values

Just/Market Value:	$85,700
Assessed Value:	$85,700
Exemptions:	$0
Taxable Value:	$85,700

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF):	1,364
Gross Sketched Area (SF):	1,364
Land Size (acres):	0.16
Land Size (SF):	6,875

Sale History

Date:	Feb 3, 2016
Book/Page:	3833 / 1549
Sale Code:	0002
Deed:	WD
Grantor:	Hillengas Joseph
Price:	$105,000
Date:	May 20, 2010
Book/Page:	3204 / 2645
Sale Code:	0111
Deed:	CT
Grantor:	Jerger Cathy M
Price:	$100
Date:	Feb 1, 2007
Book/Page:	2759 / 0969
Sale Code:	XX01
Deed:	WD
Grantor:	Robinson Cathy M

Price:	$100
Date:	Jun 28, 2005
Book/Page:	2389 / 0766
Sale Code:	XX01
Deed:	QC
Grantor:	Robinson Louise O
Price:	$100
Date:	Nov 1, 1998
Book/Page:	1188 / 2572
Sale Code:	XX01
Deed:	WD
Grantor:	RNBF COMPANY
Price:	$15,000
Date:	Jul 10, 1998
Book/Page:	1159 / 1403
Sale Code:	XX01
Deed:	WD
Grantor:	RIVERSIDE NATIONAL BANK OF FLA
Price:	$100
Date:	Mar 30, 1995
Book/Page:	0950 / 1376
Sale Code:	XX01
Deed:	CT
Grantor:	George Porter
Price:	$100
Date:	Aug 6, 1993
Book/Page:	0854 / 0042
Sale Code:	XX01
Deed:	WD
Grantor:	RIVERSIDE NATIONAL BANK OF
Price:	$27,700
Date:	Apr 11, 1991
Book/Page:	0736 / 1968
Sale Code:	XX01
Deed:	DE
Grantor:	
Price:	$40,000

Building Information (1 of 1)

Finished Area: 1,364 SF

Gross Sketched Area: 1,364 SF

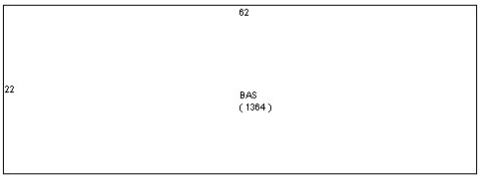
Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: STRL	Year Built: 1977	Frame:
Grade: Y_D-	Effective Year: 1977	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%





Special Features and Yard Items

Type:	CHAINLINK 6'
Quantity:	1
Units:	100
Year Built:	1960
Type:	BARB WIRE
Quantity:	1
Units:	100
Year Built:	1960
Type:	ASP2 LOW
Quantity:	1
Units:	2500
Year Built:	1960
Type:	WOOD FEN 6'
Quantity:	1
Units:	102
Year Built:	2016

Current Year Values

Current Values Breakdown

Building:	$78,800
Land:	$6,900
Just/Market:	$85,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$85,700
Exemption(s):	$0
Taxable:	$85,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2001	0041	3	Fort Pierce Stormwater Charge	$162.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	F99-0001011
Issue Date:	Nov 19, 1999
Description:	Alterations/Remodeling
Amount:	$2,800
Fee:	$0
Number:	F93-000789
Issue Date:	Jul 16, 1993
Description:	Fence
Amount:	$1,600
Fee:	$1,600
Number:	FE200758
Issue Date:	Mar 26, 2007
Description:	Wood Fence
Amount:	$1,000
Fee:	$50
Number:	TT200620
Issue Date:	Mar 26, 2007
Description:	Unknown
Amount:	$24,000
Fee:	$300
Number:	RF20052302
Issue Date:	Jul 13, 2005
Description:	Roof
Amount:	$2,450
Fee:	$50
Number:	BP11-2590
Issue Date:	Oct 25, 2011
Description:	Roof
Amount:	$5,750
Fee:	$80
Number:	BP15-0381
Issue Date:	Mar 5, 2015
Description:	Plumbing
Amount:	$500
Fee:	$165
Number:	BP15-0831
Issue Date:	Apr 9, 2015
Description:	Electric
Amount:	$500
Fee:	$155
Number:	BP16-1199
Issue Date:	Apr 28, 2016
Description:	Fence
Amount:	$1,700

Fee:	$0
Number:	BP16-0936
Issue Date:	Apr 7, 2016
Description:	Plumbing
Amount:	$600
Fee:	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

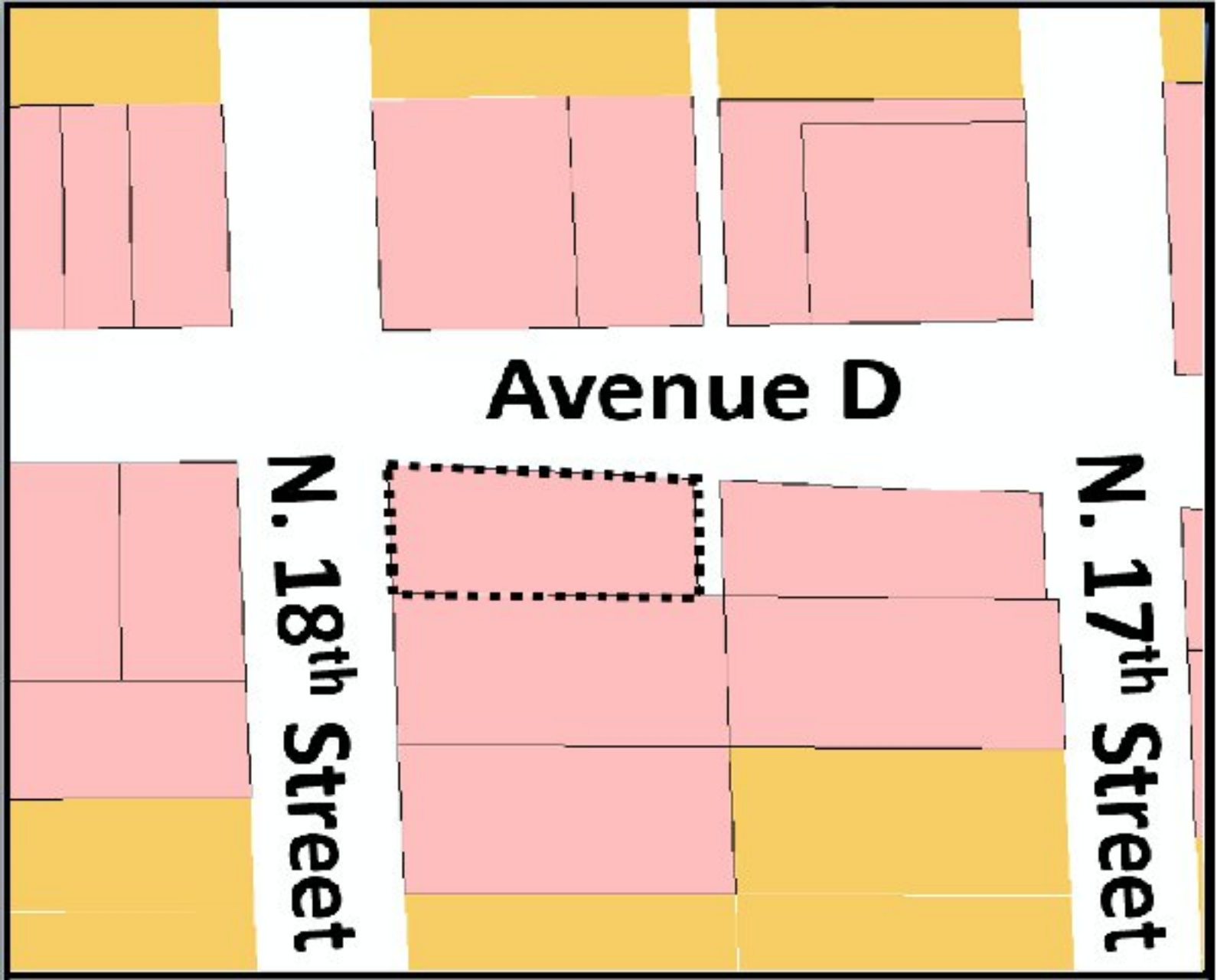
This information is believed to be correct at this time but it is subject to change and is not warranted.
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Waiver of Distance
The Truth Restaurant
1721 Avenue D

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



N

W E

S

Waiver of Distance
The Truth Restaurant
1721 Avenue D

THE SUNRISE CITY FORT PIERCE Florida

R-4 = C-2 =

Zoning Map

The Truth Caribbean Restaurant LLC
1721 Ave D
Fort Pierce FL 34950

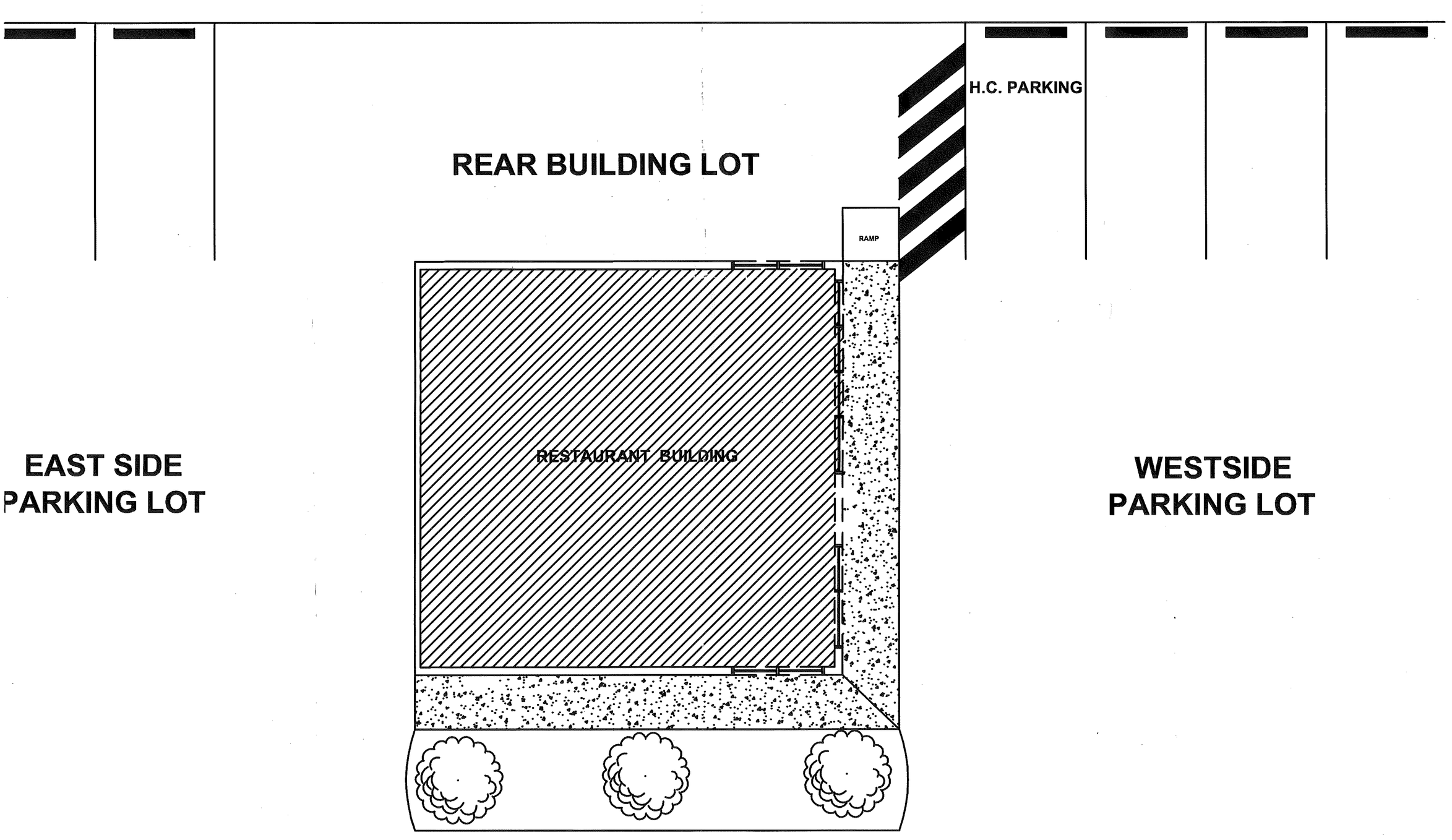
To Whom It May Concern,

I Vincent Barnett am the owner of "The Truth Caribbean Restaurant" and am applying to add beer and wine for sit down customers to enjoy dinning at my establishment. I offer Caribbean style food delicacies and my customers would love to enjoy beer and wine while treating themselves to a delicious meal. Here at The Truth Caribbean Restaurant we have 12 parking spaces available for customers. I appreciate all help with getting this request approved as it is a major addition in growing my business to being one of the best well know Caribbean style restaurants around the area. Please contact me if you have any questions or concerns at 561-856-3823. I look forward to hearing from you.

Thank You

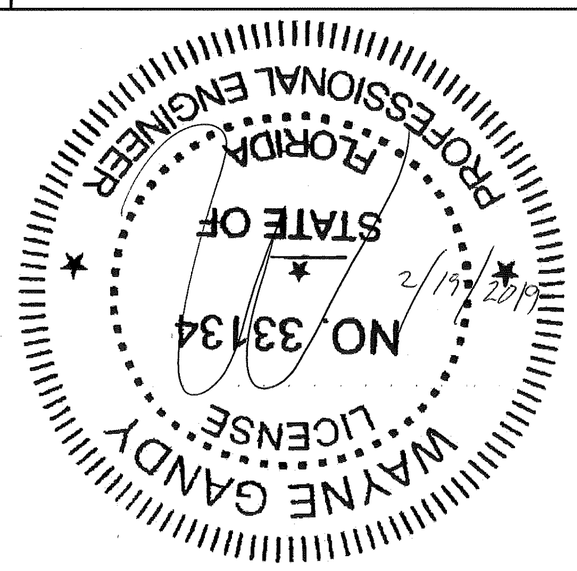
x Vincent Barnett

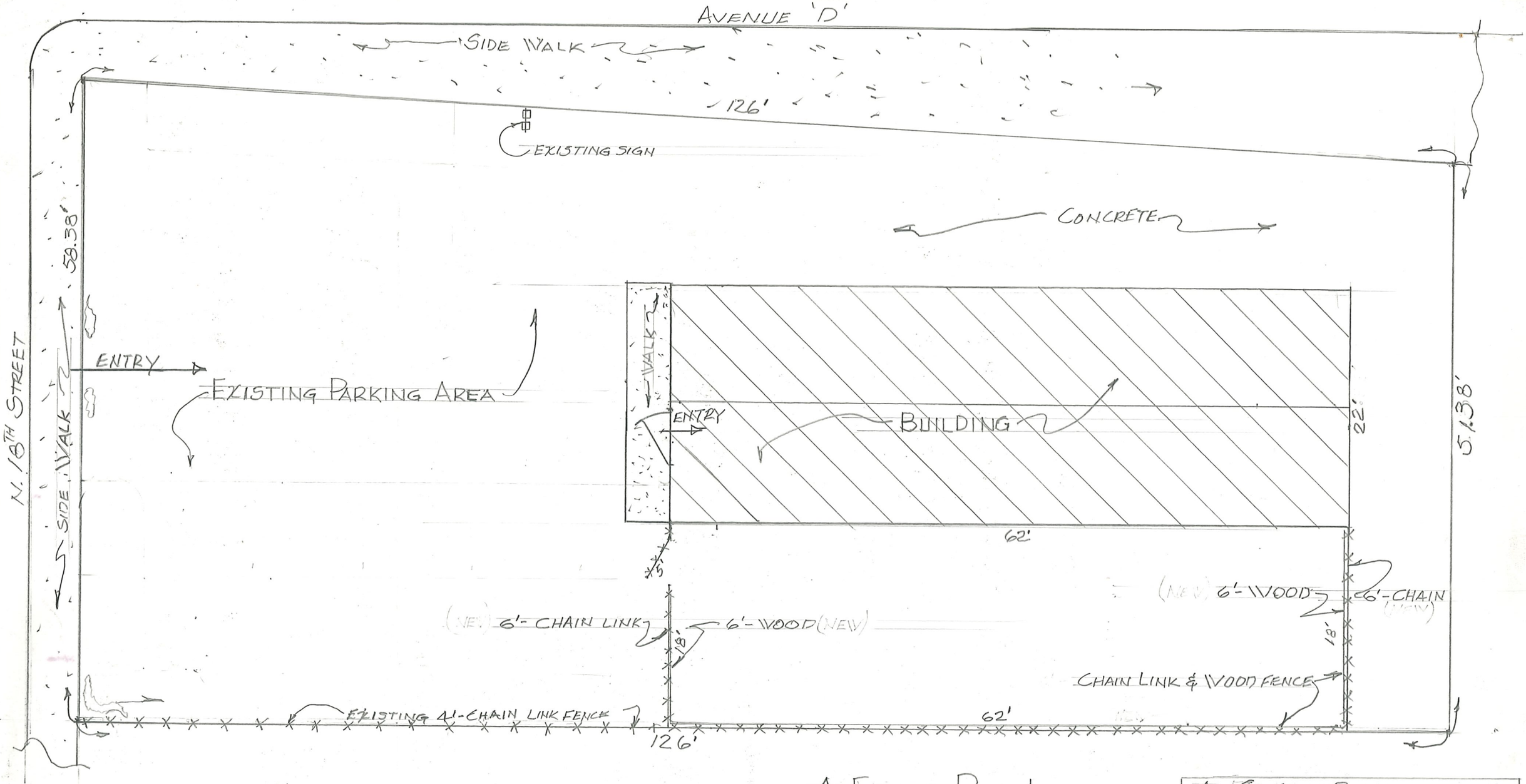
Vincent Barnett
Owner



1721 AVENUE D FORT PIERCE, FL.

DRAWN BY	James Taylor
CHECK BY	Wayne Gandy



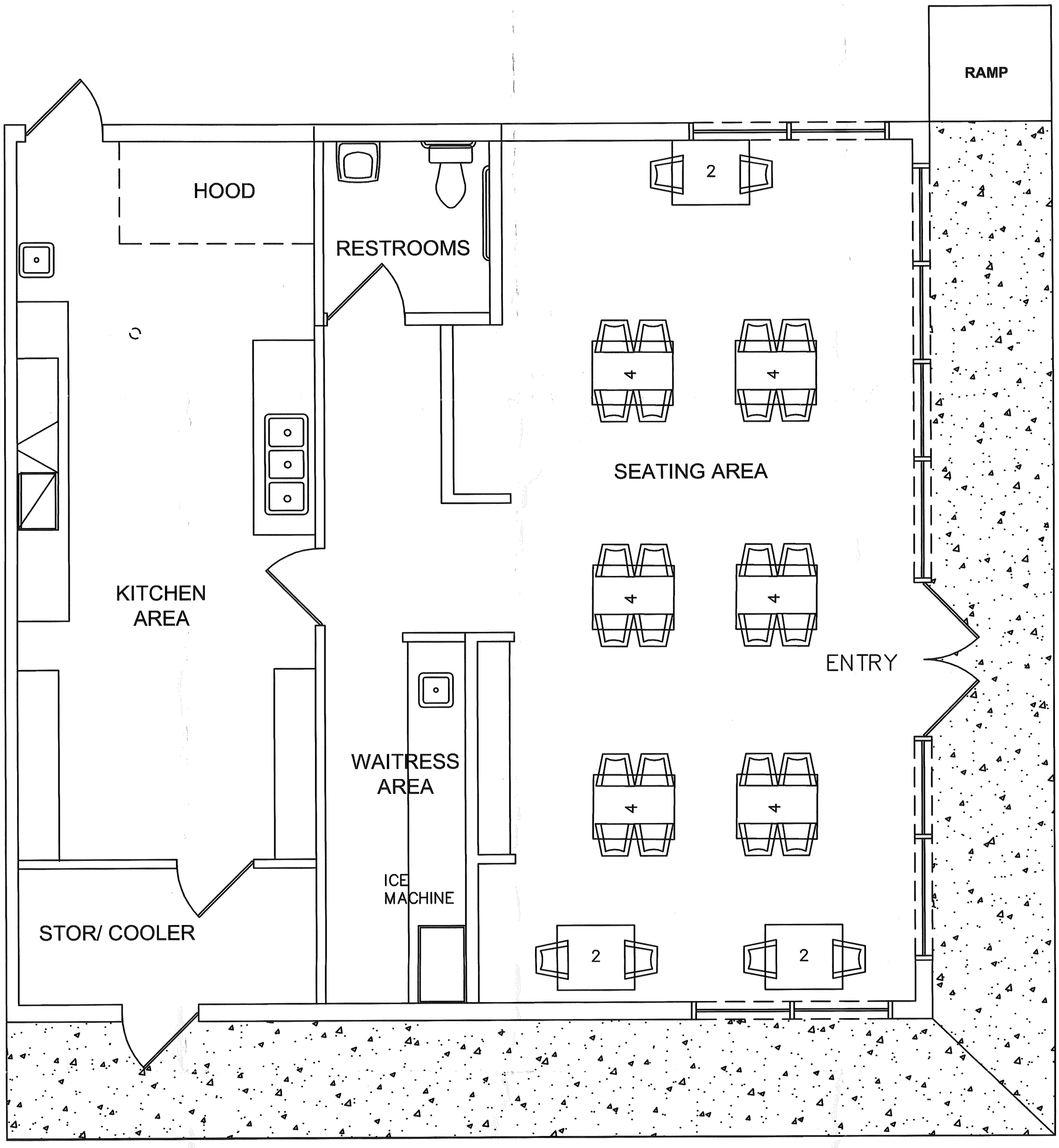


A FENCE PLAN.

SCALE: 1" = 10'-0"

A SITE PLAN FOR
ALIA QASEM AT
1721 AVENUE 'D', FORT PIERCE, FL

DATE:	DRAWN BY	SHEET:
2-22-19	BENNETT, L.	1 OF 1



1721 AVENUE D
GEORGE AND ASSOCIATES
FORT PIERCE, FL.

DRAWN BY	James Taylor
CHECK BY	Waynie Gandy

PROFESSIONAL ENGINEER
STATE OF FLORIDA
WAYNE GANDY
LICENSE
NO. 33134
2/19/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Vincent Barnett
2000 N. 6oth Street
Fort Pierce, FL. 34942

Re: Waiver of Distance – The Truth Restaurant – 1721 Avenue D

Dear Mr. Barnett,

The following are comments from the Planning Department's review of the application for a Waiver of Distance application in the C-2, Neighborhood Commercial Zone (Please Provide a Written Response and any revisions to all responsible Departments by March 29th to be placed on the April 9th Planning Board Agenda):

1) Due to previous code violations at this subject property; staff warns that bottle clubs are not allowed within the City of Fort Pierce.

2) Please re-submit one detailed Site Plan with the dimensions of parking spaces, handicap parking, landscaping locations, and the lot line boundary of the subject property.

3) Per City Code Section 22-60 Off-Street Parking and Loading; (c) Design standards. (1) Off-street parking space size. Each off-street parking space shall be at least nine and one-half (9½) feet wide (except required spaces for the handicapped shall be at least twelve (12) feet wide and nineteen (19) feet deep and have a minimum vertical clearance of at least nine (9) feet).

4) Per City Code Section 22-60 Off-Street Parking and Loading; (j) Lighting. d. For a use involving on premises consumption of alcoholic beverages, as provided in Section 3-7, a minimum of three (3) footcandles. (Please provide a Photometrics/Lighting Plan).

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

Vennis Gilmore
Planning Analyst

Project: #19-08000001 The Truth Restaurant – Waiver of Distance – 1721 Avenue D SB Comments
SANDERS, MARVIN E.
to:
Vennis Gilmore
03/08/2019 01:53 PM
Cc:
"Alicia Rosenthal"
Hide Details
From: "SANDERS, MARVIN E." <marvin.sanders@stlucieschools.org>
To: "Vennis Gilmore" <vgilmore@city-ftpierce.com>
Cc: "Alicia Rosenthal" <arosenthal@City-FtPierce.Com>

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
Temporary office
582 NW University Blvd., Ste 500
Port St. Lucie, FL 34986

cell 772.216.5755

RECEIVED
MAR 08 2019
CITY OF FORT PIERCE
PLANNING & ZONING

OUR CHILDREN
OUR TEACHERS
OUR SAFETY
OUR FUTURE
St. Lucie PUBLIC SCHOOLS

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

RECEIVED
MAR 13 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TECHNICAL REVIEW PROJECT # 19-08000001

The Truth Restaurant – Waiver of Distance – 1721 Ave. D

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved - Please note: FPUA can provide rental lighting should the customer have to add site lighting to meet code. We do not complete photometric studies, but will work with their engineer should they pursue FPUA lighting.

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

RECEIVED
MAR 13 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : **Vennis Gilmore, Planning Analyst**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **TRC # 19-08000001 – 1721 Ave D – Waiver of Distance**

DATE : **March 12, 2019**

Code Enforcement has the following comments:

In the Fall of 2015, Code Enforcement received multiple complaints from the Fort Pierce Police Department due to The Spot Jamaican Restaurant operating as a night club and a bottle club as they did not have a license to sell alcohol. The primary parties associated with this business were Alia Qasem and Vincent Barnett, who are the applicants for the waiver of distance. A code enforcement action was initiated on 9/11/2015 with a hearing held before the Special Magistrate.

At the hearing, testimony was given that their business, which was for a café without alcohol, remained open until 3:00 AM or 4:00 AM and that they provided music to dance to while waiting for their food. However, the music was loud enough to generate complaints from neighbors. In addition to the multiple calls for serve due to the music, the FPPD responded to a complaint of a large crowd at this location at 2:30 AM. They observed a cooler with beer and wine coolers and alcohol bottles with mixers on the bar...they did not observe any food being served. On another occasion Mr. Swoope, who managed the after hour operations, was shot.

The Special Magistrate ultimately found the The Spot Jamaican Restaurant and Vincent Barnett guilty of the following:

- Allowed alcohol to consumed on the premises without a BTR or license from the state.
- The manner in which the business was operated represented a bottle club, which is prohibited within the City.
- Such activities cause a disturbance with a representative of the owner to be injured in a shooting

The owners of the property and business willingly and blatantly disregarded rules related to serving alcohol when they did not have a license and that leads to the supposition that the same type of behavior will continue if they have a license. Based on this and the safety of the community due to the applicant's previous disregard for the neighbors by playing loud and disruptive music and the other nuisance conditions evidenced by the large crowds, late night operations and ultimately a shooting, Code Enforcement recommends denial of the request for waiver.

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

Technical Review Committee meeting

March 21st, 2019

Case # 19-08000001

Waiver of distance

The Truth Restaurant, 1721 Avenue D, Ft. Pierce

Comments:

It is the police department's recommendation to deny this request for a waiver for distance. The reason is due to a past history of violations with regards to the operation of a bottle club at this location.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
MAR 20 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Vennis Gilmore, Planning Analyst

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

RE : 1721 Avenue D – The Truth Restaurant
Waiver of Distance - TRC No. 19-08000001

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:

- [x] Waiver of Distance Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Approval of Waiver of Distance
- [ ] 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

Q:\ENGINEERING\Site Development Projects\Addresses\1721 Avenue D\Waiver of Distance\Submittal No. 1 - 030819\Waiver of Distance Approval Memo - 031919.docx

Planning Board **6.e.**

Meeting Date: 04/09/2019

Information

REQUESTED ACTION

The proposed Text Amendment seeks to modify multiple sections of the Code of Ordinances in reference to the Board of Adjustment and its overall role and make up within the City's overall board structure. As a follow-up to the February 11, 2019, Conference Agenda meeting, the City Commission, through the City Manager, has directed staff to draft resolutions for the termination of the Board of Adjustment and the Historic Preservation Board. In addition, staff has also been tasked with drafting text amendments creating an Advisory Board of Adjustment and a Historic Preservation Advisory Board. Both advisory boards shall be comprised of five members appointed by the Mayor and each City Commissioner and two at large members appointed by the City Commission as a group.

To this end, the following text amendment seeks to modify existing language in the Code of Ordinances which would enable the creation of the Advisory Board of Adjustment, its membership make up, and the standards it would use as part of its review process. Two sections of the design review standards are also being amended in order reflect the revised role of the Historic Preservation Advisory Board.

In addition to the above, through the text amendment, staff also seeks to correct the Planning Director's title and the Planning Department's name within the Code of Ordinances.

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval.

Attachments

Staff Report
City Manager Memo
Proposed Text Amendment
TRC Comments

Form Review

Form Started By: Rebeca Guerra Started On: 03/29/2019 04:08 PM

Final Approval Date: 04/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Planning Board Members

THROUGH: Rebecca Grohall, AICP, Planning Director for R. Grohall

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE: Amendment to Chapter 22 - Zoning
Board of Adjustment

DATE: April 1, 2019

STAFF REPORT

The proposed Text Amendment seeks to modify multiple sections of the Code of Ordinances in reference to the Board of Adjustment and its overall role and make up within the City's overall board structure. As a follow-up to the February 11, 2019, Conference Agenda meeting, the City Commission, through the City Manager, has directed staff to draft resolutions for the termination of the Board of Adjustment and the Historic Preservation Board. In addition, staff has also been tasked with drafting text amendments creating an Advisory Board of Adjustment and a Historic Preservation Advisory Board. Both advisory boards shall be comprised of five members appointed by the Mayor and each City Commissioner and two at large members appointed by the City Commission as a group.

To this end, the following text amendment seeks to modify existing language in the Code of Ordinances which would enable the creation of the Advisory Board of Adjustment, its membership make up, and the standards it would use as part of its review process. Two sections of the design review standards are also being amended in order reflect the revised role of the Historic Preservation Advisory Board.

The following sections of the Code of Ordinances would be affected by the proposed text amendment:

Sec. 5-303. - Setback variances.
Sec. 11.5-33. - Variances prohibited.
Sec. 22-59. - Design review.
Sec. 22-102.1. - Nonconforming structure as special exception.
Sec. 22-105.1. - Duplex as special exception.
Sec. 22-107. - Authorization to grant or deny variances.
Sec. 22-109. - Variances for FH zone provisions.
Sec. 22-110. - Application for a variance.
Sec. 22-111. - Stay of proceedings.
Sec. 22-112. - Variance procedure.
Sec. 22-114. - Time limit for variances.
Sec. 22-115. - Limitations of refiling of application.
Sec. 22-117. - Notice requirement for certain structures in FH zones.
Sec. 22-140. - Appeals from rulings of administrative officer.
Sec. 22-141. - Supplemental application information.
Sec. 22-147. - Board of adjustment.
Sec. 22-182. - Variances and administrative appeals.
Sec. 22-218. - Concurrency assessment.
Sec. 22-310. - Appeals and variances.

In addition to the above, through the text amendment, staff also seeks to correct the Planning Director's title and the Planning Department's name within the Code of Ordinances.

A separate text amendment to Section 22 22-28.1. - Edgartown Settlement (ES) Zoning District and Chapter 23 - Preservation of Historic and Archaeological Sites, Structures, and Districts will be brought forward concurrently to City Commission to address the creation of, and modified roles of, the Historic Preservation Advisory Board.

The Technical Review Committee (TRC) reviewed this item on March 21, 2019. Comments from each department and agency are attached.

Attachments:
Proposed Text Amendment
Memo from City Manager
TRC comments

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : Rebecca Grohall, Director of Planning

FROM : Nicholas C. Mimms, P.E., City Manager NCM

RE : Follow-up to 2.11.19 Conference Agenda Meeting – Board of Adjustment & Historic Preservation Board

DATE : February 11, 2019

As a follow-up to the February 11, 2019 Conference Agenda meeting, please draft the resolutions for the termination of the Board of Adjustment and the Historic Preservation Board. In addition, generate the resolutions for the creation of an Advisory Board of Adjustment and a Historic Preservation Advisory Board. Both advisory boards shall be comprised of five members appointed by the Mayor and each City Commissioner and two at large members appointed by the City Commission as a group.

Lastly, please schedule the proposed resolutions for adoption by the City Commission at the March 4, 2019 meeting.

If you have any questions or need additional information, please contact me.

NCM:jdr

Sec. 5-303. - Setback variances.

In the event a variance in the existing setback regulations is necessary for the construction of a fallout shelter, the planning director ~~of planning and zoning~~ may grant such variance and make a special exception without the necessity of advertising and holding a public hearing ~~before the board of adjustments and appeals~~, provided however, that no fallout shelter shall be constructed unless there is a minimum distance ~~of three (3) feet between the shelter and the property line~~ consistent with the appropriate zoning district.

Sec. 11.5-33. - Variances prohibited.

The ~~board of adjustments~~ city commission may not vary those distance restrictions imposed by section 11.5-30.

Sec. 22-59. - Design review.

(a) Applicability. All development requiring site plan approval, or development abutting arterial roads, which submits application for development subsequent to the enactment of this ordinance, shall be subject to the city's design review process. In addition, all city-sponsored development projects not subject to site plan review shall require administrative review and approval according to the guidelines of this section. Such development proposals shall be reviewed for consistency with the city's design review guidelines outlined in this chapter. Until such time as a separate design review board is established, the city's planning board shall function as the design review board and shall be responsible for such design review, which shall be completed as part of the development review process. Applications for design review approval must satisfy the application submission requirements and shall be submitted to the department of planning. Design review related to any changes to historic structures, or any new construction on an historic site or in an historic district shall be reviewed ~~by the historic preservation board in lieu of the design review board~~ in accordance with chapter 23. Use of obligatory verbs in this section such as "shall" and "must" are imperatives applicable as binding directives of the ordinance. Discretionary language such as "should," "may," "might," and "is encouraged" are applicable as general guidance for design choices. Design choices based on discretionary language will be subject to the assessment and recommendation of the ~~director of~~ planning director and the design review board.

(b) Purpose. Design review guidelines proposed in this section shall be considered as addenda to rather than replacement of existing code requirements of this chapter. The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site

improvements. The city's design review guidelines suggest approaches to design situations that will contribute to the existing and developing character of the city. The intent of the city's design review process is not to stifle innovative architecture but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city. This shall be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs shall take cues from traditional proportioning systems and be synonymous with a chosen style. The city's exemplary wood and masonry vernacular buildings are characterized by a blend of Cracker, Classical Revival, Victorian, Mediterranean, including Mission and Spanish Eclectic, Streamlined Art Deco, Mid-Century Modern, Colonial, Prairie and Craftsman styles. Interpretation of this vernacular palette, influenced by the tropical climate and regional architectural patterns, is strongly encouraged. The guidelines serve to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses. Consideration of quality and compatibility shall be based on the massing, form and articulation of building walls, and order, rhythm and proportion of doors and windows rather than gratuitous decoration and ornamentation. It is the further purpose of this ordinance to provide procedures whereby exceptions to specific criteria may be made in appropriate situations to advance the stated purpose of this ordinance.

(c) Submission requirements. Applications for design review approval shall be submitted on a supplemental application form as published by the planning department ~~of Planning~~ along with the appropriate fee as required by section 22-142, Filing fees. All presentation materials shall include a graphic scale and may include scale figures of pedestrians, vehicles and other common elements found in the public environment. The following materials must be submitted with an application, unless waived by city administrative staff as not necessary, before an application shall be considered complete and accepted for review:

(1) Administrative approval.

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.

b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.

c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.

d. Context photographs of neighboring uses and architectural styles.

e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.

f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.

g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.

h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.

i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.

j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

(2) Final approval.

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.

b. A final site plan meeting the requirements of section 22-58.

c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).

d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.

e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.

f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

(d) Procedure for approval. When site plan approval is required pursuant to section 22-58, the following procedure relating to design review shall take place at the same time:

(1) The application for design review approval shall be submitted to the department of planning and development when application is made for site plan approval. The department shall review the application for design review approval to insure that it conforms with requirements of this section. If there are no violations, the department shall forward the application for design review to the design review board with a written report on the application's conformity with the city's design review guidelines set out in this section. This submittal will be made at the same time that a site plan is submitted in accordance with subsection 22-58(f) to the planning board.

(2) The design review board shall review the application and make a recommendation to the commission for approval or disapproval. If the board recommends disapproval, the reasons shall be stated. The board shall consider the following standards:

(i) The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;

(ii) If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;

(iii) The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;

(iv) The design avoids undue monotony in structural design features.

The board may condition recommendation for approval upon an applicant obtaining of a suitable variance pursuant to article VIII ~~from the board of adjustment~~.

(3) The city commission shall hold a hearing on the application for design review approval at the same time it conducts a hearing on the site plan. It shall not approve the application for design review approval if:

(i) The application does not meet all applicable provisions of this Code;

(ii) The health, safety, and general welfare of the public are not properly provided for.

(4) When development does not require site plan approval in accordance with section 22-58, but does involve property abutting an arterial road, design review approval shall be requested through a minor application. The department shall approve such minor application for design review approval if it meets the requirements of this section.

(5) Any change or modification in an approved application for design review shall be approved in the same manner as required for original approval except that the department may itself authorize a change or modification if such change or modification is minor and does not substantially alter the design characteristics or features previously approved. A proposed change or modification shall not be considered until a completed application form and filing fee are received by the department. If design review approval was originally necessary because the development requires site plan approval in accordance with section 22-58, and the department determines that a proposed change or modification is minor, the department shall advise the city commission of its intent to approve a minor change or modification and the change or modification shall then become effective unless the city commission finds that the proposed change or modification is substantial, not minor, whereupon the request for change or modification shall be reviewed by the same procedure required for original approval.

Sec. 22-102.1. - Nonconforming structure as special exception.

(a) The city commission ~~board of adjustment~~ is authorized to permit the enlargement or alteration of a nonconforming structure, except any sign, as a special exception upon application, notice and hearing as provided in sections 22-141(a), 22-142(11), and 22-143, and upon finding and determining the following:

~~(b) The board of adjustment shall confer with the city planning board on all applications for such special exception.~~

(~~d~~c) In granting any special exception, the ~~board of adjustment~~ city commission may prescribe a reasonable time limit within which the enlargement or alteration for which the special exception is requested shall be begun and/or completed.

(~~e~~d) The procedure by which an application shall be made ~~to the board of adjustment~~ under this section shall be as provided in section 22-110 and section 22-112.

(~~f~~e) The approval of any enlargement or alteration of a nonconforming structure as a special exception under this section shall require the conforming vote of four (4) members of the ~~board of adjustments~~ city commission.

Sec. 22-105.1. - Duplex as special exception.

If a lot of record exists which could have been used for multifamily purposes involving a triplex structure or more before January 1, 1985, and the lot is no longer permissible for any use other than as a single-family dwelling then, in that event, the ~~board of adjustment~~ city commission is authorized to allow use of the lot for a duplex upon application, notice and hearing as provided in sections 22-141(a), 22-142(11), and 22-143, and upon finding and determining the following:

Sec. 22-107. - Authorization to grant or deny variances.

The ~~board of adjustment~~ city commission may authorize a variance from the regulations governing the height, area and size of structures and size of yards and open spaces only when consistent with the purpose of this article, this section and the criteria in sections 22-108 and 22-109. In granting a variance, the ~~board of adjustment~~ city commission may prescribe appropriate conditions and safeguards which it finds necessary to protect the best interests of the surrounding property or vicinity and otherwise achieve the purpose of this chapter. Guarantees and evidence may be required that such conditions will be and are being complied with. ~~No variance shall be granted without t~~The concurring vote of four (4) members of the ~~board of adjustment~~ city commission ~~or~~ is required:

(1) To grant a variance;

(~~1~~2) To allow the establishment or expansion of a use of property for a purpose not authorized within the zone in which the property is located;

(3~~2~~) Due to nonconformities in any district or to a permitted use of lands, structures or buildings in an adjoining zoning district; or

(4~~3~~) When a previous request for a variance has been denied by the ~~board of adjustment~~ city commission and there has been no material change of circumstances since the previous application.

Sec. 22-109. - Variances for FH zone provisions.

The advisory board of adjustment shall hear, and city commission may grant, variance requests for FH zone provisions subject to the following provisions:

(2) In passing upon variance applications, the advisory board of adjustment and city commission shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this chapter, and:

(3) Upon consideration of the factors listed above and the purposes of this chapter, the advisory board of adjustment and/or city commission may attach such conditions to the granting of variances as it deems necessary to further the purpose of this chapter.

(4) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

(5) Conditions for variances:

d. The planning director ~~of development~~ shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

Sec. 22-110. - Application for a variance.

~~Appeals to the board of adjustment~~ An application for a variance may be made by the property owner of the area involved or their designated representative by filing an application with the planning department ~~of development and the board of adjustment~~. The application will specify the nature of the variance and the reasons for the variance. It will be in the form prescribed by the rules of ~~the board of adjustment~~ this chapter. The application will also be accompanied by plans, containing information specified in section 22-141. The planning director, advisory board of adjustment, and/or city commission may request other drawings or information necessary for an understanding of the request.

Sec. 22-111. - Stay of proceedings.

An appeal for a variance stays all proceedings in furtherance of the action appealed from, unless the planning director ~~of the department of development~~ certifies to the advisory board of adjustment after the notice of appeal shall have been filed ~~with him~~, that by reason of facts stated in the certificate, a stay would, in the director's opinion, cause imminent peril to life and property. In such a case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the ~~board of adjustment~~ city commission or by a court of record on application, on notice to the

planning director, ~~of the department of planning and development~~ and on due cause shown.

Sec. 22-112. - Variance procedure.

(a) The ~~department of~~ planning department ~~and development~~ will prepare a staff report which presents any inconsistencies found between the requested variance and zoning ordinance requirements and will submit it to the advisory board of adjustment.

~~(b) Before the board of adjustment may act on an application for a variance or a special exception or an appeal from the decision of an administrative officer the planning director, it will hold a public hearing within thirty (30) days of the filing of the application and in accordance with the provisions of section 22-143. The board of adjustment will review the request and staff report at the public hearing~~.

(~~c~~b) ~~Within thirty-five (35) days of the public hearing, except the board of adjustment with good cause demonstrated may allow an extension of time, t~~The advisory board of adjustment will ~~determine~~ review whether the evidence supports a finding that the requirements of the zoning ordinance and other city laws have been met. It will, make a recommendation to the city commission to approve, approve with conditions, or deny the application accordingly.

(~~d~~c) ~~The board of adjustment's decision will be sent by mail to the applicant within five (5) working days of the action~~ The city commission shall then, by resolution, approve, with or without conditions, or deny the application accordingly.

Sec. 22-114. - Time limit for variances.

Authorization of a variance shall be void after one year or such lesser time as the authorization may specify unless substantial construction has taken place. However, when requested, the ~~board of adjustment~~ planning director may extend authorization for an additional period not to exceed one year.

Sec. 22-115. - Limitations of refiling of application.

Applications for which a substantially similar application has been denied will be heard by the advisory board of adjustment and city commission only after a period of six (6) months has elapsed from the date of the ~~earlier~~ city commission's decision.

Sec. 22-117. - Notice requirement for certain structures in FH zones.

When a variance is granted allowing a structure to be built or placed with the lowest floor elevation at or below the base flood elevation, the planning director ~~of the department of planning and development~~ shall give written notice to the owner of the structure that this is allowed and that the cost of flood insurance will be commensurate with the increased risk resulting from the lowest floor elevation.

Sec. 22-138. - Enforcement.

Provisions of chapter 22 may be enforced by the city as a civil violation pursuant to chapter 2, article XIII, or chapter 2, article XIII.5 (supplemental municipal code enforcement procedures). ***THIS SECTION IS ALREADY PART OF ANOTHER TEXT AMENDMENT GOING BEFORE CITY COMMISSION ON APRIL 1, 2019.***

Sec. 22-140. - Appeals from rulings of ~~administrative officer~~ planning director.

(a) General. An appeal to the ~~board of adjustment~~ city commission may be made by any person aggrieved or by any officer or bureau of the city affected by any decision of the ~~building inspector or any other administrative officer of the city~~ planning director regarding a provision of this chapter. Such appeal shall be made within a reasonable time, as provided by the rules of the ~~board~~ commission, by filing ~~with the officer from whom the appeal is made and with the board of adjustment~~ a notice of appeal specifying the grounds thereof through the planning department. The ~~officer from whom the appeal is taken~~ planning department shall forthwith transmit to the ~~board of adjustment~~ city commission all the papers constituting the record upon which the action appealed from was made.

(b) Authorization to grant or deny appeals. The ~~board of adjustment~~ city commission, in conformity with the provision of this section, may reverse or affirm, wholly or partly, or ~~may~~ modify the decision appealed from and may make such decision as ought to be made, and to that end shall have all the power, concerning this chapter, of the ~~officer from whom the appeal is made~~ planning director. The concurring vote of four (4) members of the ~~board~~ commission shall be necessary to reverse any decision of ~~any such administrative official~~ the planning director.

(c) Stay of proceedings. An appeal stays all proceedings in furtherance of the action appealed from, unless the ~~officer from whom the appeal is made~~ planning director certifies to the ~~board of adjustment~~ city commission after the notice of appeal shall have been filed ~~with him~~, that by reason of facts stated in the certificate, a stay would, in his/her opinion, cause imminent peril to life and property. In such a case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the

~~board of adjustment~~ city commission or by a court of record on application, on notice to the ~~officer from whom the appeal is made~~ planning director and on due cause shown.

~~(d) Appeals procedure.~~

~~(1) Before the board of adjustment may act on an appeal from a ruling of an administrative officer pursuant to this section, it will hold a public hearing in accordance with the provisions of section 22-143.~~

~~(2) Within thirty-five (35) days of the public hearing, except the board of adjustment with good cause demonstrated may allow an extension of time, the board of adjustment will make its decision on the appeal.~~

~~(3) The board of adjustment decision will be sent by mail to the applicant within five (5) working days of its decision.~~

Sec. 22-141. - Supplemental application information.

(a) General. Applications for ~~certificates of zoning compliance,~~ temporary uses, site plan reviews, conditional uses, nonconforming structures as special exception and variances shall be accompanied by plans and specifications, drawn to scale, showing the actual shape and dimensions of the property and the size and locations of all existing and proposed structures; the intended use of each structure, the number of households, if any, to be accommodated thereon; the relationship of the property to the surrounding area; and such other information as is needed to determine conformance with this chapter. These applications shall also be accompanied by a legal description of the property involved and any information required by other parts of this chapter.

~~(b) Certificates of zoning compliance. In addition to the information specified in subsection (a) of this section, the following information shall be submitted along with the applications for certificates of zoning compliance: A description of all landscape materials which will be used and plans showing the location of proposed parking spaces, driveways, other vehicular use areas and landscaped areas (including the location of sprinklers or water outlets).~~ ***THIS SECTION IS ALREADY PART OF ANOTHER TEXT AMENDMENT GOING BEFORE CITY COMMISSION ON APRIL 1, 2019.***

Sec. 22-147. - Advisory Board of adjustment.

(a) Membership.

(1) Regular. The advisory board of adjustment shall consist of ~~five (5)~~ seven (7) members, with one (1) appointed by each commissioner and two (2) appointed at large by the city commission. ~~and be removable~~ Any member may be removed ~~for~~ with or without cause by the city commission ~~upon written charges and after a~~

~~public hearing held in accordance with section 22-143~~. The terms of office of the five (5) individually-appointed members ~~of the board~~ shall be ~~three (3) years~~ concurrent with the appointing city commissioner's term. ~~except that the five (5) members who shall be sitting upon the board of adjustment as of the effective date hereof shall continue as members of the board serving out the terms for which they were originally appointed. Thereafter, as each term expires, the appointment shall be for three (3) years.~~ The two (2) members appointed at large shall be for a term of three (3) years.

~~(2) Alternate. The city commission shall also appoint two (2) alternate members. The terms of office of alternate members shall be three (3) years, except that the first two (2) shall serve respectively for terms of: One for two (2) years and one for three (3) years. Thereafter, as any term expires, the appointment shall be for three (3) years. An alternate member shall sit on the board when a regular member is not in attendance, whether such an absence is excused or not. If an alternate shall on two (2) successive occasions be unable to sit for a meeting as a member of the board when asked to do so, he shall be deemed to have resigned his position as an alternate member of the board.~~

~~(3) Other boards. At least one, but not more than two (2) members of the board of adjustment may also be members of the city planning board.~~

(2~~4~~) Absences. Absence from three (3) consecutive regular meetings shall operate to vacate the seat of a regular member ~~unless such absence is excused by the board by resolution~~.

Sec. 22-182. - Variances and administrative appeals.

A variance from any of these substantive requirements of this section or an appeal of any administrative determination made by the ~~department~~ planning director may be made in accordance with the procedures set forth for such relief under the current zoning code of the city. ~~The board of adjustments of the city shall be the board to which all variance requests or appeals under this article are made.~~ Any appeal should be initiated by a written notice filed with the planning department ~~city clerk~~ within thirty (30) days of the date of the administrative determination which is the subject of such appeal.

Sec. 22-218. - Concurrency assessment.

(c) Certificate of concurrency. A valid, unexpired certificate of concurrency shall be obtained prior to site plan or temporary plat approval.

(1) Review prior to application for development approval. At the applicant's request, the city shall review and approve, approve with conditions or deny an application for a certificate of concurrency prior to consideration of a development approval application.

a. Application. An application for a certificate of concurrency determination shall be submitted to the planning director ~~of planning~~ at the time of filing an application for site plan or temporary plat approval. An application processing fee established by the city commission shall be part of the application. Applications for projects containing over ten (10) dwelling units or five hundred (500) gross square feet of nonresidential floor area shall also be required to bear the cost of preparing any necessary supplemental demand analyses at the time of application.

b. Determination of completeness. After receipt of an application for a certificate of concurrency, the planning director ~~of planning~~ shall determine whether it is complete within ten (10) business days. If it is determined to be incomplete, written notice shall be served on the applicant specifying the deficiencies. No further action on the application shall be taken by the city unless the deficiencies are remedied. Within twenty (20) business days after the application is determined complete, the planning director ~~of planning~~ shall review and grant, grant with conditions, or deny each public facility component in the application pursuant to the standards in section 1.5-6(f).

c. Appeals. Within thirty (30) business days after issuance of the determination of the planning director ~~of planning~~ on the application for a certificate of concurrency, an applicant may appeal to the city commission ~~board of adjustment~~. An application fee for processing appeals shall be established by the city commission. The committee shall hold a hearing on the appeal to consider the determination of the planning director ~~of planning~~ and public testimony. The city commission shall adopt, reject or modify the ~~director of planning's~~ planning director's determination on the application for a certificate of concurrency determination. The ~~board of adjustment~~ city commission shall not modify or reject the planning director's determination unless it finds that such determination is not supported by substantial competent evidence and is contrary to the criteria established in article XIV of chapter 22 of this code of ordinances and the intent of the comprehensive plan. Committee decisions shall include findings of fact for each criteria.

ARTICLE XV. - SIDEWALK CAFES AND SUPPLEMENTARY SIDEWALK REGULATIONS

Sec. 22-310. - Appeals and variances.

(a) The decision of the planning department to grant, deny, revoke or suspend a permit may be appealed to the city commission ~~board of adjust and appeals~~ by following the provisions in section 22-140.

(b) Variances to the requirements of this article, unless otherwise prohibited, may be granted by the ~~board of adjustment~~ city commission if the request meets the criteria for obtaining a variance ~~from the board~~.

Technical Review Committee meeting

March 21st, 2019

Case # 19-99800006

Text amendment for Board of Adjustments.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

March 13, 2019

Project: **Text Amendment to Code of Ordinances BOA**
Subject: **SURVEY REVIEW**
To: Rebecca Guerra
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice per Ch. 5J-17.050 thru 5J-17.052 F.A.C. put forth by the Florida Board of Professional Surveyors and Mappers pursuant to Section 472.027 Florida Statutes.

SURVEY:

1) I have no comments for this Project.

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

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 #19-99800006

Text Amendment to Code of Ordinances

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved

19-99800005 Text amendments Code of Ord. Board of Adjustment SB Comments
SANDERS, MARVIN E.
to:
Rebeca Guerra
03/08/2019 01:58 PM
Cc:
"Alicia Rosenthal"
Hide Details
From: "SANDERS, MARVIN E." <marvin.sanders@stlucieschools.org>
To: "Rebeca Guerra" <rguerra@city-ftpierce.com>
Cc: "Alicia Rosenthal" <arosenthal@City-FtPierce.Com>

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
Temporary office
582 NW University Blvd., Ste 500
Port St. Lucie, FL 34986

cell 772.216.5755

RECEIVED
MAR 08 2019
CITY OF FORT PIERCE
PLANNING & ZONING

4 OUR CHILDREN
OUR TEACHERS
OUR SAFETY
OUR FUTURE
St. Lucie
PUBLIC SCHOOLS

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Rebeca Guerra, AICP, Assistant Planning Director

From : John R. Andrews, P.E., City Engineer JRA

RECEIVED
MAR 20 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Re : Chapters 5, 11, and 22 Text Amendment
TRC No. 19-99800006

Date : March 20, 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:

- [X] Text Amendment
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [X] Do Not Recommend

- [X] Approval of Amendment
- [ ] Building Permit
- [ ] 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.

- [X] See attached for comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING COMMENTS:

1. The submittal package did not include any noted text revisions only reference to the sections of the Code slatted for updating. Please forward copies of the proposed text amendments for review.

JRA/jra

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

Planning Board **6.f.**

Meeting Date: 04/09/2019

Information

REQUESTED ACTION

Text Amendment - Chapter 22 - Major and Minor Site Plans

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval.

Attachments

Staff Report
Proposed Text Amendment
TRC Comments
Task Force Recommendations

Form Review

Form Started By: Rebeca Guerra Started On: 04/02/2019 05:00 PM

Final Approval Date: 04/03/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Planning Board Members

THROUGH: Rebecca Grohall, AICP, Planning Director for R. Grohall

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE: Amendment to Chapter 22 - Zoning
Article III – Basic Zoning Districts
Section 22-58 – Major and minor site plan applications

DATE: April 2, 2019

STAFF REPORT

This is a Zoning Text Amendment to Article IV – Supplementary Regulations, Section 22-58 Major & Minor Site Plan Applications, of the City of Fort Pierce Code of Ordinances to increase the square foot thresholds for administrative review and approval of commercial and industrial site plans from 4,000 square feet to 50,000 square feet. The Text Amendment would also increase the administrative review threshold for multi-family residential projects from 20 to 50 units as well as establishing the same minimum thresholds for other residential projects. To this end, site plan reviews will be subject to approval from either a Major or Minor Site Plan Application.

The proposed Text Amendment also seeks to clarify the minimum submittal requirements for Major or Minor Site Plan Applications and delineate the process through which these applications are reviewed by the Technical Review Committee, Planning Board, and City Commission. In brief, all Site Plan applications will be reviewed by the Technical Review Committee. The distinction between both types of applications, however, is that Major Site Plans will require Planning Board review and City Commission approval, while Minor Site Plans may be ultimately approved by the Planning Director after it has been determined that the application is in compliance with City Code and no outstanding documents, actions, or information are needed.

These new thresholds were proposed by the Development Review Task Force in June of 2018 as part of an evaluation of the City's regulatory/permitting process. Their recommendations have been discussed with the City Commission and this Text Amendment now seeks to formally adopt the previous consensus.

The Technical Review Committee reviewed this item on January 17, 2019. Comments from each department and agency are attached. On February 12, 2019, the Planning Board voted 5-1 to recommend denial of the proposed Text Amendment.

On April 1, 2019, the City Commission heard this request. After subsequent discussion regarding a threshold review standard that could be supported by the Commission, the Text Amendment was remanded back to the Planning Board for further review.

Attachments:
Proposed Text Amendment
Technical Review Committee Comments
St. Lucie County Development Review Task Force Recommendations

Section 22-59. - Major and minor site plan application.

(a) Major Site Plans

(1) General. A Major Site Plan is one which is:

a. A residential project which exceeds 50 total dwelling units, or

b. A non-residential or mixed-use development over 50,000 square feet in area.

(2) Pre-application conference required. Prior to filing for Major Site Plan review, the developer and/or consultant shall meet with the City Planning Department, and any other relevant departments, to discuss the development review. No person may rely upon any comment concerning a proposed development, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

(3) Submittal requirements.

a. Application. Application forms for any Site Plan review shall be available from the City Planning Department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation. The completed application form shall be accompanied by appropriate review fees, a vicinity map, a Site Plan, and by any other information required by the City Planning Department.

b. Vicinity map. The vicinity map shall indicate the general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and all adjacent land uses.

c. Site Plan. A Site Plan shall include, at minimum, the following items. The Planning Director shall have the discretion to request additional information, studies, or plans dependent on the nature of the development being proposed.

i. Name, location, owner, and designer/consultant of the proposed development.

ii. Present zoning for subject site.

iii. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties as well as access and traffic flow for both vehicular and pedestrian traffic.

iv. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.

v. Area, dimensions, and boundaries of the site.

vi. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, gutters, and streets.

vii. Location of existing telephone and power poles and access to utilities and points of utility hookups.

viii. Location and dimensions of all existing and proposed parking areas and loading areas, along with a lighting plan which shows illumination of all parking areas, as well as interior and immediately adjoining streets, at levels consistent with City Code.

ix. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).

x. Location and size of any lakes, ponds, canals, or other waters and waterways along with watercourses, easements, mean high tide lines, ordinary high water lines and section lines.

xi. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.

xii. Location of dumpsters with details of any enclosures.

xiii. Locations, general dimensions, and uses of all buildings and structures, including overhangs, porches, balconies and building heights.

xiv. A storm drainage plan which indicates the techniques used to control drainage. The plan shall include:

1) Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for one hundred (100) feet in all directions;

2) Retention areas and exfiltration systems;

3) Length, width, depth and direction of flow for all canals and ditches;

4) Storm sewers and appurtenances;

5) Contour lines at one-foot intervals; and

6) A note indicating that all storm drainage facilities shall conform to Chapters 17 and 18 of the Fort Pierce Code of Ordinances and the "Standard Specifications" adopted by the City Commission on February 13, 1973.

xv. A plan providing, where applicable, for the protection of the beach and dune system. The plan shall include these requirements:

1) Demonstration of compliance with the coastal construction control line established pursuant to Chapter 161, Florida Statutes;

2) All beach access points are to be provided as beach/dune walkovers in accordance with the requirements of the Florida Department of Natural Resources;

3) No construction which threatens the stability of the primary dune or beach itself shall be permitted;

4) No rigid shore protection structures shall be permitted except when used as part of a comprehensive plan for beach restoration and when nonstructural alternatives are unavailable;

5) Demonstration of dune restoration measures conforming to the requirements of the Florida Department of Natural Resources

xvi. A Design Review Plan which meets the requirements of Section 22-59.

xvii. For residential, hotel, motel, bed & breakfast, mobile home park, or other comparable use Site Plans:

1) Tabulation of gross acreage.

2) Tabulation of density.

3) Number of dwelling units proposed.

4) Location and percent of total open space and recreation areas.

5) Percent of lot covered by buildings.

6) Floor area of dwelling units.

7) Number of proposed parking spaces.

8) Street layout.

9) Layout of mobile home stands (for mobile home parks only).

10) Stormwater management plan.

11) Recreation facility locations.

(4) Technical Review Committee. Once review has been completed, the City Planning Department shall then route the application to each reviewing department and other agencies that are part of the Technical Review Committee or are determined necessary for intergovernmental review. Each reviewer shall then submit written comments to the City Planning Department by the Technical Review Committee's meeting date. The Technical Review Committee shall be held on the third Thursday of each month where comments from reviewing departments and other agencies shall be used to determine whether the application complies with the requirements of this Code or if revisions or additional information is needed in order to proceed.

(5) Planning Board. Once the City Planning Department has determined the application is ready to proceed, the Department will prepare a staff report and recommendation for consideration by the City Planning Board. Notice of the public hearing shall be consistent with Section 22-143 of this Chapter.

(6) City Commission. The City Planning Department will prepare a staff report and recommendation for consideration by the Planning Board. The Planning Board may choose to approve, with or without conditions, deny, or table the item. In no case, however, may a Major Site Plan proceed to City Commission without action from the Planning Board. Notice of the public hearing shall be consistent with Section 22-143 of this Chapter.

(7) City Commission public hearing.

a. At the public hearing, the City Commission shall hear from all interested parties regarding whether the Major Site Plan Application complies with the requirements of this Code. The City Commission shall consider the application, the written comments of each responding department and agency, the compliance recommendation of the City Planning Department, and the comments presented to the Planning Board and City Commission.

b. The City Commission may choose to approve the Major Site Plan, with or without conditions, deny the Site Plan, withdraw the Site Plan, or continue the public hearing.

c. During the public hearing, the City Commission may decide that additional information is necessary to complete its review and may continue the public hearing for this purpose. A continuance shall be to a time certain and shall be announced at the public hearing. Not more than one continuance shall be granted for this purpose.

(b) Minor site plan

(1) General. A Minor Site Plan is one which is:

a. A single-family, duplex, triplex, townhouse, multi-dwelling building, manufactured home, or multi-family residential project of between 2 and 49 units, inclusive, or

b. A non-residential or mixed-use development under 50,000 square feet in area.

(2) Pre-application conference. Prior to filing for Minor Site Plan review, the developer and/or consultant shall meet with the City Planning Department, and any other relevant departments, to discuss the development review. No person may rely upon any comment concerning a proposed development, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. The Planning Director may have the option to waive the pre-application conference for any Minor Site Plan Application.

(3) Submittal requirements. Application forms for a Minor Site Plan review shall be available from the City Planning Department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation. The completed application form shall be accompanied by appropriate review fees, a vicinity map, a Site Plan, and by any other information required by the City Planning Department. The vicinity map and Site Plan shall be submitted in compliance with Section 55-58(a)(3) of this Chapter.

(4) Technical Review Committee. Once review has been completed, the City Planning Department shall then route the application to each reviewing department and other agencies that are part of the Technical Review Committee or are

determined necessary for intergovernmental review. The Minor Site Plan Application shall be reviewed consistent with Section 55-58(a)(4) of this Chapter.

(5) Action on Minor Site Plan. The City Planning Department shall determine if the Minor Site Plan is either in compliance or not in compliance with City Code and ready to proceed.

a. If in compliance, and there are no outstanding documents, actions, or information needed, the Minor Site Plan shall be deemed approved.

b. If not in compliance, the Planning Director shall specify the reasons therefore, how the application may be brought into compliance, and convey this information to the applicant. Within 180 days of said conveyance the applicant may submit documents, actions, or information to comply with the requirements. In this event, the compliance review recommendation(s) of the Department shall be amended accordingly. If an application does not achieve compliance within the 180 days referenced above, the entire application shall be void.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Rebeca Guerra, AICP, Assistant Planning Director

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

RECEIVED
JAN 17 2019
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Chapter 22-22 Text Amendment
Allowed Uses

DATE : January 17, 2019

This is to advise you that we have completed the review of the following documents as received by this office on January 4, 2019:

- [x] Text Amendment
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our review of the amendment, we have determined that the requested text amendment does not require engineering review or approval. This amendment should be solely approved by the City Commission and Planning staff.

- [ ] Recommend
- [ ] Do Not Recommend
- [ ] Approval of Amendment
- [ ] Building Permit
- [ ] 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 engineering comments

JRA/jra
Q:\ENGINEERING\Site Development Projects\Miscellaneous\Zoning Text Amendments\Section 22\Text Amendment No Review Required - 011719.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: All Members of the TRC

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

RE: TRC PROJECT NUMBER #19-99800003 (TEXT AMENDMENT TO CHAPTER 22)

DATE: JANUARY 4, 2019

Zoning Text Amendment – Chapter 22

The attached draft takes a first attempt at increasing the square foot thresholds for administrative review and approval of site plans. The current threshold is 4,000 square feet and the Growth Management Task Force suggested increasing the thresholds. This report has been discussed with the City Commission and seeks to formally adopt their previous consensus.

January 16, 2019

Project: **Zoning Text Amendment**
To: Rebeca A. Guerra
From: Grant Chambers
SLC-Engineering Division

1. The County has concerns regarding the raising the thresholds for Site Plan Review. The proposed thresholds could potentially allow for developments on County roadways to go through approval processes with the City before any traffic and access impacts can be properly addressed by the County. Applicants will typically wait to submit applications for driveway and Right-of-Way permits until they are set to begin construction. The County is looking for clarification on what the review process would be for projects falling below these thresholds.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

RECEIVED
JAN 17 2019
CITY OF FORT PIERCE
PLANNING & ZONING

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 1.17.19
Property Address: Text Amd – Chapter 22 Zoning, Article 3 – Basic Zoning Districts, Sect. 22-23 Allowed Uses
Property Name:
Project Name:
Planner: Rebecca Guerra

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: 1/15/19

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

Technical Review Committee meeting

January 17th, 2019

Case # 19-99800003

Zoning text amendment, Chapter 22

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning
FROM:	Kori Benton, Senior Planner
DATE:	January 17, 2019
SUBJECT:	**City of Fort Pierce Proposed Zoning Text Amendment – Chapter 22 Site Plan Approval - Threshold** Technical Review Project: # 19-99800003

The St. Lucie County Planning & Development Services Department has completed a review of the January 4, 2019 distribution of Technical Review Project# 19-99800003.

Background

The City of Fort Pierce is coordinating with the Development Review Task force to evaluate the City's Land Development Code and review procedures for development. The subject proposal seeks to increase the square foot thresholds for administrative review and approval of site plans. The current threshold is 4,000 square feet and the Growth Management Task Force suggested increasing the thresholds. This report has been discussed with the City of Fort Pierce Commission and seeks to formally adopt their previous consensus.

The report notes that, "The Task Force recommends thresholds comparable to St. Lucie County thresholds for staff approval of projects be established.

1. Non-Residential site plan projects under 50,000 square feet should be approved by staff without requiring City Commission approval.
2. Residential site plans of 50 units or less should also be approved by staff without requiring City Commission approval."

Review Comments

1. St. Lucie County's has designated non-residential development between 6,000 – 50,000 sq. ft., and multi-family residential development of less than fifty (50) units, that does not involve platting. This designation, per LDC Section 11.02.02, is coupled with review procedures as contained within LDC Section 11.02.03. - Review of Applications for Minor Site Plans, standards for review as found in LDC Section 11.02.07. - Standards for Site Plan Review, and detailed submittal as detailed in LDC Section 11.02.09. - Submittals for Minor and Major Site Plans.

    - The submittal requirements, review standards, and review procedure for Minor Site Plans is in substantial alignment with the guidelines for "Major Site Plan", however the final decision authority is administrative, with the Director of Development.
    - The review process includes evaluation of the application by the Development Review Committee (DRC), review standards accounting for Consistency With Local Ordinances and Comprehensive Plan, Effect on Nearby Properties, Adequacy of Public Facilities (including concurrency review and required certificate of capacity), Adequacy of Fire Protection, Adequacy of School Facilities, and Environmental Impact.

- Upon review and certification by the DRC, and final decision by the Director of Development as to the Site Plan and Certificate of Capacity, an "Order" containing detail of the project, conditions of approval (where applicable), and certificate of capacity, is signed and recorded in St. Lucie County Public Records.

2. The City of Fort Pierce is encouraged to evaluate the proposed amendment and consider coupling the amendment with procedures, submittal requirements, standards of review, accounting mechanisms for approved projects, and other support detail to ensure a detailed application procedure is presented and utilized for processing such development applications.
    - Due to the potential impacts to public facilities, including many County maintained facilities such as roadways, the amendment is encouraged to retain/include coordination with the Technical Review Committee (TRC) for application review.
    - The City may consider reviewing sections of the LDC pertaining to topics such as concurrency review, Environmental Assessment requirements for applications, Traffic Impact Analysis preparation by applicants, wetland impacts/preservation, tree protection, vehicle queuing and stacking requirements for projects, etc. to determine whether ancillary updates or amendments should be coupled with this proposal. As the amendment is currently presented, there may be limited opportunity to request such analysis or integrate conditions of approval for projects under 50,000 sq. ft., in the absence of complimentary policy amendments or adoption.

3. The referenced or applicable sections of St. Lucie County Code pertaining to this threshold window are attached for reference.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

June 2018



ST. LUCIE COUNTY

DEVELOPMENT REVIEW

TASK FORCE

St. Lucie EDC

ST. LUCIE COUNTY Chamber of Commerce

Building A Better Tomorrow.
TCBA Since 1974
TREASURE COAST BUILDERS ASSOCIATION
MARTIN · ST. LUCIE · INDIAN RIVER · OKEECHOBEE

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I. INTRODUCTION

In October 2010, St. Lucie County's Economic Development Council and its Chamber of Commerce were asked by St. Lucie County's Administrator and Planning Director to evaluate the county's permitting and development processes for business. At that time, the Development Review Task Force was formed and in May of 2011, the task force shared their findings.

In August 2016, the Economic Development Council (EDC) discovered through meetings with their investors, regulatory processes in the City of Port St. Lucie were often called into question indicating there may be a need to establish a similar group to evaluate the City's permitting process. As a result, the EDC, the Chamber and the Treasure Coast Builders Association (TCBA) reestablished the Development Review Task Force.

Upon hearing of the reassembling of the group, Assistant City Manager Linda Cox, reached out to the Task Force to request an evaluation of the City of Fort Pierce's regulatory/permitting process.

The goal of the Task Force was identified as follows:

> Establish easily recognizable expectations for the benefit of both the applicant and the City's departments; eliminate any misconception, confusion, duplication, or unessential items in an effort to streamline regulatory processes; improve upon the experience for all parties in order to establish a pro-business atmosphere.

The Task Force subsequently met with Ms. Cox and several department heads from the City of Fort Pierce. A monthly meeting time was established and the group would convene to discuss each department individually to go over concerns held by either staff or members of the Task Force. The order was as follows; Planning & Zoning, Building, Fort Pierce Utility Authority, Public Works/ Engineering.

II. SUMMARY OF FINDINGS

A. As meetings progressed, several recommendations universal to the process independent of department were identified. The items listed below are those established by the Task Force to be of upmost importance for all parties and should be deemed imperative to the process.

1. All department policies should be available online to allow applicants the best chance to prepare applications that meet policy and reduce staff review/comment time.
2. All departments must have a defined, mapped and time-lined process for any type of application and these time-lines should be made available online.
3. A centralized system should be established allowing all departments and applicants the ability to track processes and progression in all departments.
4. Design standards must be clearly set forth and available online for all types of projects. Including projects in the CRA and Historic District
5. A position should be established within the city to help applicants navigate the various approval processes in order to better serve the public.
6. Additionally, a similar position at the Fort Pierce Utility Authority should be similarly maintained.
7. The Technical Review Committee (TRC) should serve as the project overview meeting and all departments should have representation at TRC. Input from the county should be submitted in a timeframe that closely matches the city's and their comments should be restricted to matters within their jurisdiction.

III. PLANNING AND ZONING

A. The Task Force recommends thresholds comparable to St. Lucie County thresholds for staff approval of projects be established.

1. Non-Residential site plan projects under 50,000 square feet should be approved by staff without requiring City Commission approval.
2. Residential site plans of 50 units or less should also be approved by staff without requiring City Commission approval..

B. The ability to fast track targeted industries or job creating projects should be established and relevant to the process.

C. The city should establish a voluntary, paid for, pre-application process with fees credited toward any future application fees.

D. A table of allowed uses within each zoning category should be available to the public and online with ITE codes.

E. The preliminary plat approval should be optional.

F. Platting requirements should follow state statute and local requirements eliminated.

G. Under the various zoning categories, an increase of permitted uses should be made in order to reduce the need for conditional use approvals.

IV. BUILDING DEPARTMENT

A. The ability to track the status of all projects among all departments online should be established.

B. The Task Force supports the hiring of a Licensing Investigator.

C. The approximate timeline for all permits should be made public.

D. The ability to apply for and receive a "foundation only" permit is vital to the congruency and timeframe of a project and should be available.

E. The Task Force recommends the hiring of a full-time inspector to increase service capabilities.

F. The availability of fast-tracking and after-hours inspections should be established.

G. A checklist for submittals should be established and available online.

H. Electronic submittal for certain projects should be available.

I. Update per CSR annually.

J. Allow the submittal of civil construction plan separate from the building permit process. These plans can be submitted to the building department, but should be reviewed by the engineering department. This will allow for applicants to begin civil construction while building plans are being developed and/or approved.

V. UTILITIES DEPARTMENT

1. A database that provides services available by address should be established.
2. A map of future use should be established.
3. Concessions for the initiation of economically viable corridors should be established.
4. Establish and maintain an economic development liaison.

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