



Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

SQUARE GROUPER
Site Plan Application
Statement of Use

Introduction

Square Grouper, the Applicant, is requesting approval of a site plan application to allow for the development of a restaurant and bar in Ft. Pierce, Florida. The request consists of 3,254 SF of Building, 1,312 SF of open deck seating, 180 SF Tiki Hut Stage and 100 SF Tiki Hut Entry. The project will be located on the approximately 1 acre vacant parcel located north of A1A (AKA Seaway Drive) between Hernando Street and South Ocean Drive.

Project Fee Schedule

DRC approval for site plan	\$ 4,505.00
Advertising Fees	\$ TBD
TOTAL	\$ 4,505.00

Project Contact

All correspondence in connection with this request should be directed to the agent for the applicant:

Agent / Landscape Architect / Planner

Cotleur & Hearing, Inc.
Contact: Daniel T. Sorrow
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458
Phone: (561) 747-6336 Ext. 120
Fax: (561) 747- 1377
Email: dsorrow@cotleur-hearing.com

Property Owner/ Applicant

Square Grouper
Contact: Jim Burg
1111 Love Street
Jupiter, FL 33477
Phone: (561) 575-0252
Fax: (561) 745-4905
Email: jburg@squaregrouper.net

History

The previous development on the subject site included a hotel but in 2009 the site was razed and has remained vacant ever since. The previous hotel had water, sewer and impact fees associated with a more intense use and development than the intended use for the subject project. The applicant requests staff to research any available impact fee credits available for the Square Grouper.

General Project Description

The Square Grouper will be a signature waterfront project with breathtaking views of the Ft. Pierce Inlet. It will comprise a covered, open-air bar/ restaurant with casual fare for lunch and dinner and a stage for live entertainment, four (4) studio apartments, one (1) bungalow-style employee building with restrooms and lockers, and an ancillary retail space. The creative architecture and site layout will create a synergy that will make the Ft. Pierce Inlet a top destination in Ft. Pierce. The project will be the first development/ redevelopment project consistent with the vision of the City of Ft. Pierce for the Ft. Pierce Inlet District.

Proposed Development Program

The primary facility for this project will contain 2,746 SF of Building and 1,312 SF of open deck seating. This structure includes the inside kitchen, lavatories, outdoor covered seating, coolers and food storage areas as well as a second story that provides four (4) studio apartments.

The Side Bar Building is 396 SF and will provide an alternative location to order food and drinks separate from the primary building. This building can serve approximately 15 seated patrons. The Square Grouper is requesting a four (4) Consumption on Premises (4 COP) license.

The Employee Building is 112 SF and provides lavatories, showers and lockers for the employees only.

An outdoor stage is planned that will host nightly live entertainment (music) until 11:00 PM for the enjoyment of the patrons. All entertainment at the outdoor stage will comply with all applicable City noise ordinances.

The Tiki Hut entrance is an authentic piece of architecture hand crafted by Native Americans. Its primary purpose is aesthetics and to create a sense of arrival into the main site.

The retail component of the project is less than 150 SF and contained within the primary building. It will serve patrons of other primary uses on site and sell Square Grouper merchandise such as T-shirts and beverage koozies.

Architectural Style

The architectural style for Square Grouper derives from the "Old Florida" and "Key West" architectural vernacular. The use of pitched, hipped, metal roof designs are used on the second

story apartments and surround the overhang perimeter of the open bar areas (as well as at Side Bar and Employee Bldg.) The balance of the architectural material palette includes painted, wood slat siding, and numerous decorative eclectic fixtures and accessories. The two open bars with wood beams and open rafter ceilings serve as a focal point for the dynamic energy that will infuse excitement into this special project.

The balance of the theme for the Project is made up of the tasteful brick pavers, natural sand area, generous native and semi-tropical landscaping and attractive lighting, all of which create the ambiance of a casual, but exciting, Old-Florida experience. All of this opens up to the dramatic scene of a beautiful Ft. Pierce inlet and the dynamics of the nautical activity which populates its corridor.

Landscaping

The landscape theme for Square Grouper is tropical and jungley. Coconut palms are used as the prevailing palm species for their tropical beachy look as well as to provide shade on the north side of the property. Several species of palms and Gumbo limbo trees provide interest and a balanced look. Accents such as the Key Thatch Palm and native grasses compliment the tropical Florida feel. Low green plant material such as Green Island Ficus, Ilex Shillings and Dwarf Cocoplum are used throughout the site for a full landscape experience. Particular care has been taken to enhance the users travel to the project site and experience while on site. Facades of bungalows style structures with less decorative components have been buffered through the use of taller palms and hedge materials. The south property line is highlighted by existing Royal Palms provided with the Seaway Drive roadway project. This creates an inviting entrance to the Square Grouper.

Parking

In accordance with the provisions of Section 22-60 of the City's LDR's, entitled "Off-street parking and loading" a parking analysis demonstrates that 39 parking spaces are required for the Project. A total of 53 parking spaces have been provided in the project including two (2) Handicap spaces. The project is taking advantage of the 1200 SF small business, motorcycle and bicycle credit towards parking.

Conclusion

The Applicant is requesting site plan approval for Square Grouper. The Site Plan will include the Introduction a bar, restaurant and live entertainment which is consistent with the plans for the C-5 Commercial Tourist zoning classification and plans for the Ft. Pierce Inlet District. The Applicant and the entire project team look forward to working with Staff to respond to any items or issues that might arise as a result of their review.

Square Grouper
CH # 13-0802
Statement of Use
October 16, 2014

I trust this submittal is complete and will allow this project to be approved at the earliest possible date.

Please contact this office with any questions you may have in your review of this information.

Sincerely yours,

Cotleur & Hearing, Inc.

A handwritten signature in blue ink, appearing to read 'D.T.S.', with a stylized flourish extending to the right.

Daniel T. Sorrow, AICP, RLA, LEED AP BD+C
Project Manager

cc: Jim Burg, Square Grouper