

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

May 8, 2018

TO: Members of the City of Fort Pierce Planning Board

CC: Mayor Linda Hudson & Fort Pierce Board of City Commissioners
City of Fort Pierce Historic Preservation Board

FROM: Dr. Ronald & Kip Lyman

RE: (515 S. Indian River Drive)

Crownman FL LLC Application for Conditional Use with No New Construction
- Approved by FP City Commissioners Nov. 6, 2017

Application for Zoning Atlas Map Amendment (PD) - May 1, 2018

Dear Mr. Creagan & Planning Board members,

On October 16, 2017 we received a letter describing an application submitted by Crownman FL LLC requesting approval for Conditional Use with No New Construction on the property referenced above. Based on all the information we were provided, we were in favor of such a use for the existing dwelling on the property, and did not hesitate to fax our form with our approval. We reviewed the November 6, 2017 City Commission minutes and all attachments pertaining to this matter.

Since then a new application has been in planning and we see an Application for Zoning Atlas Map (Amendment) of an entirely different proposal than the one approved on November 6, 2017. This new application proposes several New Constructions both commercial and residential. We have reviewed minutes from all the City Commission board meetings and Planning board meetings since November 6, 2017 to date, and found no mention of a property rezoning application under review, until the May 1, 2018 Recommendation of Approval by the City Commission to rezone the above mentioned property, allowing for new construction to proceed.

After reviewing the information attached to the Agenda for the Planning meeting May 8, 2018, we feel it is vitally important to express our concerns about the impact the new proposed Planned Development Specifications would have on the historic downtown community and City of Fort Pierce, if approved as submitted.

We understand the importance of supporting the community in which we live. We eagerly support bringing new, attractive business developments here to improve Fort Pierce. And, we would be pleased to work together with the owners of the subject property on a planned development strategy that makes sense for all.

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Please consider the contributions we have made and continue to make that financially impact the City of Fort Pierce.

- Dr. Lyman has lived in Fort Pierce for 40 years and has served Fort Pierce with a 24/7/365 veterinary emergency and specialty center for over 35 years, providing between 18-25 jobs at any given time. The Animal Emergency & Referral Center (AERC) has doctors and technicians who continue to live here and work at the hospital for over 30+ years.
- Throughout the years since 1984 and currently, the AERC provides a service to the city of Fort Pierce saving the city hundreds of thousands of dollars each year through a contract to serve the needs of Animal Control 24 hours a day, 7 days a week, 365 days each and every year. It costs The AERC approx. \$2.2 million dollars annually to remain open and operating 24/7/365. We have a doctor on the premises at all times; the AERC has never closed its doors in 35 years. At times of severe weather, and through all the hurricanes, the AERC remains open and operating with lights and power provided by a natural gas generator and water.

We live humbly in our home located at 417 S. Indian River Drive. We choose to invest back into our business with the most advanced diagnostic and therapeutic equipment available in the world, allowing us to continue serving our city and surrounding communities.

Additional ways we serve Fort Pierce personally and through our business:

- Mrs. Kip Lyman serves Fort Pierce as a certified Guardian ad Litem volunteer, advocating for abused, neglected, and abandoned children nearly 6 years. Attached you will find a letter dated 4/25/18 from Representative Gayle Harrell congratulating Kip for winning the Guardian ad Litem Voice of Distinction Award.
- In 2014, our home at 417 S. Indian River Drive became a licensed foster home, and together we have fostered 9 infant children on an emergency and/or respite care basis.
- The AERC is a major supporter of Voices for Children, a non-profit organization directly benefiting the Guardian ad Litem Program (GALP) and the children it serves, donating over \$20,000 annually. Statistics show a child who is appointed a GAL will spend 50% less time in foster care than that same child without a GAL. One of Voices for Children's main missions is to recruit, train, and retain GALs right here in our community to serve each and every children placed in our jurisdiction. Dr. Ron & Kip Lyman make it their personal mission to help ensure this is accomplished.
- Voices for Children is one of two statutory designated non profits for receipt of jury donations. Kip Lyman is event Chair of the Voices for Children signature annual event, The Ultimate Tailgate Party hosted in venues located in the City of Fort

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Pierce. The inaugural hosting generated a net profit of over \$65,000 making a smashing debut in the community. The 2nd annual event will also be in the city of Fort Pierce with its major sponsor the Treasure Coast Lexus, and is anticipated to raise over \$100,000.

- The AERC is a major supporter of the Sunrise Theatre. For the past 2 years the AERC was the single highest paying Member of the theatre. Combined with that our contributions over the past five years in membership donations, ticket purchases and co-producing shows, exceed \$150,000.
- The AERC and Dr. Ron & Kip Lyman also contribute and donate to multiple other organizations in our area including:
 - Treasure Coast Hospice
 - MainStreet
 - Save The Chimps Sanctuary
 - 4H of St. Lucie County
 - Humane Society of St. Lucie Cty

We are in support of the B&B plans approved by the City Commission in November 2017. We are also in conceptual support of creating a space for quaint and charming events, in a garden/pavilion setting. We sincerely hope the Planning Board, Historic Preservation Board, Mayor and City Commissioners will take our concerns very seriously, and together find a way to create a planned development strategy for the above referenced property that is safe, makes good sense for the historic community, and that does not strip away our sliver of paradise and create unacceptable living conditions, leaving us no choice but to move away.

Event Pavilion Concerns:

The proposed location of the event pavilion is approximately 85' from our bedroom window. Events, particularly in the evenings will generate considerable noise. The plan allows for alcohol sale and consumption on the property, however, it proposes the access to restrooms be located outside.

Solution (See Attached Rendering):

We suggest the position of the event pavilion shift to be located more in the center of the property closer to the existing and proposed buildings, and positioning the Gazebo and gardens either on the east side of Indian River Drive, or along the north border of the property. This will allow for many advantages.

- People who have a planned ceremony or such in the outdoor gazebo will have privacy being away from the intrusions and/or onlookers from the B&B, and rental properties.

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- There will be much easier access to and from the parking lot on the west side of 2nd street and the event pavilion parking lot.
- With the event pavilion centrally located on the property as a whole, the noise coming from it will dissipate considerably before reaching our home and the residences and businesses located on all sides.

Of the 9 requested "Allowed Uses" listed on page 7, we object strongly and completely to #2, the construction of a two-story 3500+ sq. ft. multi-family residence on the east side of Indian River Drive, on the southeast corner of Delaware Avenue and Indian River Drive (construction of which may begin in as little as 18 months according to the application).

Concern:

Indian River Drive is a magnificent scenic drive, with the exception of the few dwellings built long ago. Others have attempted to obtain approval to build on the east side in recent years without success. It would block the view and disturb the magnificence enjoyed by all. We plead with all to allow the scenic view, which begins at Delaware Avenue to remain unobstructed. This view is our sliver of paradise.

Solution:

Please see the attached rendering of a plan that would allow the owners to:

- Keep all or as many of the proposed New Construction structures in the plan they desire
- Maintain their own, unobstructed view of the Indian River from their proposed 2-story, multi family residence, while not destroying, and almost completely eliminating the peaceful, scenic view from our home.
- Improved traffic flow during times of events, with the entrances to all parking lots related to this planned development located on 2nd Street, and off of Indian River Drive, Florida's Scenic Highway.

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Safety Concern:

The proposed main entrance to the Pavilion parking lot on Delaware Avenue is not safe or feasible for guests, existing business traffic, or for adjacent residents.

When properly measured, Delaware Ave allows for 2-3 cars coming in from either direction; Indian River Drive or 2nd Street. Events, particular of full capacity as proposed of 150, would cause significant back ups all directions; north and south on Indian River Drive, coming over the Citrus bridge from US 1 and turning right on 2nd Street will quickly become backed up and cause delays as far back as on US 1 trying to turn right onto Citrus. Cars continuing east on Citrus down to Indian River Drive, turning right at the round-about to enter Delaware from the east, will then stop traffic on Indian River Drive.

The proposal states the event pavilion is planned for up to 150 guests, however the parking calculations show only 33 parking spots are required based on square footage of the pavilion, and only 11 are provided on the plans. This does not seem feasible or realistic. Even with 33 parking spots available, a sold out event would require 4.5 ppl/car in order to park 33 cars. This does not include parking for caterers, event workers, entertainers, photographers, etc.

As cars arrive attempting to park in the event lot by Delaware Ave, they will quickly find that the spaces are all occupied and thus will have to drive back out (onto Delaware Ave) and over to the overflow parking proposed on 2nd Street directly west of the B&B parking lot.

Solution:

1) Situate the main entrance to the Pavilion along 2nd Street, allowing plenty of room for traffic to flow at the beginning and end of events along 2nd Street in both directions - and easy access to the overflow parking lot.

2) Put a beautifully landscaped sidewalk along the Delaware Ave on the north border of the property, allowing for continuity of safe foot travel on all sides of the property, particularly if/when traffic does utilize Delaware Ave to go between Indian River Drive and 2nd Street.

3) Build a parking garage on the land purchased for overflow parking, providing adequate spaces for all guests, staff, caterers, entertainers, photographers, etc.



The images demonstrate how part of Delaware Ave is on our property, causing us to have to literally step into the road in order to get to our garage and carport, as well as the 2nd Street and Indian River Drive sidewalks. It would be dangerous and extremely difficult for us to go strolling, access our vehicles, or drive out if traffic were backed up on this service road 20' wide and 150' long from stop sign to stop sign with no shoulder either side.

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In closing, we cannot begin to estimate the economic impact such a planned development might have on the City of Fort Pierce. Considerable additional information may be needed, including comparable business models in similar settings, traffic feasibility studies, time restrictions for noise consideration, etc.

However, we can with fair certainty guarantee a negative economic impact for the historic downtown and City of Fort Pierce should we choose to relocate to another community because our peace, tranquility and safety were replaced with unacceptable noise and traffic conditions within feet of our home, and our tiny sliver of paradise is stripped away to allow one dwelling to erect inches from the water line, when there is a perfectly acceptable alternative location on the subject property, for full unobstructed enjoyment from the same proposed residential structure, without severely impacting us. We have drafted a rendering illustrating what we consider to be a safe, feasible, and amicable solution.

Respectfully yours,



Ronald Lyman, DVM, Diplomate ACVIM
The Animal Emergency & Referral Center



Mrs. Kip Lyman, Guardian ad Litem
District 19; Certified 2012

encls/



Florida House of Representatives

Representative Gayle Harrell

District 83

District Office:

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Stuart, FL 34994
(772) 221-4011
(772) 221-4013 (fax)

Tallahassee Office:

214 House Office Building
402 South Monroe Street
Tallahassee, FL 32399
(850) 717-5083

Email: gayle.harrell@myfloridahouse.com

April 25, 2018

Kip Lyman
C/O Guardian Ad Litem
584 NW University Blvd.
Port St Lucie, FL 34986

Dear Kip,

Congratulations on winning the Guardian Ad Litem 2018 Voice of Distinction Award!! Your involvement and support for this establishment is to be applauded.

Your commitment to Guardian Ad Litem is an inspiration to us all! It takes a special person to show such care and concern for our children that need us the most. You are truly a rare gem.

Congratulations again and Thank You for all you do. I wish you a future of great success!

Sincerely,

A handwritten signature in cursive script that reads "Gayle B. Harrell".

Gayle B. Harrell
Florida House of Representatives
District 83



To Whom It May Concern:

May 8, 2018

I am writing to affirm that there are both tangible and intangible values to the contributions made to the work of our nonprofit by Dr. Ron and Kip Lyman, and that in both cases the value is significant, needed, deeply appreciated, and enjoyed locally.

As founding sponsors of our primary annual fundraiser, the Lymans' cash contributions of more than \$20,000, added to \$15,000 contributed in their honor by an anonymous donor, represented over half of the net profit (\$65,000) generated by our 2018 event, hosted at the Pelican Yacht Club. Indeed, the Lymans' cash contribution alone nearly equaled the full amount of the gross revenues raised in each of our two most recent, complete fiscal years. Driven by their generosity and the tireless work of Ms. Lyman as event chair, those revenues through nine months of this current fiscal year have already exceeded \$119,000, approximately a 400% increase.

The benefits of their support of the Guardian ad Litem program are legion in terms of enhanced advocacy and material provision for abused and neglected children, as well as an economic stimulant that is realized most significantly in the Fort Pierce area as local services are retained, almost without exception, to execute this critically important initiative. As a result, the Guardian ad Litem program's budget request for the approaching fiscal year is anticipated to be almost double that of the current year and to include scholarships, offered to high school graduates exiting the dependency system, for programs offered by Indian River State College.

In short, the investments in their local community of these longtime residential pillars are of a nature that are too often needed, but too seldom enjoyed by the areas in which we reside. The Board of Directors of Voices for Children, having expressed its appreciation of both Dr. and Mrs. Lyman with the awarding of special recognitions at its ceremonies in February and April, 2018, remains profoundly indebted to these civic minded citizens of Fort Pierce.

Sincerely,

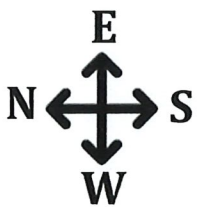
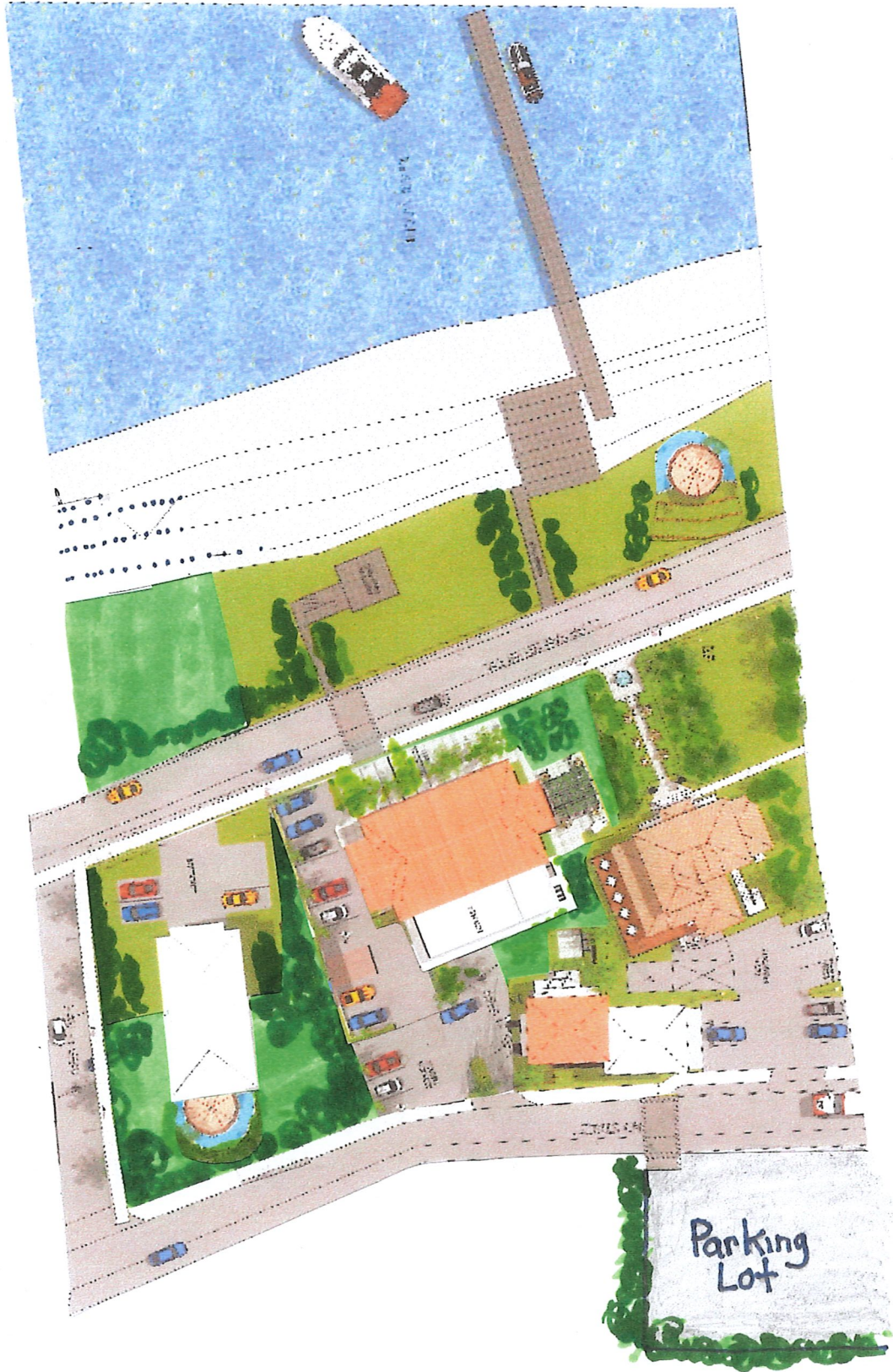
Robert A. Perry, President
Voices for Children

C: 201-543-7342

"You have not lived today until you have done something for someone who can never repay you."

– John Bunyan –

***Voices for Children of Okeechobee and the Treasure Coast, Inc.
Is a Registered 501(c)(3) Non Profit Corporation; EIN 46-2988354***



515 S. Indian River Drive
Suggested Revisions to Planned Development