



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
 HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

AUGUST 25, 2014

Agenda Item 5A

Owner

Keith Danks
 Plainsman Investments LLC

Applicant

Sun Camper Liquidators LLC
 dba Atlantic Marine & RV

Representative

Cody Danks

Location

657 N 2nd St

Parcel

2403-705-0019-000-3

Historic Status

Non-contributing Structure within the Edgartown Historic District

Requested Action

Construction of a 6' Aluminum Fence

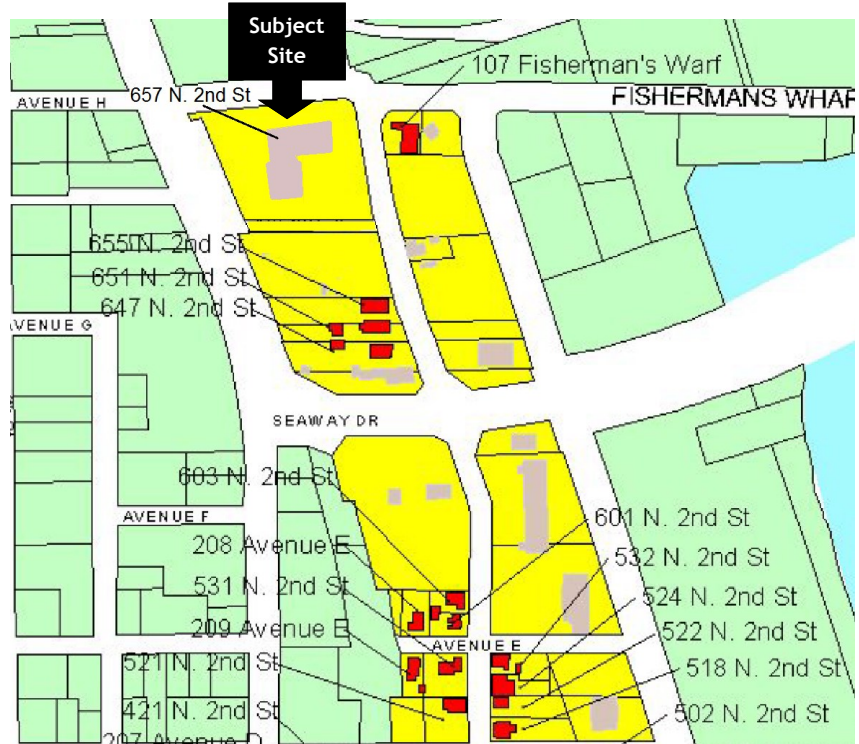
Recommendation

Approval with Conditions

Staff

Kori Benton
 Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map ■ Contributing ■ Non-Contributing ■ Subject Site

HISTORY

- 1910-1920 Several structures built at the site.
- 1980s Mobile Home Park established at site.
- 2001 The City of Fort Pierce Commission adopted Resolution 01-180, creating the Edgartown historic district, establishing this structure as a contributing resource.
- 2002 Former Mobile Home Park decommissioned.
- 2004 Historic Preservation Board conditionally approved the new construction of a Marine Service Facility at the site.
- 2005 St. Lucie Outboard Marine Facility Constructed
- 2014 New Owners received Conditional Use approval to operate a Boat and RV Sales and Service Establishment on site.

STAFF ANALYSIS

Findings

The existing structure is a non-contributing within the Edgartown District due its construction within the last decade.

The site is located adjacent to the City's Fisherman's Wharf. The modern structure is represented by a modern marine industrial appearance articulated with various elements from a Key West style architectural. The addition of end gables, a wrap around front porch and lighted windows improve the typical mundane nature of an industrial service facility.

Proposal

The proposal seeks the installation of a 6 ft. tall black aluminum fence to provide security for the newly established Marine & RV Sales and Service Center. The proposed fence location along the eastern property line, abutting the recently expanded North 2nd Street Right-of-way.

Staff Analysis

The presented fence style and location assimilate the nature of the present structure, site, and location with the northern portion of the Edgartown Historic District. The Florida Department of Transportation, St. Lucie County, and City of Fort Pierce have been coordinating to comprehensively reconstruct and expand the infrastructure within the Fisherman's Wharf and Port areas. The project includes the reconstruction of roadways, curb and gutter construction, and the installation of new sidewalks. The project entailed the acquisition of right-of-way from the subject property to facilitate the extent of the improvements. The presentation of a 6' tall aluminum fence along the presented property lines, setback from several feet from the proposed sidewalk improvements, assimilates with the nature of the site, the prospect of improved pedestrian activity along second street while achieving the intent of the applicant to provide security for the business expansion.

The City of Fort Pierce Code further requires the infill of landscaping to accent the installation of broad expanses of fence as noted below:

City Code Section 22-67(d) Special requirements. In addition to the general requirements of section 22-67(2) [22-67(b)] and specific height requirements by zoning district of section 22-67(3) [22-67(c)], the following requirements are applicable as indicated:

(1) Landscaping. All fences and walls constructed generally parallel to the public right-of-way and having a length of one hundred (100) feet or more shall be landscaped along not less than fifty (50) per cent of the linear distance. This landscaping shall consist of shrubs and not less than one tree for each fifty (50) feet of fence or wall so landscaped. All landscaping shall conform to the standards of section 22-59(2) [22-59(b)].

Secretary of Interior Standards for Consideration

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Staff Recommendation

The request to install a security fence of 6', setback several feet from the future pedestrian right-of-way, is compatible with human scale of this segment of the Edgartown Historic District, therefore Staff recommends approval of the proposed fence with the condition that the required landscaping is installed within 30 days of installation, per City Code Section 22-67(d)(1).



Proposed Fence Plan



Two Rolling Gates



Proposed Fence Location—6' Tall Black Aluminum

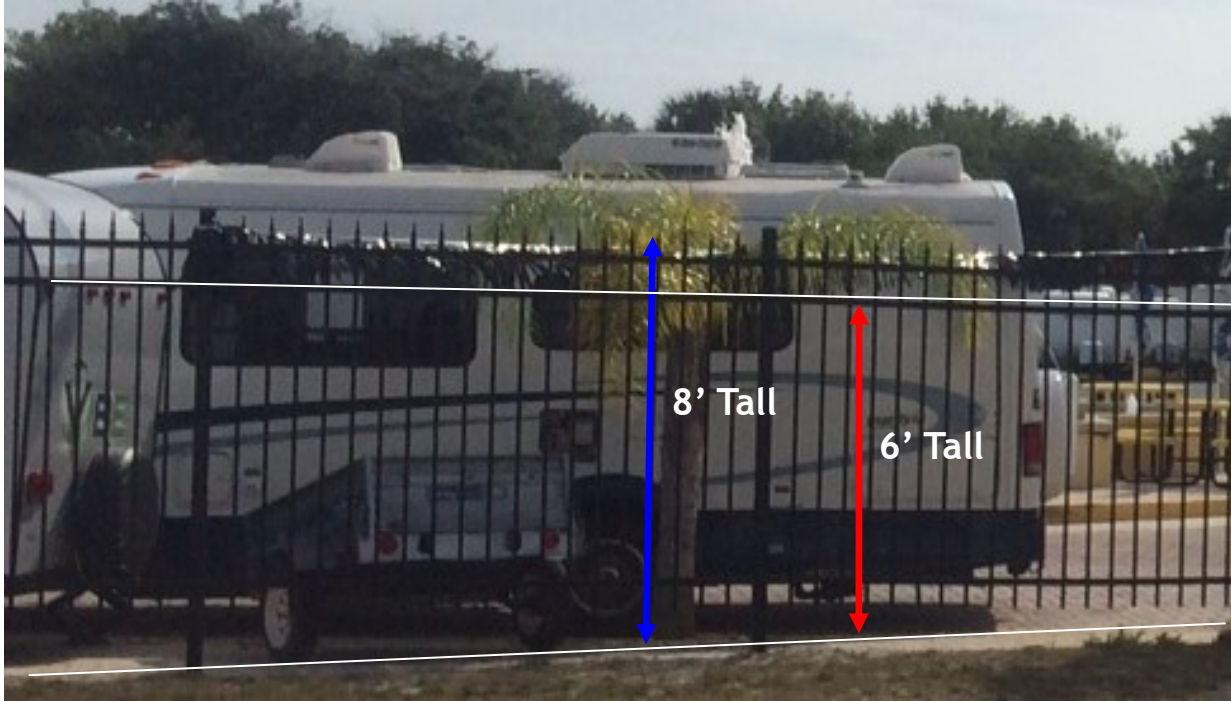
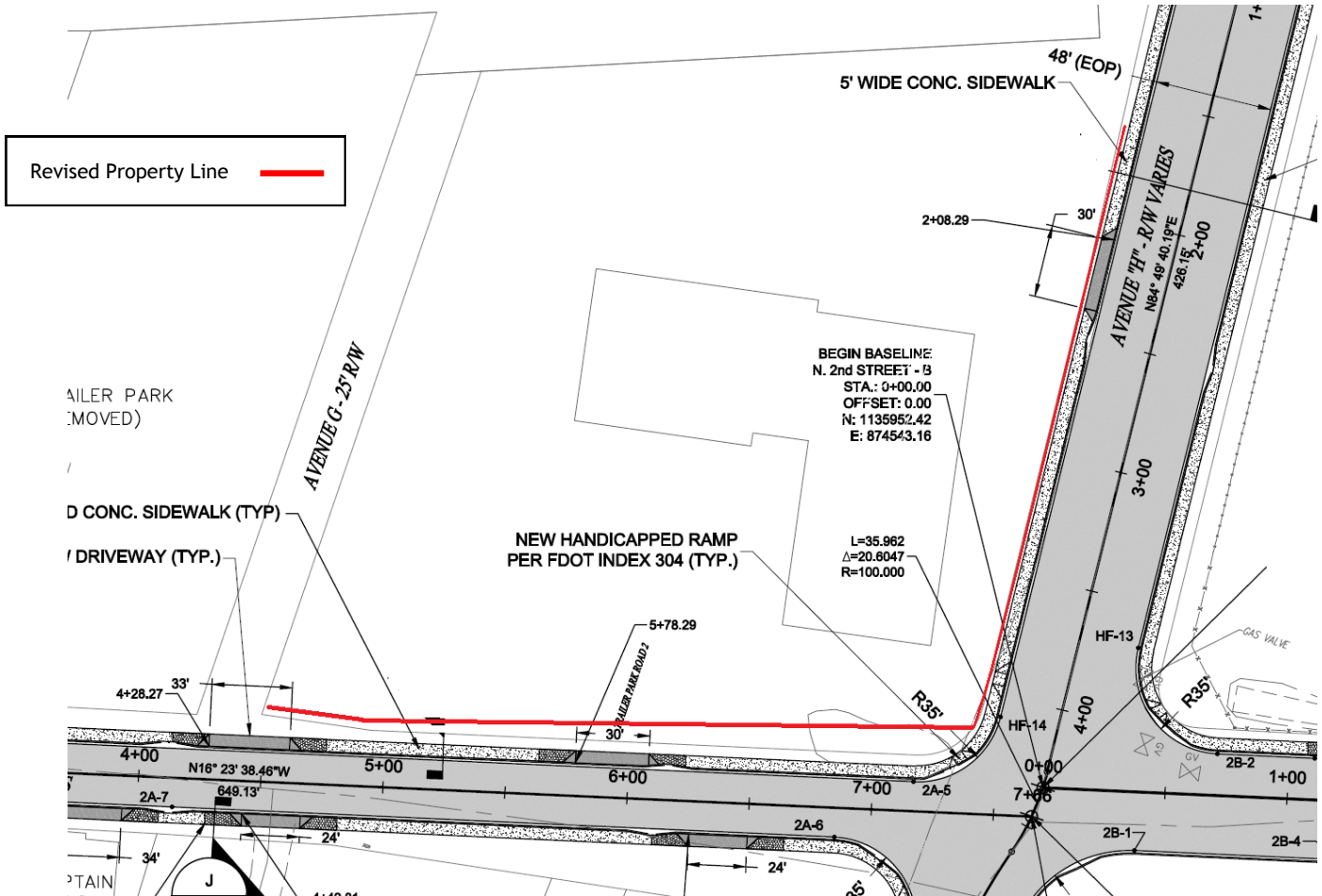


Photo of Fence Style—Existing Sun Camper Site on North US Highway 1



Snapshot of Proposed N 2nd Street Improvement Plans—With Revised Property Line