

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, October 27, 2014 - 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. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
5. **CONSIDERATION OF ABSENCES**
6. **APPROVAL OF MINUTES**
 - a. Minutes of September 22, 2014 meeting
7. **PUBLIC HEARINGS**
 - a. 715 Orange Avenue and 702 Atlantic Avenue - Certificate of Appropriateness 14-35, an application submitted by the Property Owner(s), Rast Properties LLC, for the demolition of two contributing historic structures.
 - b. 1023 Citrus Avenue - Application for Preliminary Historic Designation submitted by the Property Owner, Gholamreza Torkaman, to designation the structure located as locally significant.
 - c. 301 S US Highway 1 - An application for a Historic Preservation Tax Exemption submitted by the Property Owner, Linda Kroon, to provide an exemption of City assessed taxes upon improvements to a contributing historic structure.
 - d. The Historic Preservation Board at their September 22, 2014 requested a follow-up discussion regarding the established density and height restrictions and requirements in the Downtown Historic District.
8. **NEW BUSINESS**

9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Historic Preservation 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.

Historic Preservation Board

6. a.

Meeting Date: 10/27/2014

Information

REQUESTED ACTION

Minutes of September 22, 2014 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 9/22/2014

Form Review

Form Started By: Alicia Rosenthal

Started On: 10/10/2014 10:14 AM

Final Approval Date: 10/10/2014

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, SEPTEMBER 22, 2014 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: Peggy Harris; Jean-Ellen Wilson; Brad Culverhouse; Suzanne Boardman; Charlie Hayek; Holly Theuns; Chairman Paul Sampson

Absent: Annie Kate Jackson; Sonja M. Gates

Staff Present: Karen Emerson, Assistant City Attorney
Kori Benton, Historic Preservation Officer
Alicia Rosenthal, Administrative Assistant

4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Ms. Theuns and Mr. Hayek were made active members for the meeting.

5. **CONSIDERATION OF ABSENCES**

Motion was made by Peggy Harris, and seconded by Brad Culverhouse to excuse the absences of Ms. Gates and Ms. Jackson.

AYE: Suzanne Boardman, Charlie Hayek, Holly Theuns, Peggy Harris, Jean-Ellen Wilson, Brad Culverhouse, Chairman Paul Sampson

Passed

6. **APPROVAL OF MINUTES**

Minutes of August 25, 2014 meeting

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to approve the minutes of the August 25, 2014 meeting.

AYE: Peggy Harris, Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Charlie Hayek, Holly Theuns, Chairman Paul Sampson

Passed

7. PUBLIC HEARINGS

- a. Exterior alterations to include the installation of new store front systems, wall signs, columns, and gates for additional retail suites and courtyard seating for future restaurant(s)

Mr. Benton gave an overview of the application and answered question. Mike Menard of Cook Menard Architecture commented and answered questions. Assistant City Attorney Emerson stated the occupation of city right of way is strictly up to City Commission.

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to approve Certificate of Appropriateness 14-32 - Exterior alterations to include the installation of new store front systems, wall signs, columns and gates for additional retail suites and courtyard seating for future restaurant(s) with the following conditions. 1) The new storefront systems are accomplished by use of similar design and materials of established doors and windows; 2) The approval of the final design for the proposed 8' tall columns and 6' tall wrought iron fence to be installed around the courtyard is delegated to Staff to ensure consistency with human scale; 3) The approval of the presented sign scheme is delegated to Staff upon submittal of dimensions of leased space and sign area, to ensure consistency with the overall design scheme and City Code; 4) Accenting landscaping is retained or reinstalled, as presented in the conceptual exhibit, to retain the presence of green area and open space on site; and 5) The final consideration of the exterior landing area or ramp is deferred to the affected departments, if supported by the Board.

AYE: Holly Theuns, Charlie Hayek, Suzanne Boardman, Brad Culverhouse, Jean-Ellen Wilson, Peggy Harris, Chairman Paul Sampson

Passed

- b. Remove existing mural, create new rear opening, installation of railing, and application of various signage and artwork on secondary façade. Install double door on primary façade facing 2nd Street

Mr. Benton gave an overview of the application and answered questions. Melinda McLaughlin Byrd, Applicant, commented and answered questions.

Motion was made by Suzanne Boardman, and seconded by Charlie Hayek to approve the removal of existing mural, create new rear opening, installation of railing, and application of various signage and artwork on secondary facade and to install double doors on primary facade facing 2nd Street with the condition that the Board delegate authority to the Historic Preservation Officer to review and approve the final historic scenes presented on the rear facade, and the materials and design utilized for the roll-down gate, railings and lights.

AYE: Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Charlie Hayek, Holly Theuns, Peggy Harris, Chairman Paul Sampson

Passed

8. NEW BUSINESS

Mr. Benton commented on the presentation given to Ft. Pierce Redevelopment Agency Advisory Committee by the Mosaic Group for an infill re-development project at the former King Power Plant site.

Mr. Benton presented the significant accomplishments of the City of Ft. Pierce at the Main Street conference.

Chairman Sampson wants a workshop at the next meeting to discuss the Historic Preservation Board's concern, as to the density and height restrictions and requirements in the areas along Indian River Drive, including King Power Plant and the Edgartown Historic District.

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to authorize the Chairman of the Board to have staff draft a letter to the City Commission, or any other appropriate city agency or board, expressing the concern of the Historic Preservation Board, as to the density and height restrictions and requirements in the areas along Indian River Drive, including King Power Plant and the Edgartown Historic District. The motion was amended so that the board as a whole will review the letter at the next meeting and the letter will be signed by all of the board members.

AYE: Brad Culverhouse, Suzanne Boardman, Charlie Hayek, Holly Theuns, Peggy Harris, Jean-Ellen Wilson, Chairman Paul Sampson

Passed

9. ADJOURNMENT

Any person seeking to appeal the decision of the Historic Preservation Board of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Historic Preservation Board

7. a.

Meeting Date: 10/27/2014

Information

REQUESTED ACTION

715 Orange Avenue and 702 Atlantic Avenue - Certificate of Appropriateness 14-35, an application submitted by the Property Owner(s), Rast Properties LLC, for the demolition of two contributing historic structures.

LOCATION

715 Orange Avenue and 702 Atlantic Avenue

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report

FMSF - 715 Orange Avenue

Form Review

Form Started By: Kori Benton
Final Approval Date: 10/21/2014

Started On: 10/20/2014 05:30 PM



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

OCTOBER 27TH, 2014

Agenda Item 5A

Owner

RAST Properties, Inc.

Applicant

Steven Tarr

Representative

John Foster, Architect

Location

715 Orange Avenue & 702 Atlantic Avenue

Parcels

2410-703-0008-000-9, 2410-703-0002-000-7,

Historic Status

Contributing Structures within the Sample Oaks Historic District

Requested Action

Demolition of Two Contributing Structures

Recommendation

Approval with Conditions

Staff

Kori Benton
 Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Non-Contributing Subject Site

HISTORY

702 ATLANTIC

- 1915 Date of construction per Property Appraiser
- 1929 Sanborn Map shows structure of substantially like size, orientation and location at this site
- c1930 Date of Construction per Florida Master Site File
- 7/21/2003 City Commission adopts the Sample Oaks Historic District. This structure is listed as a contributing site.
- 4/21/2004 Structure purchased by previous owners.
- 5/22/2006 Historic Preservation Board denies COA to demolish subject structure and refers structure to Code Enforcement for Affirmative Maintenance.
- 2/13/2012 City of Fort Pierce Code Enforcement initi-

ated a case against the property

- 5/22/2012 Previous owner submitted another application to demolish subject structure
- 6/6/2012 COFP Special Magistrate ordered that the Owner must demolish within 120 days or rehabilitate the structure within 240 days of the HPB's 6/25/2012 hearing of the demolition request.
- 6/25/2012 Historic Preservation Board denies COA to demolish subject structure
- 9/11/2012 COFP Special Magistrate amended the previous order based upon the testimony of the previous owner, mandating that within 60 days from September 5, 2012, the owner must obtain a permit for repair and an additional 180 days to complete all work/inspections
- 5/14/2013-6/05/2013 Site accrued a fines pursuant

to Florida Statutes 162.09 at a daily, cumulative rate of \$500.00 per day, rendering a current fine balance of \$11,020

7/22/2013—Historic Preservation Board granted approval of demolition with conditions.

8/22/2013—City of Fort Pierce Special Magistrate reduced the code fines from 11,020 to \$3,000, conditioned upon bringing the property into compliance and paying the reduced fine by 12/1/2013.

9/23/2013- Historic Preservation Board granted conditional approval of a redevelopment plan to adaptively reuse 715 Orange Avenue in order to comply with one of the various conditions of approval to demolish 702 Atlantic Avenue.

10/9/2014– Property sold to new owner.

715 ORANGE AVENUE

1920- Date of Construction per Florida Master Site File

c1930-1940—Suggested date of construction.

7/21/2003 City Commission adopts the Sample Oaks Historic District. This structure is listed as a contributing site.

4/21/2004 Structure purchased by current owners.

9/23/2013- Historic Preservation Board granted conditional approval of a redevelopment plan to adaptively reuse 715 Orange Avenue. No action has been taken.

10/9/2014– Property sold to new owner.

S T A F F A N A L Y S I S

The request submitted by the new property owner, RAST Properties, Inc., is for the demolition of two contributing historic structures within the Sample Oaks Historic District. The previous property owners controlled the sites for nearly a decade, completing very minimal maintenance tasks, allowing further deterioration and degradation predominantly through termite and water damage.

The Historic Preservation Board initially heard and denied an application to demolish 702 Atlantic Avenue in 2006, citing architectural significance with the encouragement to look into moving the structure. The Historic Preservation Board subsequently heard and denied a second request for demolition in 2012 based upon the historical significance and lack of redevelopment plans, further encouraging the sale or relocation of the structure.

After a series of Special Magistrate orders, the previous property owners filed a demolition request for 702 Atlantic based upon the rehabilitation and reuse of 715 Orange Avenue. The Historic Preservation Board, at their July 22nd, 2013 meeting, voted unanimously to approved the demolition request for 702 Atlantic Avenue with the following conditions:

- 1) Receive a COA for a conceptual site plan for the redevelopment of the subject property and neighboring properties of the previous owners.
- 2) Owner must pay all Code Enforcement Fines in full.
- 3) Owner must donate all materials salvageable such as doors, windows, and elements of the fire place in coordination with the Historic Preservation Officer.
- 4) Owner must submit an application for abandonment of the alleyway.

Subsequently, the previous owner(s) and their representative received conditional approval of a conceptual site plan for the redevelopment of the subject property and neighboring properties that they owned in order to comply with condition #1. The proposed conceptual plan sought to adaptively reuse the contributing historic structure located at 715 Orange Avenue as a restaurant, with provision for additional site features and a new parking lot to the rear of the structure. No actions were taken by the former owners and applicant to pursue compliance with the conditional approvals to move forward with the demolition of 702 Atlantic Avenue or rehabilitation and reuse of 715 Orange Avenue.

The new property owner, RAST Properties, Inc garnered ownership of the subject sites in early October, 2014. The President of RAST Properties, Inc, Steve Tarr, is President of Bunwin, Inc., the property owner of 701 Orange Avenue, the art deco structures abutting to the east. Collectively, RAST Properties, Inc and Bunwin, Inc. six parcels neighboring this corner of the Orange Avenue corridor, totaling 47,000 sq. ft. of commercial space, excluding these two residential structures. The majority of these commercial structures are vacant, however Mr. Tarr and prospective tenants are actively coordinating with City Staff to explore potential business initiatives for the sites.

The Historic Preservation Board is tasked with considering the request for demolition pursuant to City Code Section 23-49, which outlines established criteria for review.

Criteria for Demolition

The review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth below. Denial of an application for demolition shall be evidenced by written order detailing the public interest which is sought to be preserved.

- ◇ The board may grant a certificate of appropriateness to demolish with a deferred effective date of up to eighteen (18) months from the date of the board's decision at a public hearing. The effective date shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features. After the specified expiration date of the deferred certificate of appropriateness a demolition permit shall be issued if requested by the applicant.
- ◇ In connection with any certificate of appropriateness for demolition of buildings or improvements the board may encourage the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties. The board may also require, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.
- ◇ In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating each request for demolition:

702 Atlantic Avenue	Staff Analysis	Criteria Met?
Criteria for Consideration:		
Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	Yes. The structure is listed as contributing in the Sample Oaks historic district.	No
Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No, with the exception of the cost associated with reproducing wood siding and ornamental features on the façade.	Yes
Is the structure one of the last remaining examples of its kind in the city, county or region?	No.	Yes
Does the structure contribute significantly to the historic character of a designated historic district?	Yes, based upon the period of construction and the connection to a significant person in the Community, the late Mayor Dunn. It is noted however that in the current condition, the structure arguably detracts from the character of the containing historic district.	No
Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	Yes, however immediate action and investment is necessary to stabilize the structure.	No
Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area	No. The property owner and representative have indicated desires to compile a redevelopment plan for 701 Orange Avenue and utilize the subject parcel to support the redevelopment effort, however plans have not been filed to date.	No

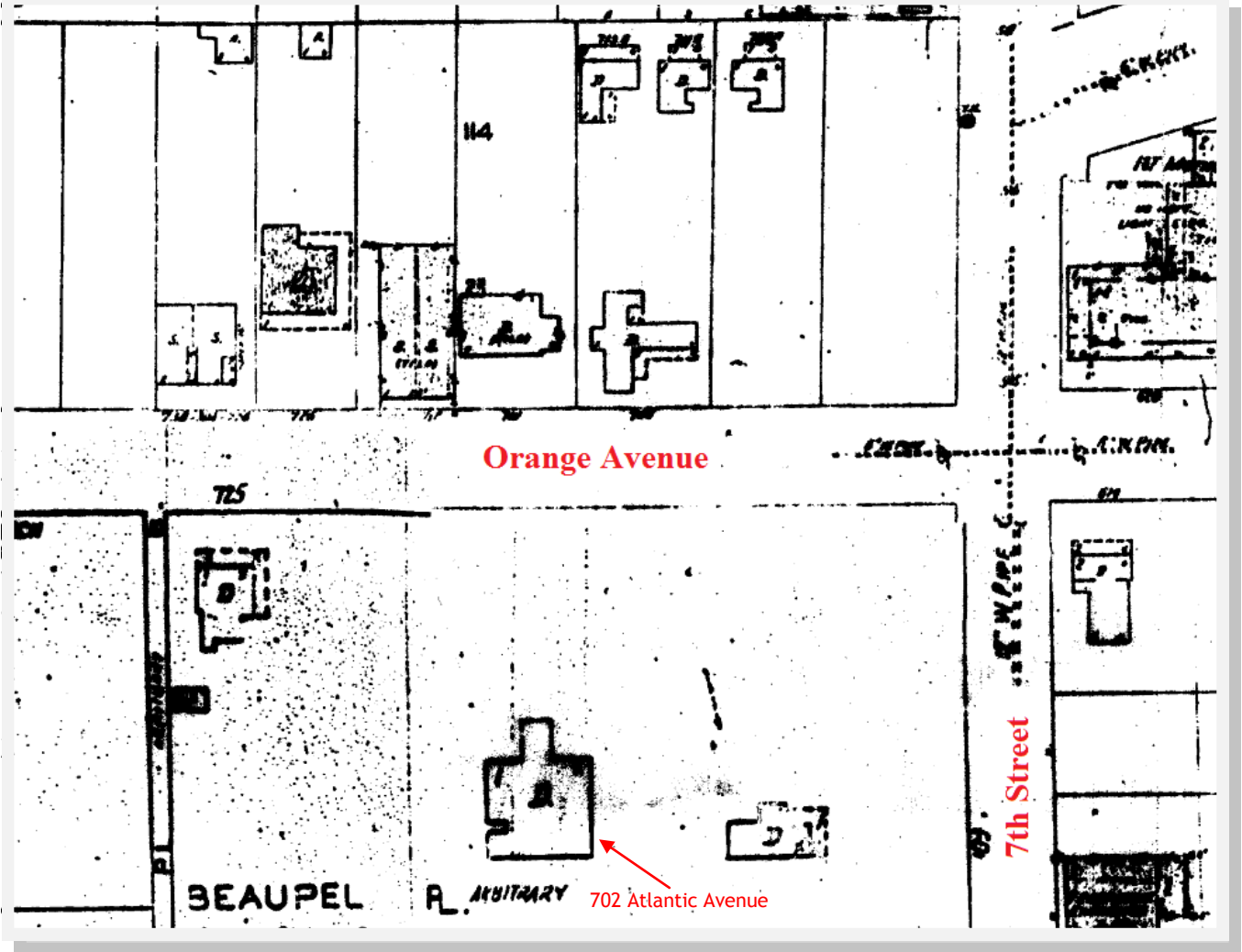
715 Orange Avenue	Staff Analysis	Criteria Met?
Criteria for Consideration: Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	Yes. The structure is listed as contributing in the Sample Oaks historic district.	No
Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No, with the exception of the metal shingle roof, most of the design integrity has been lost due to alterations and deterioration.	Yes
Is the structure one of the last remaining examples of its kind in the city, county or region?	No.	Yes
Does the structure contribute significantly to the historic character of a designated historic district?	Minimal, based upon alterations, remaining materials, craftsmanship, and condition.	Yes
Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	Yes, however immediate action and investment is necessary to stabilize the structure.	No
Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area	No. The property owner and representative have indicated desires to compile a redevelopment plan for 701 Orange Avenue and utilize the subject parcel to support the redevelopment effort, however plans have not been filed to date.	No

The Historic Preservation Board should consider the request for demolition individually, based upon the criteria for consideration, with the note that the two sites have been integrated through ownership and past considerations for demolition.

STAFF RECOMMENDATION

The applications do not meet all elements of the adopted criteria for demolition, most notably an absence of definite plans for re-use of the property if the proposed demolitions are carried out. Staff notes that the existing condition of both structures and extensive time period in which these structures were neglected by the previous property owner has significantly detracted from the surrounding properties, the Sample Oaks Historic District, and the capacity to rehabilitate the structures. The new property owner has indicated an active pursuit to compile plans for redevelopment of the property in conjunction to common holdings to the east, 701 Orange Avenue, which have the capacity to positively impact the district and this prominent corridor. Based upon consideration of the established criteria in City Code Section 23-49, Staff recommends that the Historic Preservation Board condition the demolition of the subject structure upon the submittal, review, and approval of plans for redevelopment of the subject site(s) and the commencement of any phase of redevelopment prior to the release of permits for demolition.

1929 Sanborn Map



Note:

702 Atlantic Avenue appears to be present within the 1929 Publication of the Sanborn Maps, however 715 Orange Avenue does not appear, suggesting a later date of construction.

715 Orange Avenue



715 Orange Avenue



Non-original windows



Structural & Stucco Damage as indicated by the Representative



Interior Photos—Termite Damage Noted



Mildew Accrual

Damaged Windows, installation of inappropriate features.

702 Atlantic Avenue

2006 → 2013



2006



2012



2013



*Staff did not enter structure during the 2014 site visit due to safety concerns of the structural integrity of the building.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SL02619

Recorder # _____

Field Date 3/29/2007

Form Date 5/1/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 715 ORANGE AVENUE Multiple Listing (DHR only) _____

Other Names _____ >> _____

Survey or Project Name Fort Pierce Historic Structures Survey Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>715</u>		<u>ORANGE</u>	<u>Avenue</u>	

Cross Streets (nearest/ between) 7TH ST S/8TH ST S

City / Town (within 3 miles) Fort Pierce In Current City Limits? YES

County St. Lucie Tax Parcel #(s) 2410-703-0002-000-7

Subdivision Name _____ Block _____ Lot _____

Ownership Private Individual

Name of Public Tract (e.g., park) _____

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> FORT PIERCE; 1983

Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 35S ; 40E ; 10 ; NW

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____

Exterior Plan Rectangular Other Exterior Plan _____

Number of Stories 2

Structural System(s) _____ >> Wood frame

Other Structural System(s) _____

Foundation Type(s) _____ >> Piers

Other Foundation Types _____

Foundation Material(s) _____ >> Wood Blocks

Other Foundation Material(s) _____

Exterior Fabric(s) _____ >> Stucco

Other Exterior Fabric(s) _____

Roof Type(s) _____ >> Gable

Other Roof Type(s) SIDE

Roof Material(s) _____ >> Metal shingles

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____ >> _____

Other Roof Secondary Structure(s) _____

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) EXTERIOR END

HISTORICAL STRUCTURE FORM

8SL02619

DESCRIPTION (continued)

Window Descriptions METAL AWNING

Main Entrance Description (stylistic details) 1-LEAF DOOR

Porches: #open 1 #closed 0 #incised 0 Location(s) FRONT

Porch Roof Types(s) FLAT, 2-STORY

Exterior Ornament LOUVERED VENTS

Interior Plan Unknown

Other Interior Plan _____

Condition Deteriorated

Structure Surroundings

Commercial: MOSTLY this category Residential: SOME of this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1920

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
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>> Moved; ; 3/28/07;

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence;1920;UNK

Other Structure Uses VACANT

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____ >> Library research-local

Other research methods National Register of Historic Places

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible SAMPLE OAKS HISTORIC DISTRICT

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Architecture

Other Historical Associations This building is associated with the Boom and Bust Period (1919-1929) in Fort Pierce history.

Explanation of Evaluation (required) This building is a contributing resource in the Sample Oaks Historic District (local), eligible for listing in the National Register of Historic Places (NRHP) under Criteria A and C. This building is not eligible for individual listing in the NRHP.

HISTORICAL STRUCTURE FORM

8SL02619

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____
>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Henry, Geoffrey; Jenkins, Ellen
Recorder Address / Phone 9056 Chevrolet Drive Ellicott City, MD 21042 (410)-465-7929
Recorder Affiliation _____ Other Affiliation TRC
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: <u>SS</u>	SHPO's Evaluation of Resource _____ Date _____
Electronic Form Used: <u>S110</u>	
Form Type Code: <u>NORM</u>	
Form Quality Ranking: <u>NEW</u>	
Form Status Code: <u>SCAT</u>	
Supplement Information Status: <u>NO SUPPLEMENT</u>	FMSF Staffer: _____
Supplement File Status: <u>NO SUPPLEMENT FILE</u>	Computer Entry Date: <u>5/1/2007</u>
Form Comments: _____ _____ _____	

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

SL02619-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FORT PIERCE;1983

- > **Township/Range/Section/Qtr:**
35S ;40E ;10;NW

- > **Structural system(s):**
Wood frame

- > **Foundation types:**
Piers

- > **Foundation materials:**
Wood Blocks

- > **Exterior fabrics:**
Stucco

- > **Roof types:**
Gable

- > **Roof materials:**
Metal shingles

- > **Roof secondary structures (dormers etc):**

- > **Change status/year changed/date noted/nature:**
Moved;;3/28/07;

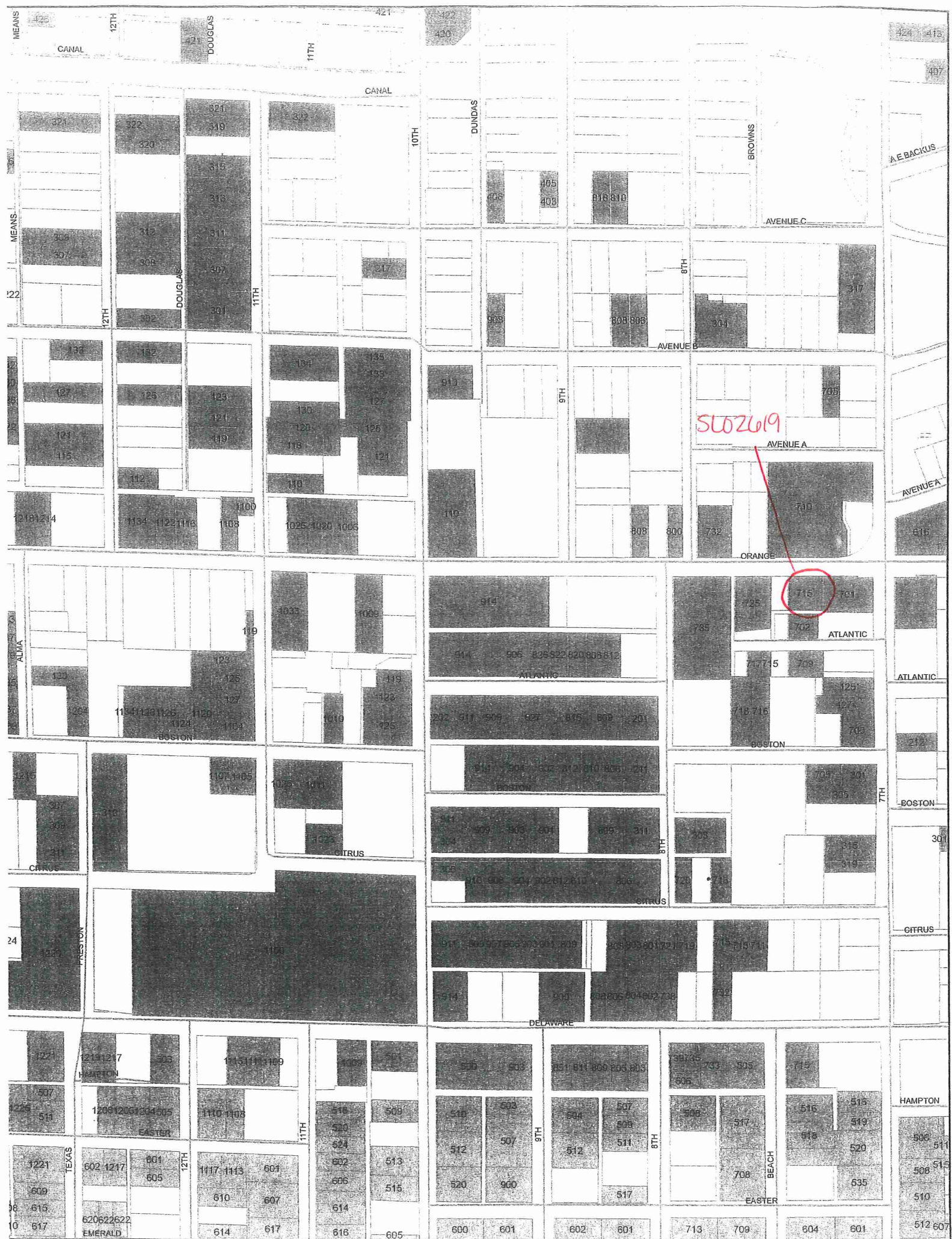
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1920;UNK

- > **Research methods:**
Library research-local
Sanborn maps
FL Master Site File-Cultural Resources
Plat map

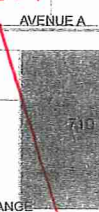
- > **Area(s) of historical significance:**
Architecture
Community planning & development

- > **Repositories: Collection/Housed/Accession#/Describe**

- > **[Other name(s)]:**



5102619



SL02619



Historic Preservation Board

7. b.

Meeting Date: 10/27/2014

Information

REQUESTED ACTION

1023 Citrus Avenue - Application for Preliminary Historic Designation submitted by the Property Owner, Gholamreza Torkaman, to designation the structure located as locally significant.

LOCATION

1023 Citrus Avenue

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Acceptance & Authorization to prepare a Designation Report

Attachments

Staff Report

Florida Master Site File

Form Review

Form Started By: Kori Benton

Started On: 10/20/2014 01:50 PM

Final Approval Date: 10/20/2014



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

OCTOBER 27TH, 2014

Agenda Item 5B

Owner/ Applicant

Gholamreza Torkaman

Location

1023 Citrus Avenue

Parcel

2409-802-0022-000-3

Requested Action

Preliminary Historic Designation

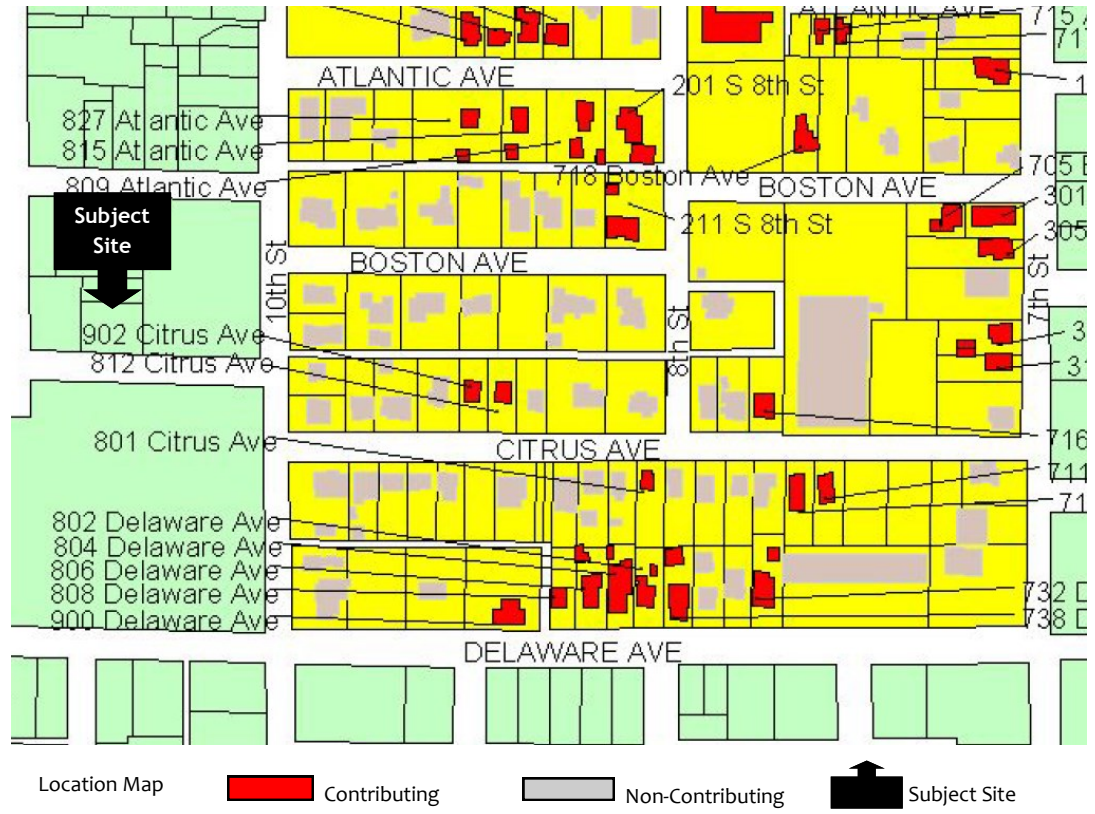
Recommendation

Approval with Conditions

Staff

Kori Benton
 Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



HISTORY

- 1925 Structure was built.

STAFF ANALYSIS

Consistent with the criteria established by the National Register of Historic Places, the board shall recommend for designation places, buildings, structures, landscape features, archaeological sites and other improvements as individual sites, districts or archaeological zones that are significant in Fort Pierce's history, architecture, archaeology or culture and possess integrity of location, design, setting, materials, workmanship or association. The basis for application by the Property Owner is the Architectural significance of the structure and consideration of whether the structure embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the South Florida environment; or represents a distinguishable entity whose components may lack individual distinction.

Summary of Significance

This mission style structure features a wood frame with stucco overlay, a flat roof with accenting clay tile elements, and distinct fenestration. The structure is directly to the north of Fort Pierce Elementary (aka Fort Pierce High school, Fort Pierce Magnet School of the Arts) and is associated with the Boom and Bust Period (1919-1929) representing contributions of Architecture and Community planning & development. The structure has maintained some of its original architectural integrity and craftsmanship, however the condition of the home is deteriorating due to limited maintenance. The property owner and applicant took ownership in 2013.

Staff Recommendation

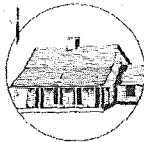
Based upon the construction date, architectural integrity and maintenance of many key design and features of craftsmanship, Staff recommends acceptance of the preliminary application for designation submitted by the applicant.

Pursuant to City Code Section 23-37., Procedure for historic designation, the shall either accept or deny the application filed by the property owner. If accepted, the Board must set a date for a public hearing and direct staff to complete the designation report and notify the proper parties of the public hearing.



Site Photos





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SL00563
Recorder # _____
Field Date 3/15/2007
Form Date 4/20/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 1023 CITRUS AVENUE Multiple Listing (DHR only) _____
Other Names _____ >> 1022 CITRUS AVENUE (FORMER)
Survey or Project Name Fort Pierce Historic Structures Survey Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>1023</u>		<u>CITRUS</u>	<u>Avenue</u>	

Cross Streets (nearest/ between) 10TH ST S/11TH ST S
City / Town (within 3 miles) Fort Pierce In Current City Limits? YES
County St. Lucie Tax Parcel #(s) 2409-802-0022-000-3
Subdivision Name _____ Block _____ Lot _____
Ownership Private Individual
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> FORT PIERCE; 1983
Township: _____ Range: _____ Section: 1/4 section: >> 35S ; 40E ; 9; SE
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Mission Other Style _____
Exterior Plan L-shaped Other Exterior Plan _____
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Continuous
Other Foundation Types _____
Foundation Material(s) >> Concrete Block
Other Foundation Material(s) _____
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s) _____
Roof Type(s) >> Flat
Other Roof Type(s) _____
Roof Material(s) >> Unspecified
Other Roof Material(s) BARREL TILE
Roof Secondary Structure(s) (dormers etc) >> Other
Other Roof Secondary Structure(s) PARAPET
Number of Chimneys 1
Chimney Material Concrete block
Other Chimney Material(s) STUCCO
Chimney Location(s) INTERIOR SIDE

HISTORICAL STRUCTURE FORM

8SL00563

DESCRIPTION (continued)

Window Descriptions METAL AWNING

Main Entrance Description (stylistic details) OFF-CENTERED 1-LEAF DOOR

Porches: #open 1 #closed 0 #incised 0 Location(s) FRONT

Porch Roof Types(s) ARCHED

Exterior Ornament SHAPED PARAPET

Interior Plan Unknown

Other Interior Plan _____

Condition Fair

Structure Surroundings

Commercial: NONE of this category Residential: MOSTLY this category

Institutional: SOME of this category Undeveloped: SOME of this category

Ancillary Features (Number / type of outbuildings, major landscape features) GARAGE

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1925

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Addition;	3/15/07		LARGE WING TO THE REAR FOR APARTMENTS

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1925; UNK

Other Structure Uses APARTMENT

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____ >> Library research-local

Other research methods National Register of Historic Places

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible SAMPLE OAKS HISTORIC DISTRICT

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Architecture

Other Historical Associations This building is associated with the Boom and Bust Period (1919-1929) in Fort Pierce history.

Explanation of Evaluation (required) This building is a contributing resource in the Sample Oaks Historic District (local), eligible for listing in the National Register of Historic Places (NRHP) under Criteria A and C. This building is not eligible for individual listing in the NRHP.

HISTORICAL STRUCTURE FORM

8SL00563

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____
>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Henry, Geoffrey; Jenkins, Ellen
Recorder Address / Phone 9056 Chevrolet Drive Ellicott City, MD 21042 (410)-465-7929
Recorder Affiliation _____ Other Affiliation TRC
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: <u>SS</u>	SHPO's Evaluation of Resource _____ Date _____
Electronic Form Used: <u>S110</u>	
Form Type Code: <u>NORM</u>	
Form Quality Ranking: <u>NEW</u>	
Form Status Code: <u>SCAT</u>	
Supplement Information Status: <u>NO SUPPLEMENT</u>	FMSF Staffer: _____
Supplement File Status: <u>NO SUPPLEMENT FILE</u>	Computer Entry Date: <u>4/20/2007</u>
Form Comments: _____	

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

SL00563-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FORT PIERCE;1983

- > **Township/Range/Section/Qtr:**
35S ;40E ;9;SE

- > **Structural system(s):**
Wood frame

- > **Foundation types:**
Continuous

- > **Foundation materials:**
Concrete Block

- > **Exterior fabrics:**
Stucco

- > **Roof types:**
Flat

- > **Roof materials:**
Unspecified

- > **Roof secondary structures (dormers etc):**
Other

- > **Change status/year changed/date noted/nature:**
Addition;;3/15/07;LARGE WING TO THE REAR FOR APARTMENTS

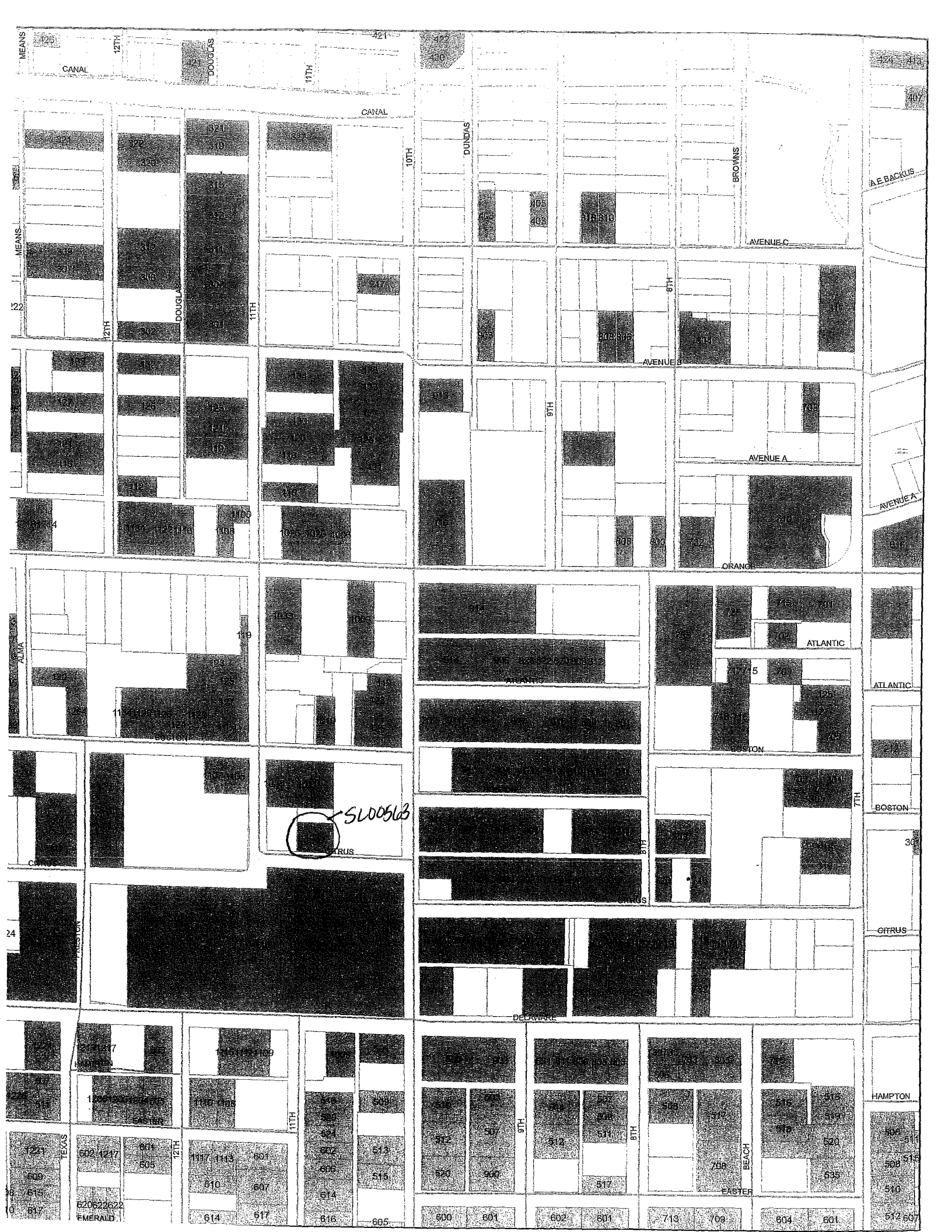
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1925;UNK

- > **Research methods:**
Library research-local
Sanborn maps
FL Master Site File-Cultural Resources
Plat map

- > **Area(s) of historical significance:**
Architecture
Community planning & development

- > **Repositories: Collection/Housed/Accession#/Describe**

- > **[Other name(s)]:**
1022 CITRUS AVENUE (FORMER)



SL00563

MEANS
CANAL
DOUGLAS
11TH
10TH
DUNDAS
BROWNS
AVENUE C
AVENUE B
AVENUE A
ALMA
ATLANTIC
BOSTON
CITRUS
DELAWARE
TEXAS
EMERALD
HAMPTON

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Historic Preservation Board

7. c.

Meeting Date: 10/27/2014

Information

REQUESTED ACTION

301 S US Highway 1 - An application for a Historic Preservation Tax Exemption submitted by the Property Owner, Linda Kroon, to provide an exemption of City assessed taxes upon improvements to a contributing historic structure.

LOCATION

301 S US Highway 1

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval

Attachments

Staff Report

Application & Supporting Documents

Form Review

Form Started By: Kori Benton

Started On: 10/20/2014 10:09 AM

Final Approval Date: 10/20/2014



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

OCTOBER 27TH, 2014

Agenda Item 5C

Owner

Linda Kroon

Applicant

Mike Menard

Location

301 S US Highway 1

Parcel ID

2410-701-0102-000-2

Historic Status

Individually Designated

Site Name

The Antique Emporium

Requested Action

Recommendation of Approval for the Historic Preservation Ad-Valorem Tax Exemption

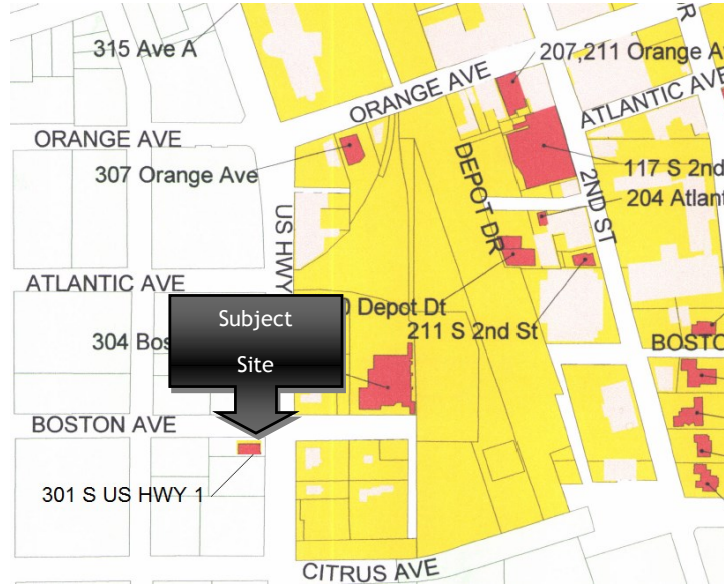
Recommendation

Approval

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1910c / 1901 Subject structure constructed on site.
- 2010 Site is individually designated by the City Commission.
- 2010 Historic Preservation Board approved COA 10-12 for the rehabilitation of the site, with offices/retail use.
- 2013 Historic Preservation Board approved COA 13-12 for the construction of a parking lot coupled with several variances from landscaping and parking dimension requirements.
- 2014 Historic Preservation Board approved COA 14-21 for the construction of an ADA walkway within the required landscape strip.
- 2010-2014 Property Owners engaged in an effort to rehabilitate and adaptively reuse the historic structure from a single-family home into an office or boutique retail store.

REQUESTED ACTION

Pursuant to City Code Section 23-104, the City of Fort Pierce offers consideration of a Historic Preservation Tax Exemption which may apply to one hundred (100) per cent of the assessed value of all improvements to eligible historic properties which result from restoration, renovation or rehabilitation made on or after the effective date of the ordinance from which this article derives (August 6, 2001). The exemption applies only to taxes levied by the city.

If granted, the exemption shall remain in effect for up to ten (10) years with the effective date being October 1 of the year that the applicant and the city have entered into the exemption covenant. The city commission has the discretion to set a lesser term. The exemption shall continue in force if the authority of the city to grant exemptions changes or if ownership of the property changes, including any change from a tax exempt entity to a tax paying entity except as set forth in section 23-106. In order to retain an exemption, however, the historic character of the property, and improvements which qualify the property for an exemption, must be maintained in the historic state over the period for which the exemption was granted.

The current property owner purchased the site in 2009, and worked to rehabilitate and improve the structure and site for nearly five years. The rehabilitation efforts were centered on restoration of original materials in compliance with local regulations and the Secretary of Interior Standards. The improvements to the property and structure include, but are not limited to:

1. Replacement white aluminum 2/2 aluminum windows with reproduction trim and spacing to match the original trim in design and construction; and
2. Replacement windows in casement window area: fixed frame windows engineered to simulate the B-light casements; and
3. Replacement of existing operable wood shutters with reproduction operable wood shutters;.
4. Restoration of original front door in place; and
5. Front porch rail with 6' chamfered square posts, square balusters, and a 6' top rail built with traditional construction techniques ; and
6. New back porch, matching rail and handicap ramp; and
7. Removal of existing rear facade chimney, new French doors. and opening on rear facade; and
8. Site Parking Lot & Landscaping

Initial estimates place the total project cost between \$200,000-250,000, including interior renovations. The site is currently being established for commercial offices. This project, from start to finish, exemplifies a successful preservation effort to purchase, designate, rehabilitate, and reuse a valuable historic asset. The current assessed value of the property and structure is \$59,100. The approval of this ad-valorem tax exemption by the City Commission would lock in the City's assessment of taxes at this assessment level for a period of up to ten years.

S T A F F R E C O M M E N D A T I O N

The recommendation of staff is to forward a recommendation of approval to the City Commission of this Historic Preservation tax exemption based upon eligibility and compliance with local and federal regulations for rehabilitation of a historic structure.



Before Rehabilitation



After Rehabilitation



Rear Yard prior to Parking Lot Construction



Rear Yard after Parking Lot Construction

Historic Preservation Property Tax Exemption Application Part 1 - Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2410-710-0102-000-2 *Attach legal description of property*

Address of property: Street 301 S US HWY 1

City FT PIERCE County ST LUCIE Zip Code 34950

- Individually National Register listed
- In a National Register district

- Locally designated historic property or landmark*
- In a locally designated district

* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of historic district N/A - INDIVIDUALLY DESIGNATED

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office CITY OF FORT PIERCE - HISTORIC PRES.

Mailing Address P O BOX 1480

City FT PIERCE State FL Zip Code 34954

Telephone Number (772) 460-2200 x 237

2. Type of request:

- Exemption under 196.1997, F.S. (standard exemption)
- Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under s. 196.1998, F.S., complete Question 9 on page five.*

3. Owner information:

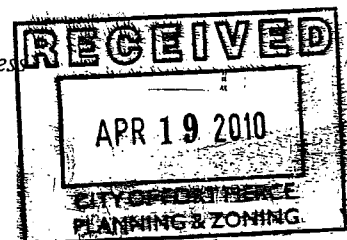
x
Name of individual or organization owning the property LINDA KROON

↓
Mailing address 11792 WARDEN AVE

City GORMLEY State ONTARIO Zip code L0H 1G0

Daytime Telephone Number (416) 655-1890

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.



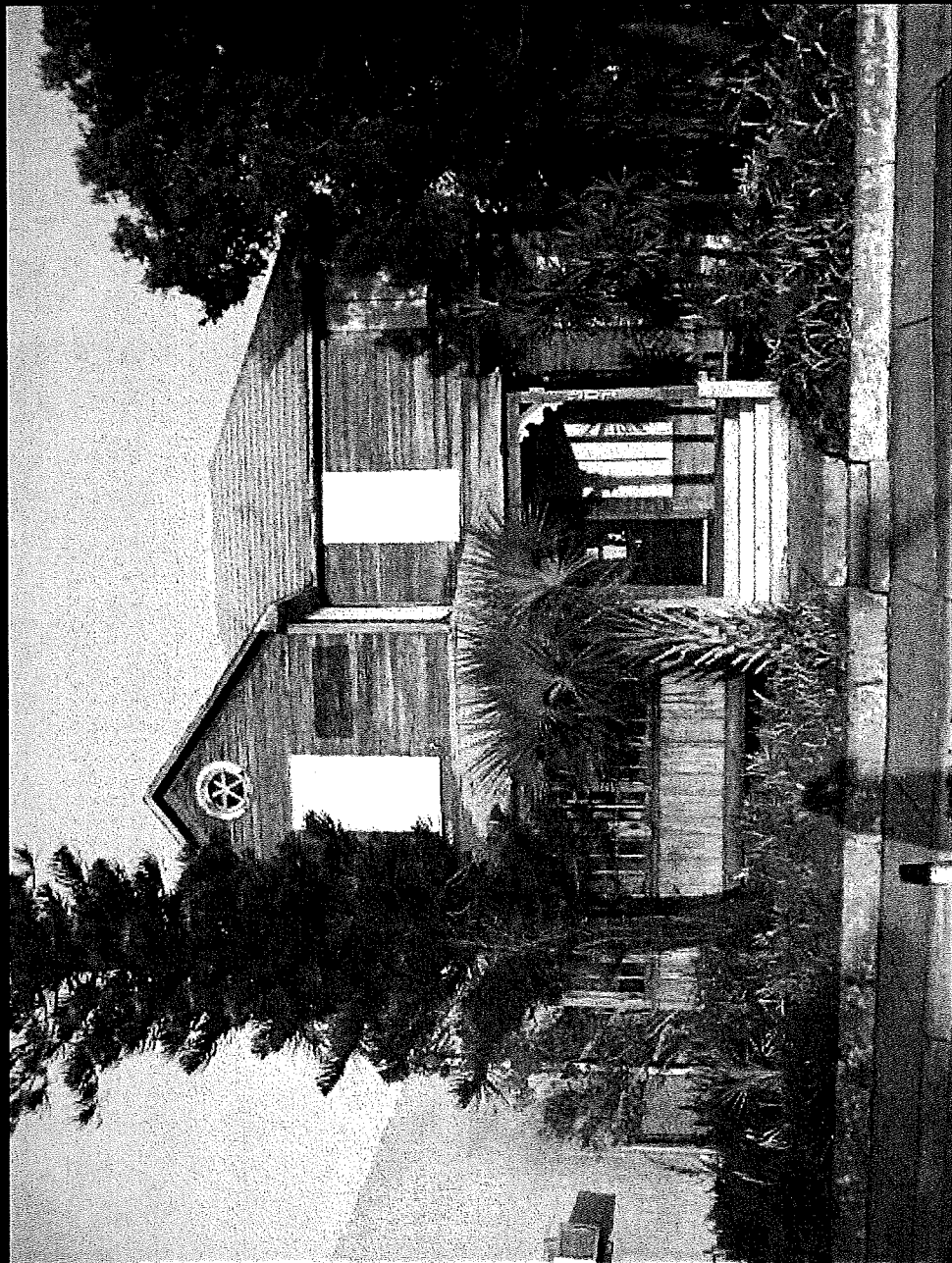
Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 2410-701-0102-000-2

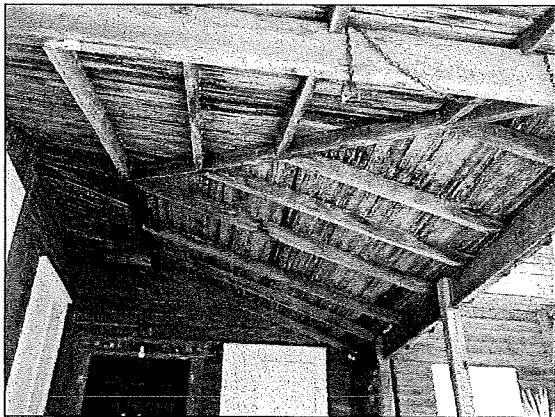
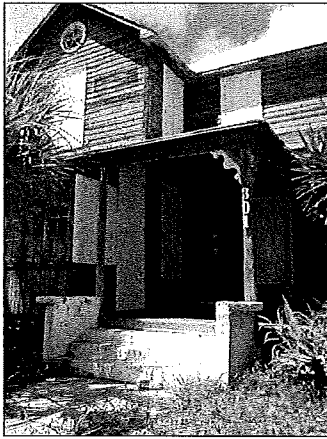
Property Address 301 S. US 1

7. Photographs and maps:
Attach photographs and maps to application.

Photographs & Maps attached in Designation Report,
Attachment 9



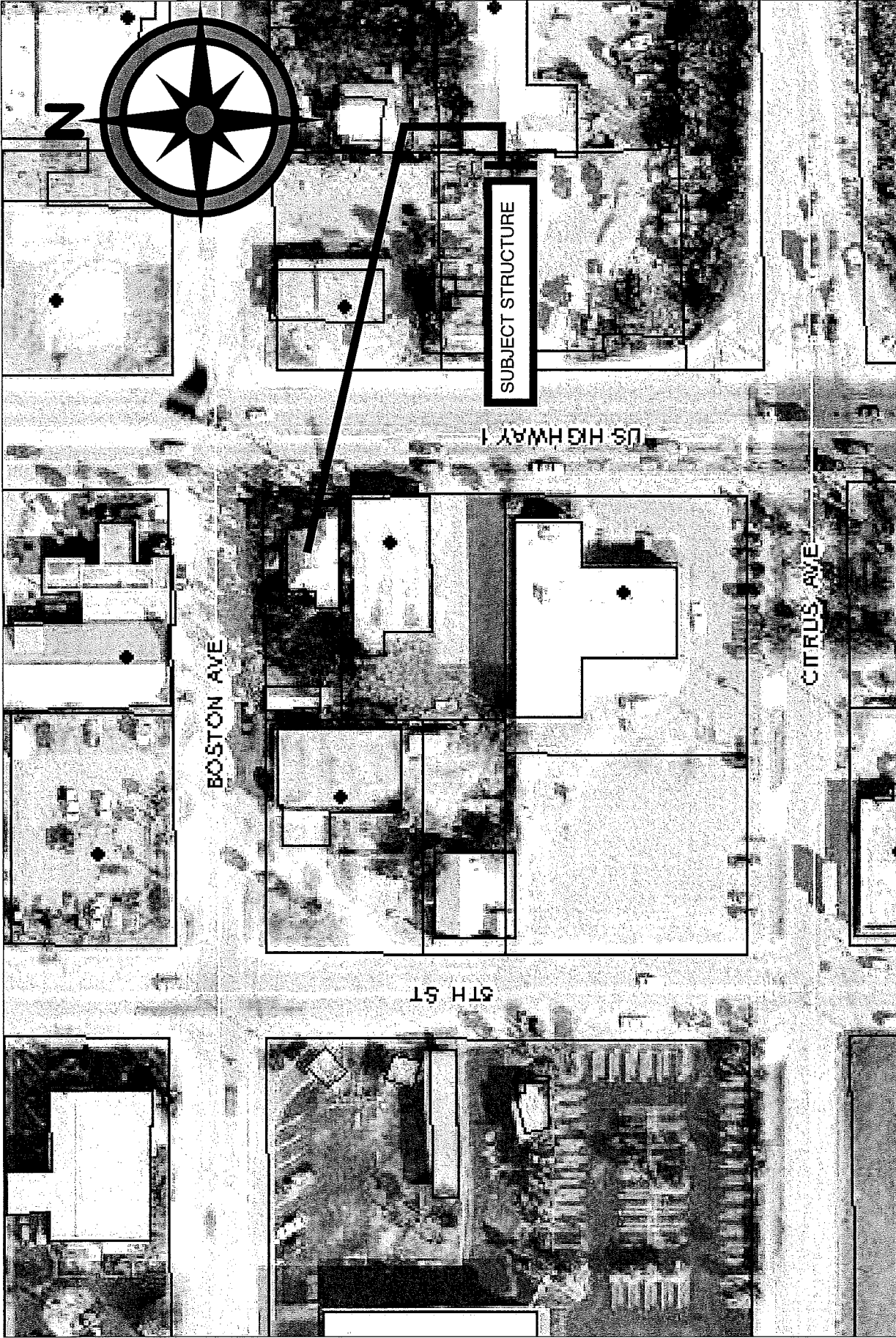
Site Photos: 301 South US Highway 1





LOCATION MAP:

301 SOUTH US HIGHWAY 1



Historic Preservation Property Tax Exemption Application Part 2 – Description of Improvements

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 2410-701-0102-000-2

Property Address 301 S. US 1

Feature 1

Feature Pressed Metal Shingle Roof
Approx. date of feature Unknown

Describe existing feature and its condition:

Deteriorating. Should be replaced with new metal shingles

Describe work and impact on existing feature:

Seal existing roof to maintain.
Plans on replacing with reproduction metal shingles

Photo no. 1 Drawing no. _____

Feature 2

Feature Cypress Drop Siding
Approx. date of feature Original / Patched

Describe existing feature and its condition:

Deteriorated. Wood had been exposed to elements for a significant period of time.

Describe work and impact on existing feature:

Wood removed during stabilization. Too deteriorated to salvage. Custom cypress milled to reproduce original.

Photo no. 2 Drawing no. _____

Feature 3

Feature Operable Shutters
Approx. date of feature 1977

Describe existing feature and its condition:

Operable Shutters replaced circa 1977. Deteriorated, some missing. Shutter dogs mostly missing.

Describe work and impact on existing feature:

Owner found (1) original shutter in attic. Is reproducing ~~21~~ ~~21~~ shutters for all 21 windows.

Photo no. 3 Drawing no. _____

Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 2410-701-0102-000-2

Property Address 301 S. US 1

Feature 7

Feature Shutter dogs
Approx. date of feature 1940s?

Describe existing feature and its condition:

Some shutter dogs remaining on structure. Improper type for wood siding.

Photo no. 7 Drawing no. _____

Describe work and impact on existing feature:

Reproduction shutter dogs made of cast iron (powder coated, black) purchased for all windows.

Feature 8

Feature Front Porch Ceiling
Approx. date of feature Original

Describe existing feature and its condition:

Exposed beadboard and rafters with clipped rafter tails

Deteriorated

Photo no. 8 Drawing no. _____

Describe work and impact on existing feature:

Replaced all wood in stabilization
Covered rafters with new beadboard.
Exposed rafter tails would have been more appropriate.

Feature 9

Feature _____
Approx. date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

Page Eight – Historic Preservation Property Tax Exemption Application

PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 2410-701-0102-0002

Property Address 301 S 45 1

The Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

() Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

() Certifies that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.

Certifies that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.

Review Comments: ~~the structure is being~~ This is a designated historic structure of local significance. This structure had been requested by owner for demolition, but who is now pursuing a rehabilitation, ~~and~~ working with staff and secured a COA for all work.

Additional Review Comments attached? Yes () No

Signature Leslie Olson

Typed or printed name LESLIE OLSON

Title HISTORIC PRESERVATION OFFICER

Date 4/19/2010

Historic Preservation Property Tax Exemption Application

Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 2410-701-0102-000-2

Address of property: Street 301 S. US 1

City _____ County _____ Zip Code _____

2. Data on restoration, rehabilitation, or renovation project:

Project starting date _____ Project completion date: _____

Estimated cost of entire project: \$ _____

Estimated costs attributed solely to work on historic buildings or archaeological site: \$ _____

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Name	Signature	Date
<i>Complete the following if signing for an organization or multiple owners (See next page for additional owners):</i>		

Title	Organization name
-------	-------------------

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number () _____

Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes() No()

Signature _____

Typed or printed name _____

Title _____

Date _____

Page Two – Amendment Sheet – Historic Preservation Property Tax Exemption Application

Review Comments: _____

Additional Review Comments attached? Yes() No()

Signature _____

Typed or printed name _____

Title _____

Date _____

EXHIBIT 1

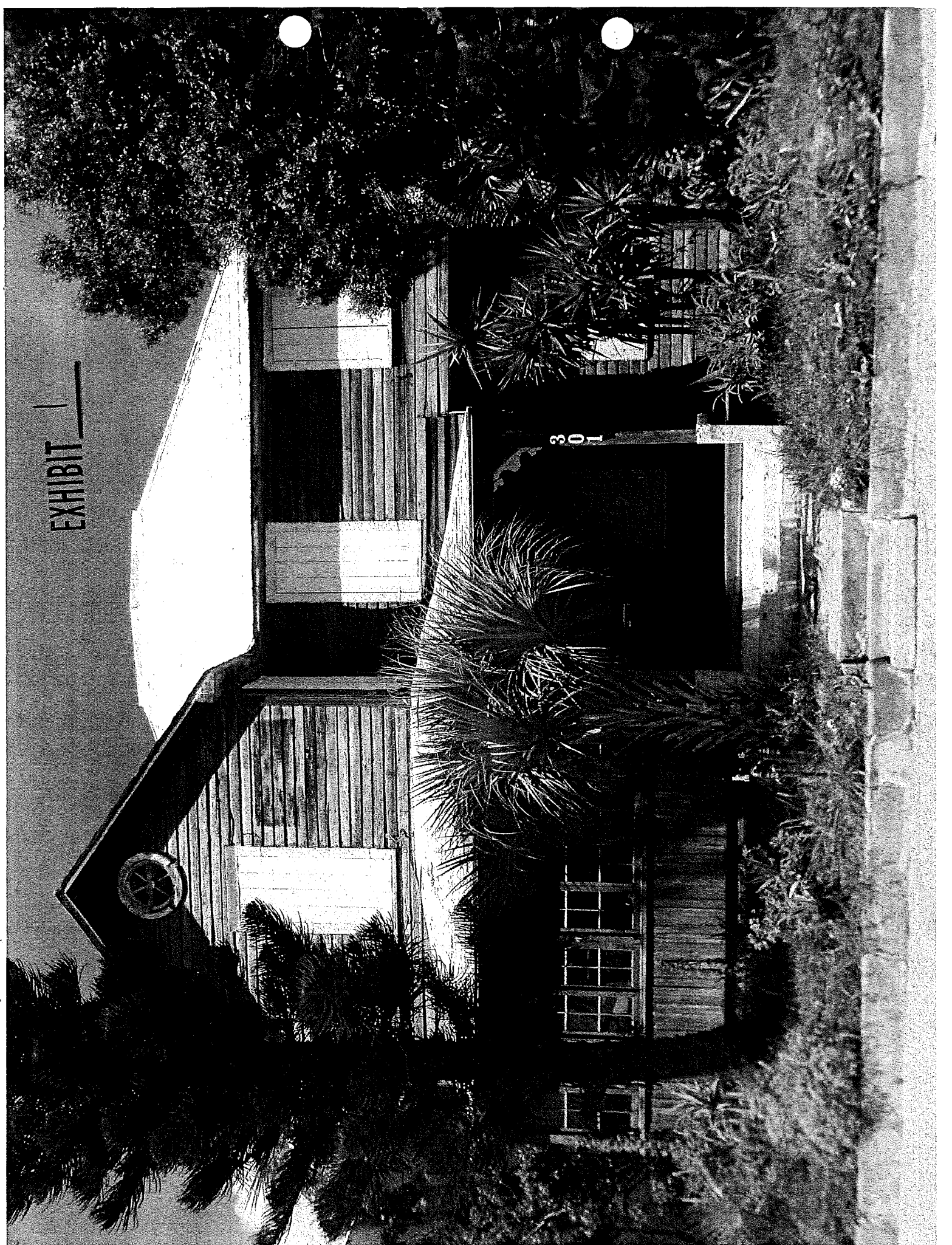
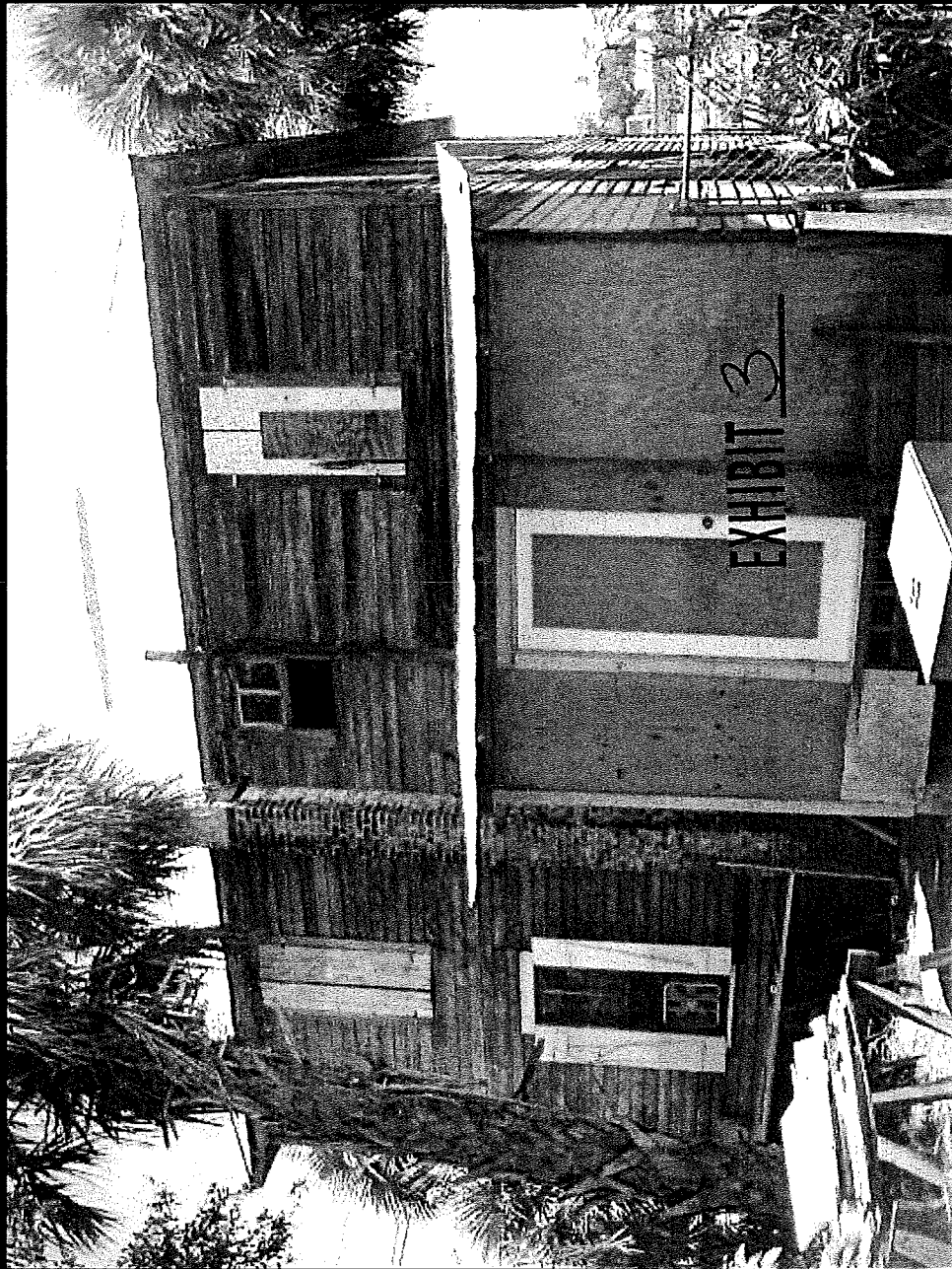




EXHIBIT 2



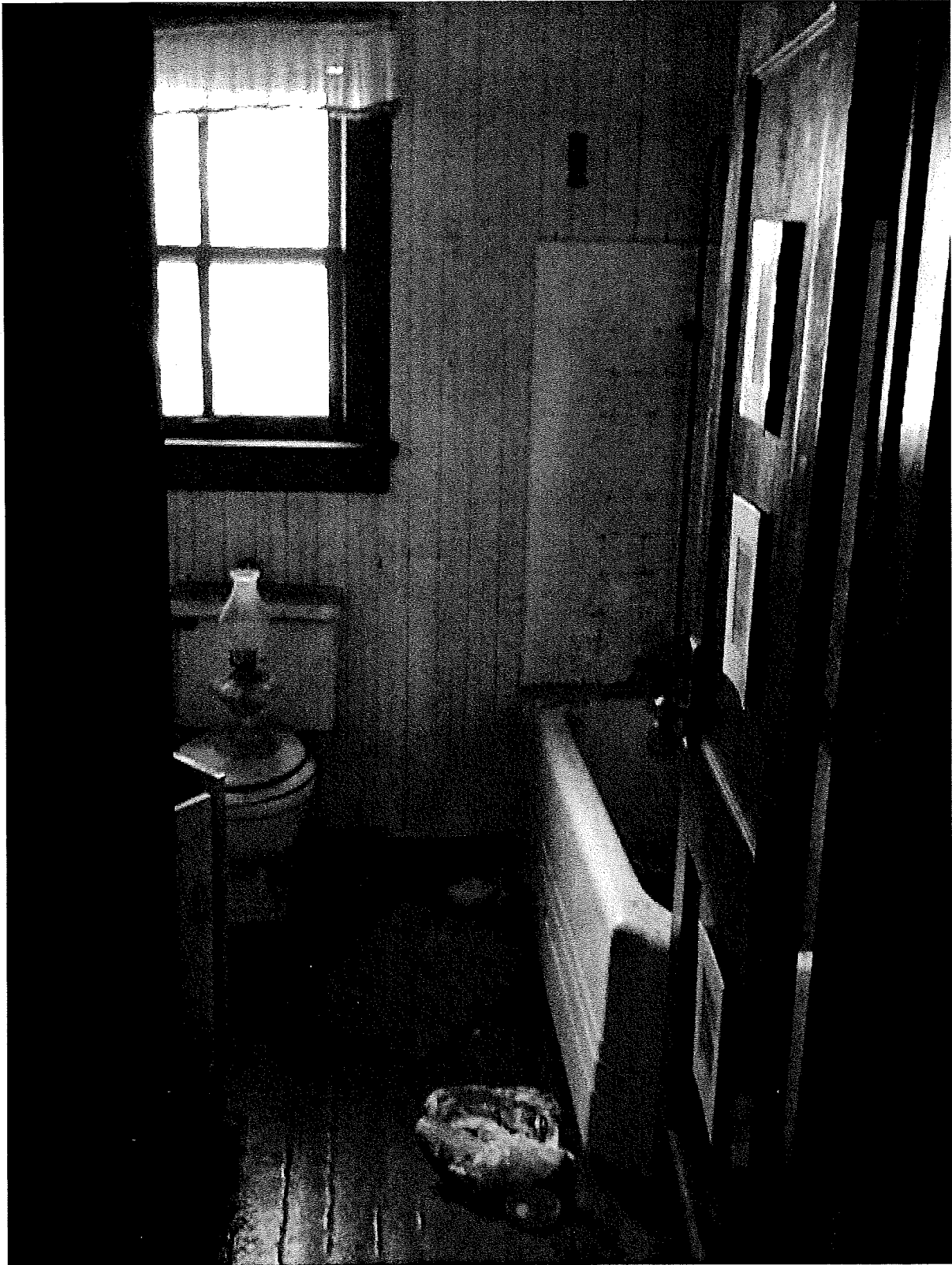


EXHIBIT 4



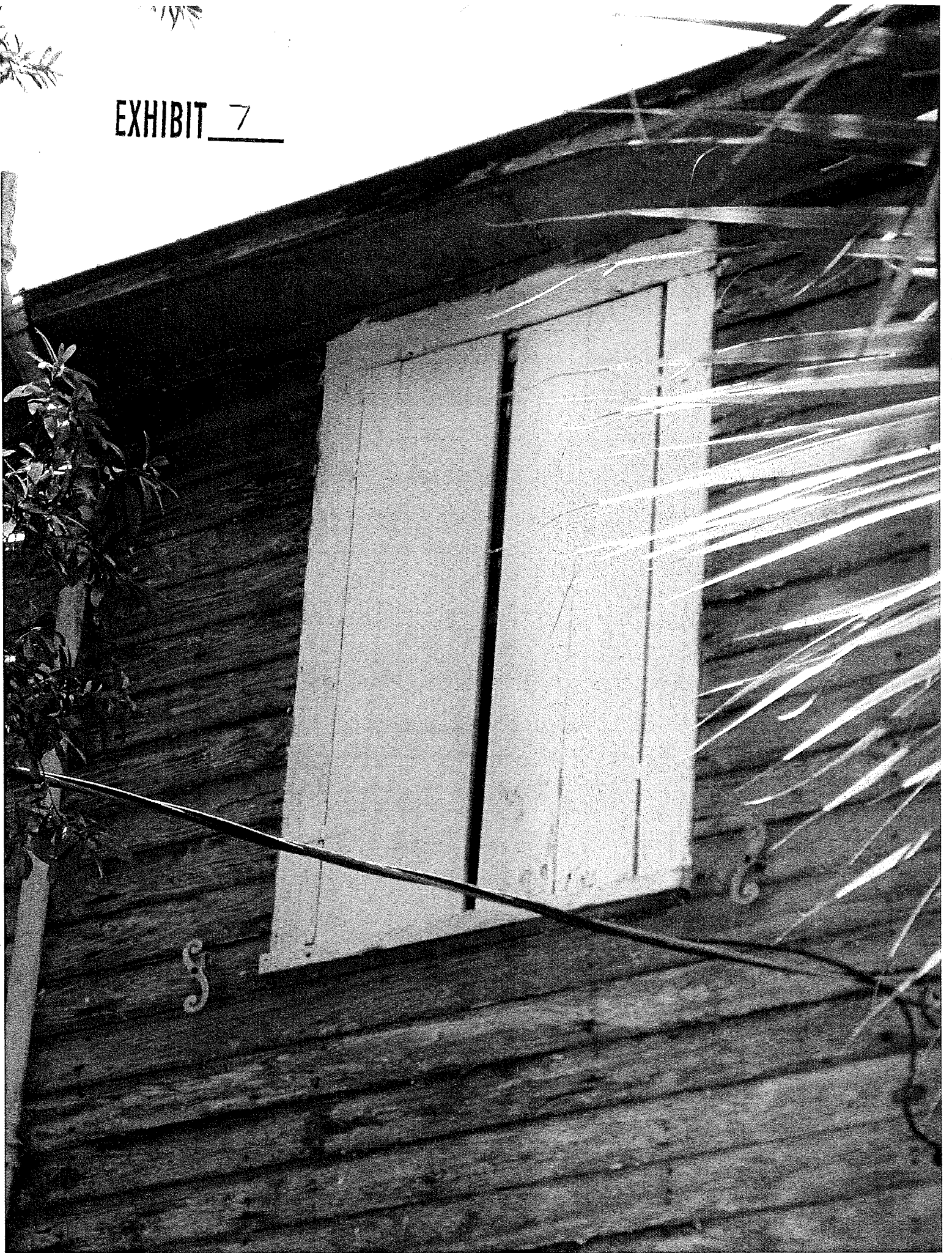
EXHIBIT 5



301

EXHIBIT 6

EXHIBIT 7



EXHIBIT





**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

*COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING*

TO: Members of the City of Fort Pierce Historic Preservation Board
THROUGH: Matthew G. Margotta, AICP, Director of Community Development
David Carlin, MPA, Assistant Director of Planning
FROM: Leslie Olson, Historic Preservation Officer
RE: **DES 10-01**
DATE: January 20, 2010

HISTORIC DESIGNATION REPORT

[Section 23-37(3) of the City of Fort Pierce Code of Ordinances]

Address of Landmark: 301 South US Highway 1
The Emporium Antiques¹



Legal Description: Carlton's Addition, Block 10, Lot 1
Parcel Identification No.: 2410-701-0102-000-2

EXHIBIT 9

¹ Location Map, Site Photos, Preliminary Designation Application, Required notifications



Exterior Ornament(s): 6-light pinwheel round window on gable end; chamfered square porch posts

Current Condition: Under rehabilitation

STRUCTURE'S USE

Original Use: Boarding house for workers constructing Henry Flagler's FEC railroad

Intermediate Use: The Emporium Antiques: first floor antique shop, second floor, residence

Proposed Use: Offices

Current Zoning: C-3, General Commercial

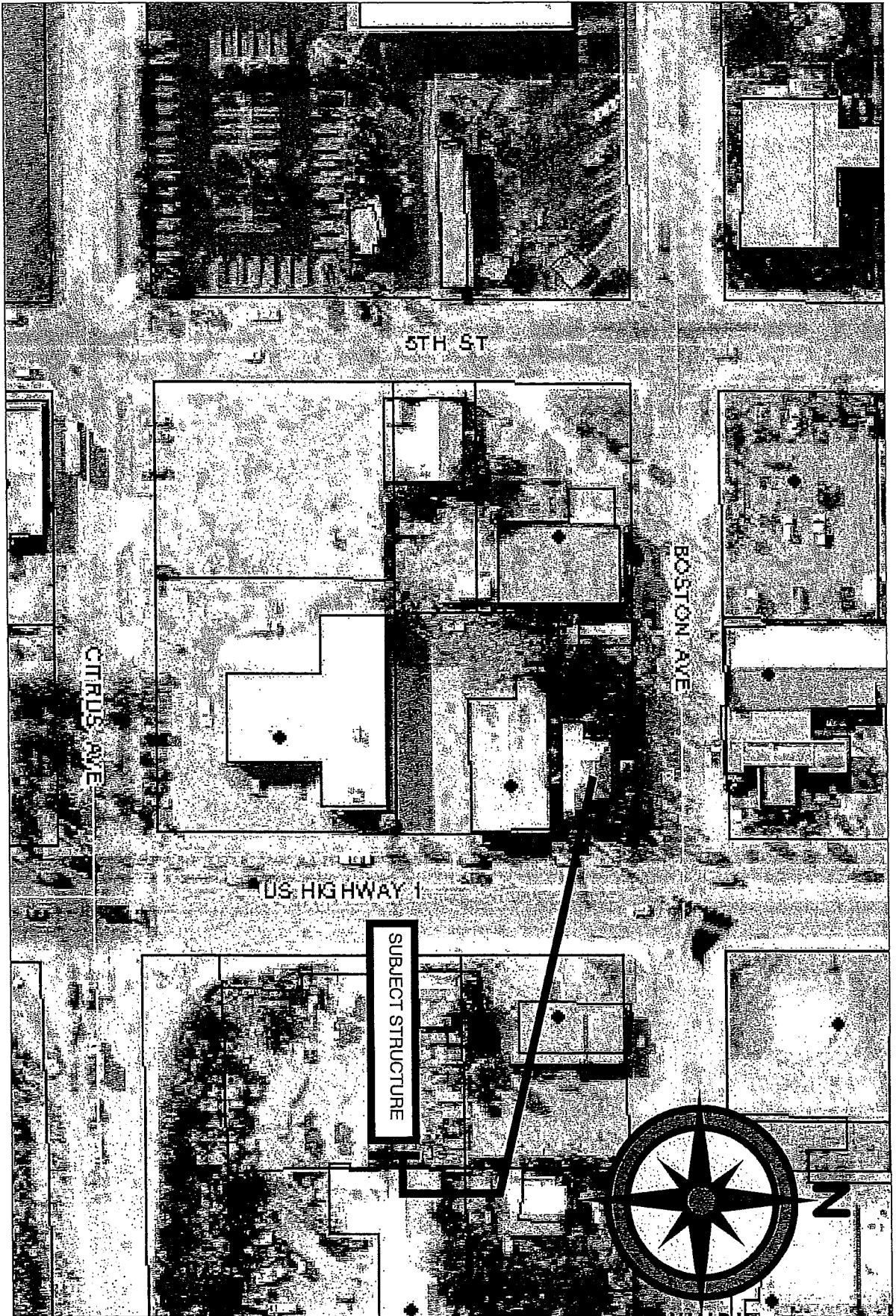
STRUCTURE'S HISTORIC SIGNIFICANCE

Eligibility for Historic Designation [Section 23-36(a) Criteria]:

(3) Architectural Significance

This frame vernacular structure has a massing typical of a Queen Anne Victorian, with a steeply-sloped hipped roof, and a lower, front facing cross gable, sheathed with pressed metal shingles. Its similarity to the Victorian architectural style, however, ends there. As is typical in early Fort Pierce architecture, this structure is well built, but simple; likely built by craftsmen in the boat-building industry present in Fort Pierce at its early settlement and development period.

The structure's main ornamental features are a pinwheel-type round window on the gable end, and a 10-panel, single light front door. The structure has a rectangular L massing with cypress drop wood siding as the exterior wall fabric.



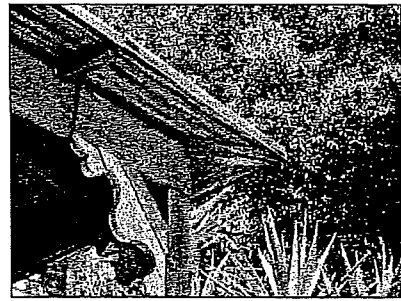
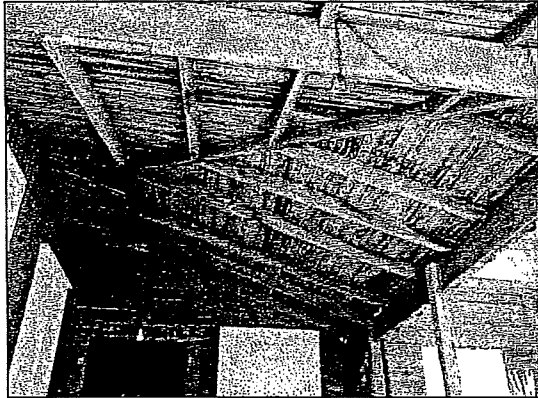
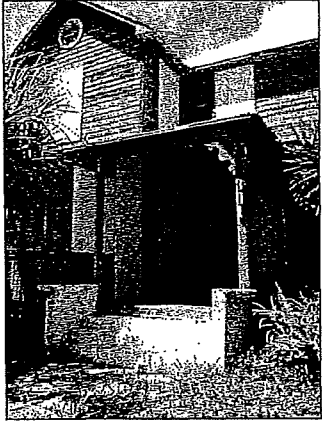
LOCATION MAP:

301 SOUTH US HIGHWAY 1



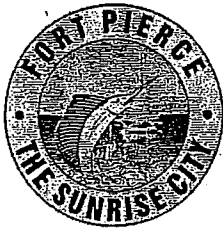
EXHIBIT 1

Site Photos: 301 South US Highway 1



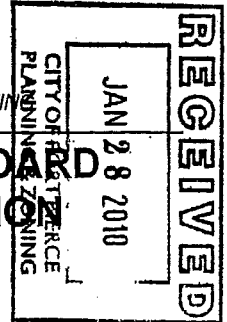
10-03 214

DES 10-01



CITY OF FORT PIERCE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD PRELIMINARY HISTORIC DESIGNATION APPLICATION

CHAPTER 23, ARTICLE IV DESIGNATION OF HISTORIC SITES

Section 23-36. Criteria:

(a) Consistent with the criteria established by the National Register of Historic Places, the board shall recommend for designation places, buildings, structures, landscape features, archaeological sites and other improvements as individual sites, districts or archaeological zones that are significant in Fort Pierce's history, architecture, archaeology or culture and possess integrity of location, design, setting, materials, workmanship or association; and meets one or more of the following criteria:

- (1) (Significant event) Are associated with events that have made significant contributions to the pattern of history in the community, St. Lucie County, the state or the nation; or
- (2) (Significant person) Are associated with the lives of persons significant in our past; or
- (3) (Architectural significance) Embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the South Florida environment; or represents a distinguishable entity whose components may lack individual distinction; or
- (4) (Archaeological Significance) Have yielded, or are likely to yield information in history or prehistory; or
- (5) Is listed in the National Register of Historic Places; or
- (6) (Aesthetic significance) Is a part of or related to a landscape, park, environmental feature or other distinctive area, and should be developed or preserved according to a plan based upon a historic, cultural, or architectural motif; or because of its prominent or spatial location, contrast of siting, age, or scale is an easily identifiable visual feature of a neighborhood or the city and contributes to the distinctive quality of such neighborhood or the city.

NAME OF LANDMARK: THE EMPORIUM ANTIQUE

X ADDRESS OF LANDMARK: 301 SOUTH U.S. 1, FT PIERCE FLA

LEGAL DESCRIPTION: 2410-701-0102-000-2

X ^{TAX} PARCEL IDENTIFICATION NO.: 2410-701-0102-000-2

TYPE OF PROPERTY: Archaeological Site Commercial Building Public Building Residential Building
 Other (describe): _____

X DATE OF PROPERTY (PERIOD OF HISTORICAL SIGNIFICANCE): 1901 | 1910

IS THE PROPERTY LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES? No Yes, Record #: _____

ANECDOTES AND/OR STORIES ASSOCIATED WITH THE SITE OR STRUCTURE (Use additional paper, if necessary):

PLEASE ATTACH THE FOLLOWING:

- Photographs of the site and/or exterior of the structure (Interior as well, if applicable)
- Historic Photographs (if available)
- Other materials related to historical research of property (if available)

- CURRENT PROPERTY OWNER(S) NAME: LINDA KROON
 - CURRENT PROPERTY OWNER(S) PHONE NO.: FLA# 772-971-3759 CDN# 416-655-1890
 - CURRENT PROPERTY OWNER(S) MAILING ADDRESS: 11792 WARDEN AVE
GORMLEY, ONT L0H 1G0
 E-Mail: LEGGGS @ HOTMAIL . COM

An owner's signature below indicates consent to the proposed historic designation as described in this application.

X L. Kroon / L. Kroon
 Property Owner's Signature

MAY 3/10
 Date

State of Florida County of St Lucie

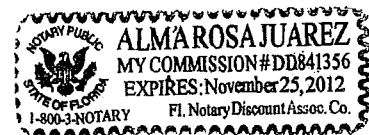
I certify that on the date set forth below the property owner named above did appear personally before me and that I did identify this person by: (a) comparing his/her physical appearance with the photograph on the identifying document presented by the person, and (b) comparing this person's signature made in my presence on this form with the signature on his/her identifying document.

The statements on this document are subscribed and sworn to before me by the individual on this 3 day of May, 2010

Notary Public Signature: Alma Rosa Juarez

Notary ID Number: #DD841356

Expiration Date: 11/25/2012



Foreign Account Number : 11504099

Ad # : 2112281

Ad Net Cost : \$54.39

Name (Primary) :

Company (Primary) : CITY OF FT. PIERCE/LEGALS

Street 1 (Primary) : PO BOX 1480

City (Primary) : FT PIERCE

State (Primary) : FL

ZIP (Primary) : 34954

Phone (Primary) : (772) 460-2200

Class Code : 9424SC - Notice of Meeting

Start Date : 2/8/2010

Stop Date : 2/8/2010

Prepayment Amount : \$0.00

Ad Sales Rep. : 190 - Barbara Wentzel

Width : 1

Depth : 72

PUBLIC NOTICE
CITY OF
FORT PIERCE
HISTORIC
PRESERVATION
BOARD

NOTICE IS HEREBY
GIVEN that the Historic Preservation Board of the City of Fort Pierce, Florida will hold a Public Meeting on Monday, February 22, 2010 at 6:00 p.m. in the City of Fort Pierce Commission Chambers located at City Hall, 100 North U.S. Highway #1, Fort Pierce, Florida.

Said public meeting will pertain to applications for the following addresses:

111 Boston Avenue
Demolition, De-
Designation
301 S US Hwy 1
Designation, Adaptive Reuse
464 N 9th Street
Signage

Please take notice and be advised if any interested person desires to appeal any decision made by the Historic Preservation Board with respect to any matter considered at this meeting, such interested person will need a record of the proceedings made, which includes the testimony and evidence upon which the ap-



**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

February 8, 2010

VIA CERTIFIED MAIL

Linda Kroon
11792 Warden Avenue
Gomley, ONT LOH IGO

**RE: Designation Application DES 10-01
301 South US Highway 1, Fort Pierce, Florida**

Dear Property Owner(s):

The Historic Preservation Board of the City of Fort Pierce, Florida will review an application for a Historic Designation submitted by Linda Kroon.

As the owner of this property, you have requested an expedited review of this designation application, since prompt stabilization of the wood frame structure is required. Under Section 23-37.4.a of the City Code, the owner of the property is to receive a 30-day written notice of this designation hearing. You have requested to waive your rights to the provision of this Code in order to move forward with the rehabilitation and stabilization. Please sign the bottom of this letter where indicated to waive your right to a 30-day Certified Mail notice of this Designation hearing.

The Historic Preservation Board will review the Designation Report and Application at their meeting on Monday, February 22, 2010 at 6:00 p.m. in the City Commission Chambers at City Hall, 100 North U.S. Highway #1, Fort Pierce, Florida.

Your presence is requested to represent your interests for this property. Should you have any further questions or concerns, please feel free to contact me at (772) 460-2200 Extension 237.

Sincerely,

Leslie Olson
Historic Preservation Officer

I, Linda Kroon, waive my right to a 30-day Certified Mail notice of this designation hearing as provided for in Section 23-37.4.a of the City Code.

x L. Kroon
Linda Kroon

Date Feb 17/10



**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

*COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING*

TO: JON WARD, DIRECTOR OF FORT PIERCE REDEVELOPMENT AGENCY
MARC MEYERS, BUILDING OFFICIAL
PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

FROM: LESLIE OLSON, HISTORIC PRESERVATION OFFICER *LO*

RE: HISTORIC DESIGNATION OF 301 SOUTH US HIGHWAY 1

DATE: FEBRUARY 16, 2010

Linda Kroon, owner of 301 South US Highway 1, has applied for designation of the subject property as an historic site in the City of Fort Pierce. The public hearing for this application is scheduled to be heard at the next regularly scheduled Historic Preservation Board meeting at 6:00pm on Monday, February 22, 2010 in the City Commission Chambers.

Chapter 23 of the City Code on Ordinances requires that notification of historic designations be given to the Community Redevelopment Agency and the Building and Code Department. If you have any concerns or comments regarding this designation, please send those to me in writing prior to the public hearing, or attend the public hearing and voice those comments to the Board.

HYBISCUS AV. *R*

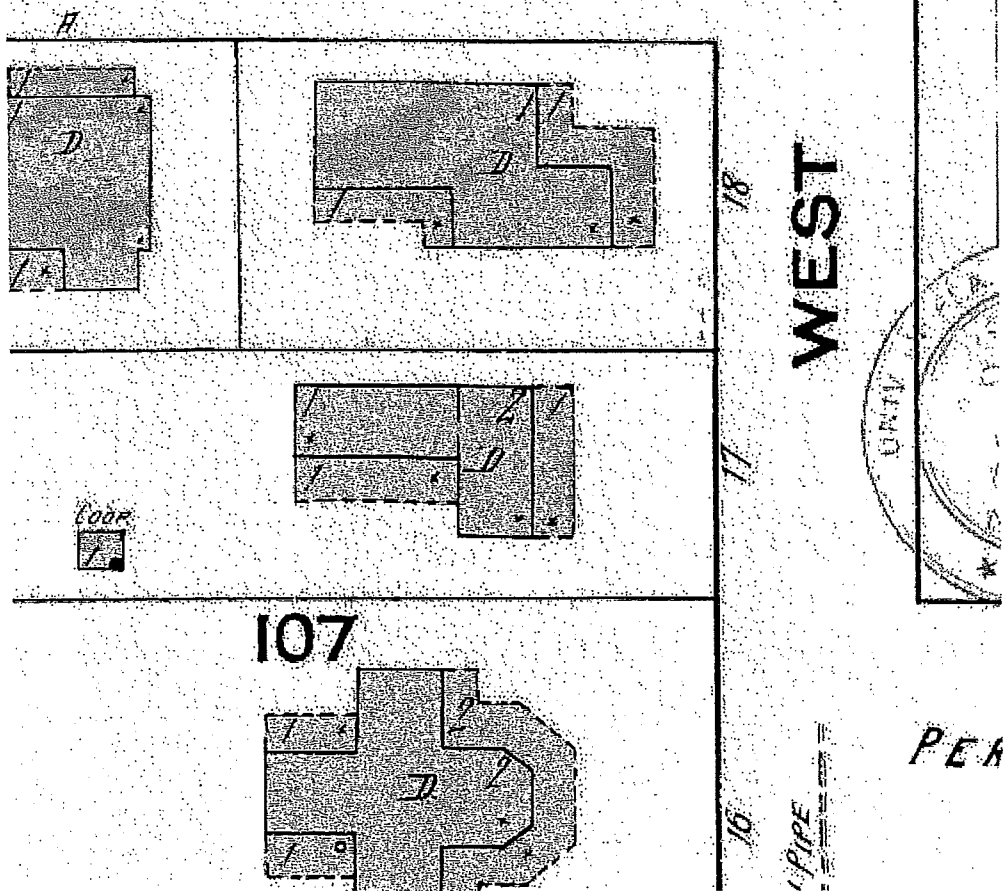


EXHIBIT 2

PROPERTY RECORD CARD

Linda M Kroon Record: 1 of 2

<<Prev Next>> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 301 S US HWY 1
 Sec/Town/Range: 10 :35S :40E
 Map ID: 24/10S
 Zoning: C3

ParcelID: 2410-701-0102-000-2
 Account #: 23508
 Land Use: MX-STR OFCE
 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Linda M Kroon
 Address: 1300 Seaway Dr #D-15
 Fort Pierce FL 34949

Legal Description

CARLTON'S ADDN BLK 10 LOT 1 (MAP24/10E) (OR 3078-1533)

Sales Information

Date	Price	Code	Deed
4/9/2009	125000	0001	WD
1/15/2007	100	01	QC
11/2/2006		01	PB
5/1/1988	0	01	CV
4/1/1973	32000	00	CV

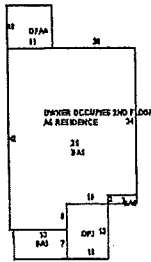
Assessment 2009 Final

2009 Final:	71000
Assessed:	71000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	1677.47

Total Land and Building

Land Value:	40600	Acres: 0.16
Building Value:	30400	
Finished Area:	2477	SqFt

BUILDING INFORMATION



Exterior Features

View:	-	RoofCover:	SM - Sheet Metal	RoofStruct:	GA - Gable
ExtType:	CMH - CMH	YearBlt:	1901	Frame:	-
Grade:	Y_C - Commer C	EffYrBlt:	1940	PrimeWall:	WN - Wood no Sh
StoryHght:	0020 - 2 Story	No.Units:		SecWall:	-

Interior Features

BedRooms:	0	Electric:	AV - AVERAGE	PmIntWall:	CB - CB
FullBath:	2	HeatType:	-	AvgHt/Ft:	STD
1/2Bath:	0	HeatFuel:	-	Pm.Flors:	DP - Double Pine
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Land Use	Type	Measure	Depth
3CNT - 3CNT	S	1	1	AV	AV	1940	1	1200-MX-STR OFCE	309 -Sq Feet	7000	

Land Information

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

EXHIBIT 3



EXHIBIT 4

RECORD NUMBER: 544

Page 1

original
X update

**HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE**

Site 8 _____

SITE NAME: The Emporium Antique

HISTORIC CONTEXTS: Spanish-American War

NAT. REGISTER CATEGORY: Building

OTHER NAMES OR MSF NOS:

COUNTY: St. Lucie County **OWNERSHIP TYPE:** Private, individual

PROJECT NAME: Survey of Fort Pierce: S+P

DHR NO.

LOCATION:

ADDRESS: 301 U.S. 1 South

CITY: Fort Pierce

VICINITY OF/ROUTE TO: See attached maps

SUB: Carlton Addition to Ft. Pierce **BLOCK** 10

LOT 1

PLAT OR OTHER MAP: Property Appraisers Map of Fort Pierce

TOWNSHIP: 35 S **RANGE:** 40 E **SECTION:** 10 1/4; 1/4-1/4:

IRREGULAR SEC? y X n **LAND GRANT:** None

USGS 7.5 MAP: Fort Pierce, FL 1949; PR: 1983

UTM: ZONE: **EASTING:** **NORTHING:**

COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY

ARCHITECT: Unknown

BUILDER: Unknown

CONSTRUCTION DATE: 1910 **RESTORATION DATE(S):** 1977

MODIFICATION DATE(S):

MOVE: DATE: **ORIG. LOCATION:**

ORIGINAL USE (S): Private residence

PRESENT USE (S): Commercial

DESCRIPTION

STYLE: Frame Vernacular

PLAN: EXTERIOR: L-shaped

PLAN: INTERIOR: Unknown

NO. STORIES: 2 **OUTBLDGS:** 0 **PORCHES:** 1 **DORMERS:** 0

STRUCTURAL SYSTEM(S): Wood, balloon frame

EXTERIOR FABRIC(S): Drop siding

FOUNDATION: TYPE: Piers

MATERIALS: Brick

INFILL:

PORCHES: E/entrance/shed roof/wood posts/3 bays

ROOF: TYPE: Gable

SURFACING: Metal, pressed

SECONDARY STRUCS: Cross gable

CHIMNEY: NO.: 0

MATERIALS:

LOCATIONS:

WINDOWS: Double-hung sash, 1/1 lights; casement, 8 lights

EXTERIOR ORNAMENT:

CONDITION: Good

SURROUNDINGS: Commercial

NARRATIVE:

See Continuation Sheet

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This two-story Frame Vernacular residential building is located at 301 U.S. 1 South. Notable architectural features include a hip roof, a front-facing cross-gable, an offset entrance, and an entrance porch. Fenestration consists of 1/1 double-hung sash windows and casement windows with eight lights. The exterior wall fabric is drop siding. This building has retained some of its architectural integrity.

Architectural Context: Frame Vernacular, the prevalent style of architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular building design. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

Frame Vernacular buildings are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Gable or hip roofs usually have steep pitches which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles were often used to cover the roofs, but they have nearly always been replaced by composition shingle. Porches, most commonly simple entrance or end porches, are common features of the style. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

Historical Narrative: This building embodies many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century. Since 1977 it has housed a commercial enterprise called Richards Emporium. Historically, the building has been associated with a Mr. Carlisle, a railroad worker who built the house in 1910. The Carlisle family lived on the first level, while the second level was rented out to railroad workers on their temporary visits to Fort Pierce (Vertical Files, St. Lucie County Historical Museum, Fort Pierce, Florida).

Historical Context: Fort Pierce, the St. Lucie County seat of government, lies 238 miles south of Jacksonville and 58 miles north of West Palm Beach, along Florida's Atlantic coast. Settlement of the city formally began in the late nineteenth century, following the arrival of rail lines linking the region with the population centers of the eastern seaboard. Settlement before that time consisted mainly of military forts and trading outposts that served a small number of annual tourists and an incipient agricultural industry. In 1901 Fort Pierce was organized into a town, its economy fueled by citrus products, which were shipped by rail to northern markets. In 1905 Fort Pierce incorporated as a city. Like many Florida communities, Fort Pierce experienced an era of frenetic growth in the 1920s, culminating in the crash of the great Florida Land Boom in the late years of the decade. The city's ocean port facilities and rail services helped it to weather the economic distresses of the Great Depression. Population growth, inspired by development of military bases, resumed during World War II and continued for some years thereafter.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SL00057
Recorder # _____
Field Date 3/12/2007
Form Date 5/10/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) THE EMPORIUM ANTIQUE Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name Fort Pierce Historic Structures Survey Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>301</u>		<u>US 1</u>	<u>Highway</u>	<u>South</u>

Cross Streets (nearest/ between) BOSTON/CITRUS
City / Town (within 3 miles) Fort Pierce In Current City Limits? YES
County St. Lucie Tax Parcel #(s) 2410-701-0102-000-2
Subdivision Name _____ Block _____ Lot _____
Ownership Private Individual
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> Fort Pierce, FL 90
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 5S 10E 19 S 1
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan L-shaped Other Exterior Plan _____
Number of Stories 2
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Piers
Other Foundation Types _____
Foundation Material(s) _____ >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Cross gabled
Other Roof Type(s) _____
Roof Material(s) _____ >> Other
Other Roof Material(s) PRESSED METAL
Roof Secondary Structure(s) (dormers etc) _____ >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 0
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8SL00057

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Henry, Geoffrey; Jenkins, Ellen

Recorder Address / Phone 9056 Chevrolet Drive Ellicott City, MD 21042 (410)-465-7929

Recorder Affiliation _____ Other Affiliation TRC

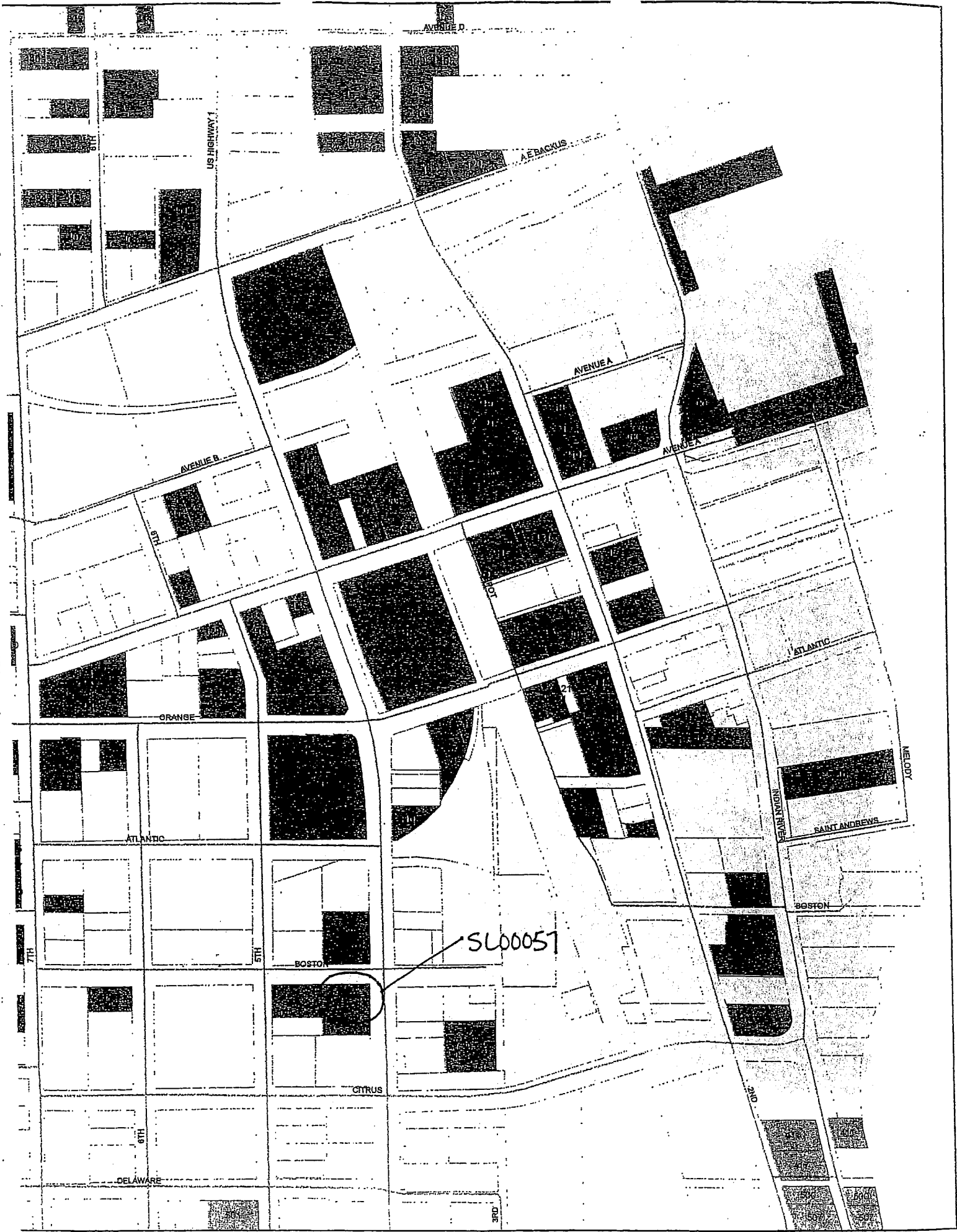
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

MASTER SITE FILE USE ONLY

Cultural Resource Type: <u>SS</u>	SHPO's Evaluation of Resource _____ Date _____
Electronic Form Used: <u>SHPO</u>	
Form Type Code: <u>NORM</u>	
Form Quality Ranking: <u>NEW</u>	
Form Status Code: <u>BOA</u>	
Supplement Information Status: <u>NO SUPPLEMENT</u>	FMSF Staffer: _____
Supplement File Status: <u>NO SUPPLEMENT FILE</u>	Computer Entry Date: <u>5/10/2007</u>
Form Comments: _____	

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"



AVENUE D

A. E. BACKUS

AVENUE A

AVENUE B

ORANGE

ATLANTIC

ATLANTIC

SAINT ANDREWS

BOSTON

BOSTON

CYRUS

DELAWARE

SL00057

8TH

US HIGHWAY 1

11.5

10

2

7TH

5TH

6TH

3RD

200

INDIAN RIVER

MELODY



Nick Richards Sits Outside His Home and Business

Staff Photo by John Bartlett

"I didn't want a store in a shopping center where they all look alike, so I started looking at older houses and found this. It's been just perfect."

Emporium Preserves History

By JOHN BARTLETT

FORT PIERCE — What could be more fitting than an 87-year-old house as the home of an antique and gift shop?

That's what Nick Richards thought five years ago when he first saw his house and decided to turn it into his home and business.

The house, one of the city's oldest, stood when U.S. 1 was just a dirt road. For Richards, it has worked out just perfectly, since he and his family turned it into the Emporium.

"I was tired of working in Atlanta," said the 29-year-old artist. "I wanted to move back to Fort Pierce, and my family suggested I start up an antique shop like my brother used to have."

"I didn't want a store in a shopping center where they all look alike, so I started looking at older houses and found this. It's been just perfect."

The old frame house at 301 S. Fourth St. was built by a railroad worker for his family in 1900, Richards said.

"The family lived downstairs and used to rent out the rooms upstairs to railroad workers away from home," he said. "When we bought it the owner insisted that we try to preserve it, rather than tear it down and build something new. That suited us because it was exactly what we were looking for anyway."

The Emporium was opened after six months of stripping paint off floors and repainting.

Richards' efforts to restore the house have won his business a Chamber of Commerce appearance award and praise because he preserved a historic building.

He lives upstairs above the store and, even though that old dirt road has turned into a busy highway, he likes living downtown.

While the business started out to be just antiques, it expanded to a gift shop when Richards found out there just wasn't enough antique business here.

Richards family is still actively interested in the shop, and one of his best selling items is made by his mother, Noel Dwelley Richards, who patented her own line of stuffed dolls.

"When my brother and I were young mother look us to see the 'Song of the South,' and we liked it so much mother made us some dolls based on the 'Uncle Remus characters,'" Richards said.

"Everybody liked them so much that she patented the patterns and has been making them ever since," he said. "Now she sells them only through the store, but they are so popular I can't get her to make enough," he said.

Indian Riverland

Business & Industrial Review

'Spring' at Emporium

Spring has come to The Emporium, bringing with it a most delightful collection of Easter merchandise. Made with traditional Old World charm and gathered from Denmark, Sweden, Germany, Italy, and Switzerland, these hand-carved, hand-decorated figures will be treasured long after the Easter baskets are discarded. The Emporium's display is highlighted by Mr. and Mrs.

Easter Bunny with new-born baby, special Easter dolls created exclusively for The Emporium (and sold only during the Easter season) by Noel Richards. And what could be more appropriate

than Hungry Bunny or Cuddle Duck from the Possum Trot collection for a truly memorable Easter gift?

Whether you have a youngster in mind or would like to add a charming piece to your collection of what-nots, The Emporium invites you to come in and see their display.

Spring also creates a yearning in all our hearts to add to the beauty of our homes and patios. The Emporium's collection of antiques is exceptional, both in price and quality. Authentic replicas of sailing ship's oil lanterns and lamps, hand-made in Vermont and completely electrified, may be the ideal addition to your den or patio. Or one of The Emporium's hand-made macrame or bamboo planters, inexpensively priced, to add a touch of greenery to your home this spring.

In the antique line, new arrivals will include a Victorian hand-carved oak dresser with candle stands, mirror, and marble insert...a Victorian cherry bed with a headboard over 6' high...a Louis XV arm chair with needlepoint and pettipoint back and seat...an antique doll's bed...and a Chippendale upholstered footstool with ball and claw feet circa 1800.

You are always more than welcome to stop in to buy or browse at The Emporium, Tuesday through Saturdays, 9 a.m. to 5 p.m., located at the corner of Boston Avenue and U.S. 1.



NICK RICHARDS, proprietor of the Emporium, introduces to the Ft. Pierce area "Mr. and Mrs. Easter Bunny and baby", created exclusively for the Emporium for their Easter season sales. The Emporium is located on the corner of Boston Ave. and U.S. 1. (Staff Photo by Claude Boudries)

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- [Museum Store](#)
- [Home](#)

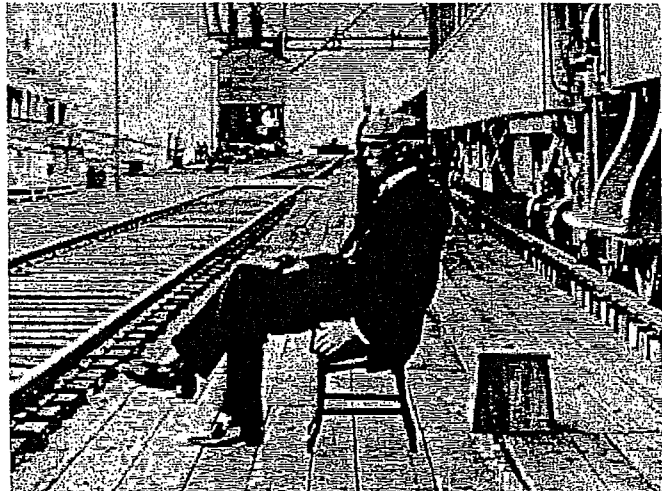
Florida East Coast Railway



In 1912 [Henry Flagler](#) rode the first train into Key West, marking the completion of the Florida East Coast (FEC) Railway's Over-Sea Railroad connection to Key West and the linkage by railway of the entire east coast of Florida. The FEC was the product of Flagler's resources and imagination. Flagler's construction of hotels at points along the railroad and his development of the [agricultural industry](#) through the Model Land Company established tourism and agriculture as Florida's major industries. Amazingly, Flagler accomplished these feats after retiring from his first career. Flagler had already founded the vast empire of Standard Oil with partners John D. Rockefeller and Samuel Andrews, before becoming interested in Florida.

When Flagler first visited Florida in 1878, he recognized the state's potential for growth but noticed a lack of hotel facilities. Flagler returned to Florida and in 1885 began building a grand St. Augustine hotel, the Hotel Ponce de Leon. Flagler realized that the key to developing Florida was a solid transportation system and consequently purchased the Jacksonville, St. Augustine & Halifax Railroad. He also noticed that a major problem facing the existing Florida railway systems was that each operated on different gauge systems, making interconnection impossible. Shortly after purchasing the Jacksonville, St. Augustine & Halifax Railroad, he converted the line to a standard gauge.

The Jacksonville, St. Augustine & Halifax Railroad served the north eastern portion of the state and was the first railroad in what would eventually become the Florida East Coast Railway Company. Before Flagler bought the organization, the railroad stretched only between South Jacksonville and St. Augustine and lacked a depot sufficient to accommodate travelers to his St. Augustine resorts. Flagler built a modern depot facility as well as schools, hospitals and churches, systematically revitalizing the largely abandoned historic city.



Flagler next purchased three additional existing railroads: the St. John's Railway, the St. Augustine and Palatka Railway, and the St. Johns and Halifax Railroad so that he could provide extended rail service on standard gauge tracks. Through the operation of these three railroads, by spring 1889 Flagler's system offered service from Jacksonville to Daytona. Continuing to develop hotel facilities to entice northern tourists to visit Florida, Flagler bought and expanded the Hotel Ormond, located along the railroad's route north of Daytona.

Beginning in 1892, when landowners south of Daytona petitioned him to extend the railroad 80 miles south, Flagler began laying new railroad tracks; no longer did he follow his traditional practice of purchasing existing railroads and merging them into his growing rail system. Flagler obtained a charter from the state of Florida authorizing him to build a railroad along the Indian River to [Miami](#) and as the railroad progressed southward, cities such as New Smyrna and Titusville began to develop along the tracks.

By 1894, Flagler's railroad system reached what is today known as West Palm Beach. Flagler constructed the Royal Poinciana Hotel in Palm Beach overlooking Lake Worth. He also built The Breakers Hotel on the ocean side of Palm Beach, and [Whitehall](#), his private 55-room, 60,000 square foot winter home. The development of these three structures, coupled with railroad access to them, established Palm Beach as a winter resort for the wealthy members of America's [Gilded Age](#).

Palm Beach was to be the terminus of the Flagler railroad, but during 1894 and 1895, severe freezes hit the area, causing Flagler to rethink his original decision not to move the railroad south. To further convince Flagler to continue the railroad to [Miami](#), he was offered land from private landowners, the Florida East Coast Canal and Transportation Company, and the Boston and Florida Atlantic Coast Land Company in exchange for laying rail tracks.

In September 1895, Flagler's system was incorporated as the Florida East Coast Railway Company and by 1896, it reached Biscayne Bay, the largest and most accessible harbor on Florida's east coast. To further develop the area surrounding the [Miami](#) railroad station, Flagler dredged

EXHIBIT 6

RESOLUTION NO. 10-22

A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF FORT PIERCE, FLORIDA,
DESIGNATING 301 SOUTH US HIGHWAY 1, AS A
HISTORIC PROPERTY AND A LOCALLY
SIGNIFICANT SITE.

WHEREAS, 301 South US Highway 1, Fort Pierce, Florida is a historically significant site that contributes to the character of the community, and its continuing economic vitality, and is architecturally significant, and is associated with events that have made significant contributions to the pattern of history in the community ; and

WHEREAS, 301 South US Highway 1, Fort Pierce, Florida is a Frame Vernacular structure, a prevalent architectural style during the settlement and early development of Fort Pierce; and

WHEREAS, 301 South US Highway 1, Fort Pierce, Florida is the site of a boarding house for railroad workers expanding Henry Flagler's FEC railroad through and beyond Fort Pierce at the turn of the 20th Century; and

WHEREAS, 301 South US Highway 1, Fort Pierce, Florida meets the requirements for designation as described in the Historic Preservation Ordinance of the Fort Pierce Code, Section 23-36(a)(1&3); and

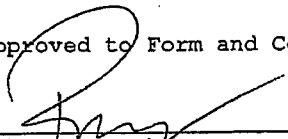
WHEREAS, the people of Ft. Pierce desire to protect and preserve in perpetuity those sites of historic, archaeological and architectural character; and

WHEREAS, the Historic Preservation Board, on February 22, 2010, recommended this property for designation.

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, that 301 South US Highway 1, Fort Pierce, Florida be designated as a Historic Property and a Locally Significant Site pursuant to Chapter 23 of the City of Fort Pierce Code of Ordinances and that 301 South US Highway 1 is subject to all rights, privileges and requirements of that ordinance.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 3rd day of May, 2010.

Approved to Form and Correctness



Robert V. Schwerer
City Attorney

Dated



**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

TO: Members of the City of Fort Pierce Historic Preservation Board
THROUGH: Matthew G. Margotta, AICP, Director of Community Development *mm*
David Carlin, MPA, Assistant Director of Planning
FROM: Leslie Olson, Historic Preservation Officer *LO*
RE: COA 10-12
DATE: February 16, 2010

**CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

Project Address: 301 South US Highway 1¹
Owner: Linda Kroon
Representative: American Designer Homes
Structure: Individual Designation: Under Review
District: N/A

REQUEST

The applicant is requesting the following work:

1. Replacement white aluminum 2/2 aluminum windows with reproduction trim and spacing to match the original trim in design and construction; and
2. Replacement windows in casement window area: fixed frame windows engineered to simulate the 8-light casements; and
3. Replacement of existing operable wood shutters with reproduction operable wood shutters; and
4. Retaining original front door in place; and
5. Front porch rail with 6' chamfered square posts, square balusters, and a 6' top rail built with traditional construction techniques ; and
6. New back porch, matching rail and handicap ramp; and
7. Removal of existing rear façade chimney, new French doors and opening on rear façade; and

EXHIBIT 10

¹ Map, Site Photos, application

Standard Nine: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Standard Ten: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF ANALYSIS

The applicant intends to rehabilitate this structure for use as an office. Variances will be required for parking, but site plans were not available at this time, so those variances will be proposed at a later date.

The applicant has previously removed the original 2/2 double hung wood windows as they were deteriorated and the applicant desired to use a more energy efficient window. The applicant proposes to replace all 2/2 windows with aluminum 2/2 windows with exterior, dimensional muntins to simulate true divided light. The window trim will be a reproduction of the original in craftsmanship and design. The front porch was originally open but at a later date, the southern portion was enclosed with casement windows. These casements were severely deteriorated and have been removed. The applicant proposes fixed frame windows engineered with dimensional muntins to reproduce the original 8-light casements. The existing, deteriorated, operable wood shutters have been removed and will be replaced with operable wood reproductions.

All salvageable wood siding will be retained and reused, and new cypress drop siding has been milled to reproduce the original in profile. The original 10-panel, single-light front door will be retained in place. In the process of removing and reinstalling the wood trim, a secondary door to the enclosed front porch will be removed and enclosed with the wood trim. This was not an original opening, and is not important to the design of the main façade.

The front porch posts are square chamfered posts. The applicant proposes 6"x6" square chamfered posts to retain the original design, with square balusters and a 6" top rail, to be built in a traditional design (no bypass pickets.)

The applicant proposes to remove the rear chimney and create a new double-french door entrance on the center of the rear façade as well as a back porch extending along the full length of the rear façade. The applicant further intends to meet ADA accessibility to the building by creating a handicap ramp on the rear façade on the southwest corner. This is the most appropriate location to provide handicapped accessibility as it will have the least amount of visual impact on the street from this location. The proposed French doors with 15 small lights are not recommended, since the 2/2 windows have large panes. Staff recommends a single-pane, impact resistant, preferably beveled French door.

Historic Preservation Board

7. d.

Meeting Date: 10/27/2014

Information

REQUESTED ACTION

The Historic Preservation Board at their September 22, 2014 requested a follow-up discussion regarding the established density and height restrictions and requirements in the Downtown Historic District.

LOCATION

Downtown Historic District

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

N/A

Attachments

Downtown Historic District Boundaries, Zoning & Future Land Use Maps

Zoning District Information - Existing Zoning Designations Downtown

Future Land Use Element Excerpts - Comprehensive Plan

Form Review

Form Started By: Kori Benton

Started On: 10/20/2014 05:44 PM

Final Approval Date: 10/21/2014



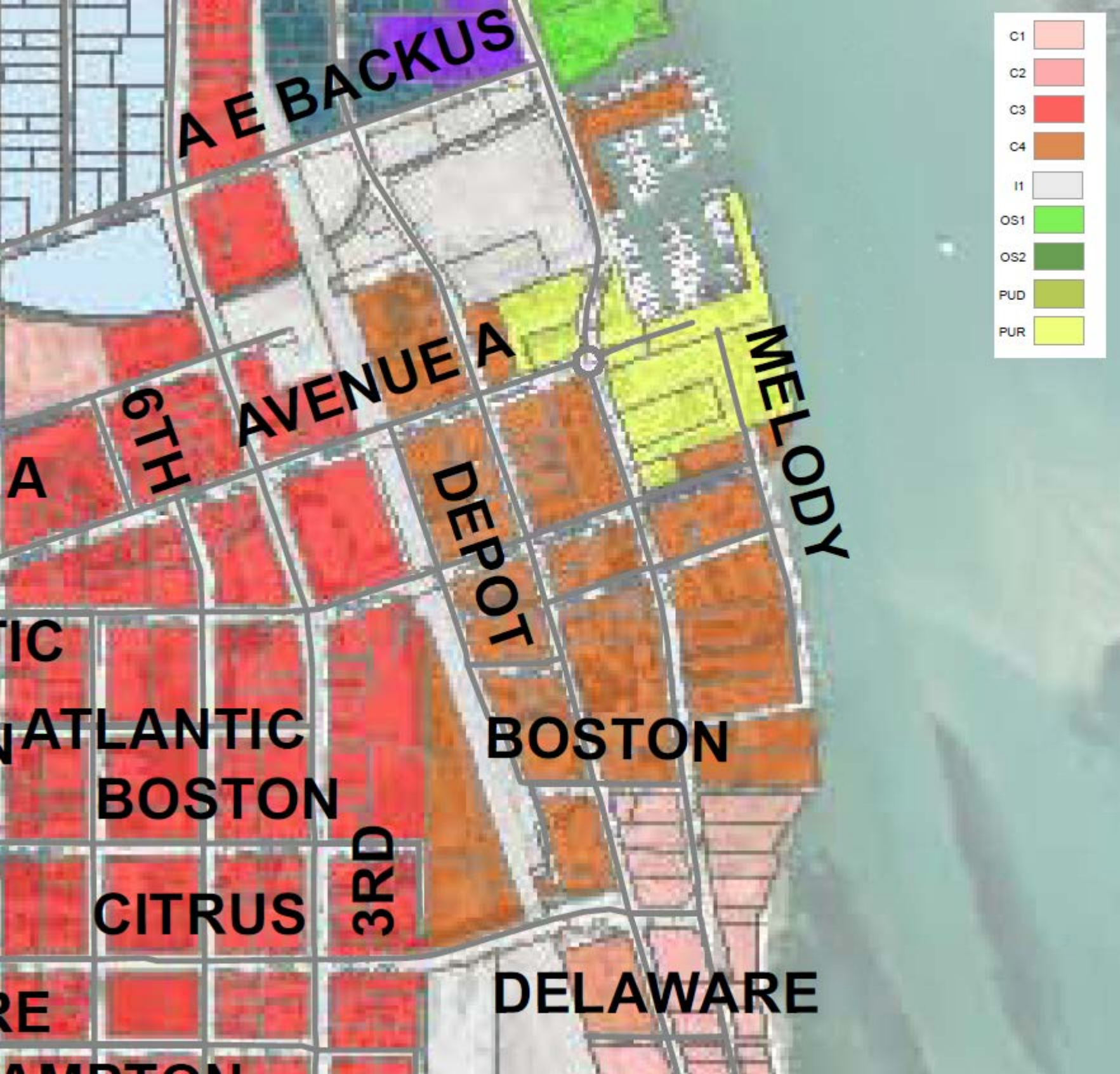
FORT PIERCE
THE SUNRISE CITY

This map is a conceptual tool utilized for project development only. Though the information provided by this map is accepted to be accurate for the City's administrative purposes, it is not to be used for technical purposes. Any information, including but not limited to software and data, received from the City of Ft. Pierce in fulfillment of a public records request is provided "AS IS" without warranty of any kind. Any information provided by this map to be used for purposes other than reference must be confirmed by field survey.

- DOWNTOWN HISTORIC DISTRICT
- CONTRIBUTING BUILDINGS
- NON- CONTRIBUTING BUILDINGS

DOWNTOWN HISTORIC DISTRICT

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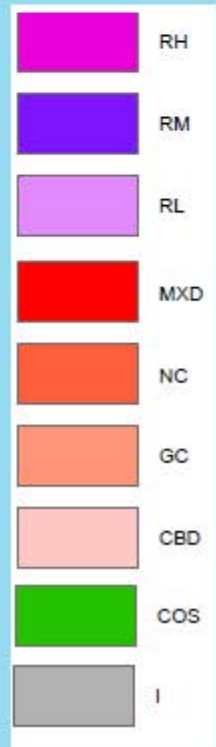
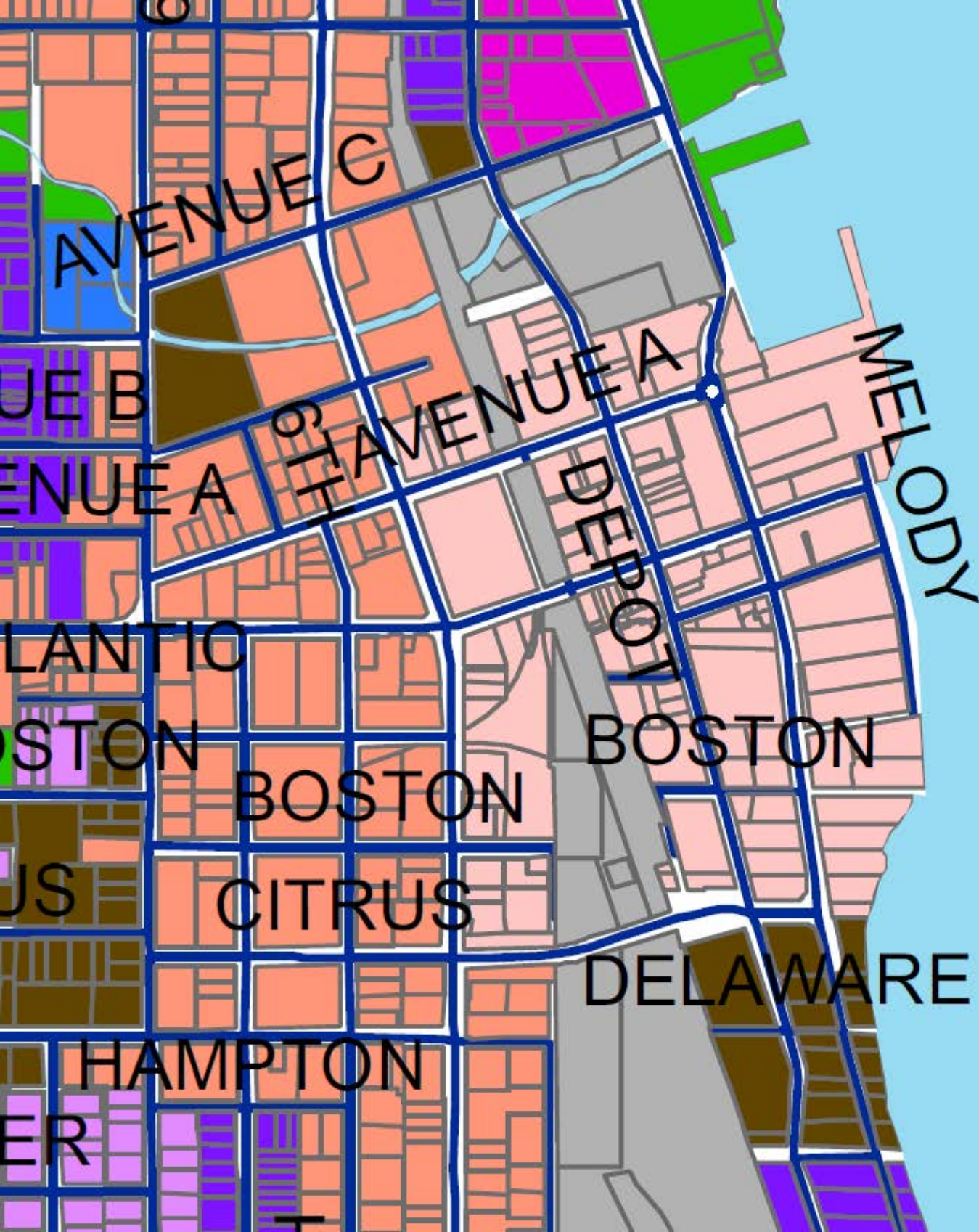
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Sec. 22-29. - Office Commercial Zone (C-1).

- (a) *Purpose.* This commercial classification is intended primarily 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.
- (b) *Basic use standards.* Uses in a C-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) *Lot size.*
- a. The minimum lot area shall be ten thousand (10,000) square feet.
 - b. The minimum lot width shall be seventy (70) feet.
 - c. The minimum lot depth shall be ninety (90) feet.
- (2) *Yards.*
- a. The minimum depth of the front yard will be twenty-five (25) feet.
 - b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.
- (3) *Lot coverage.* Buildings shall not cover more than sixty (60) per cent of the lot area.
- (4) *Building height.* No building shall exceed a height of sixty-five (65) feet above grade.
- (c) *Other applicable use standards.*
- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
 - (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
 - (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 () and 22-61 ()
 - (6) Conditional uses will meet the requirements in sections 22-74 () through 22-86 ()
 - (7) Signs will comply with standards referred to in section 22-55 ()
 - (8) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-29, 6-15-81; Ord. No. H-207, § 1, 5-3-82; Ord. No. I-147, § 3, 2-3-86; Ord. No. I-148, § 1, 2-3-86; Ord. No. I-308, § 1, 2-6-89; Ord. No. K-24, § 8, 8-21-00; Ord. No. K-122, § 1, 12-17-01; Ord. No. L-295, § 11, 11-4-13)

Sec. 22-32. - Central Commercial Zone (C-4).

- (a)

Purpose. This district is intended to serve as a primary center of commercial and institutional activity and as a readily identifiable focal point of the community and surrounding area. It is intended to be an intensively used area catering primarily to the pedestrian. The district is not suitable for low intensity uses requiring a large tract of land, most types of repair services, warehouses and other uses which would detract from the character of the area.

- (b) *Basic use standards.* Uses in a C-4 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
 - (1) *Yards.* The minimum yard depth for portions of the property abutting a residential district or across an existing street from a residential district will be fifteen (15) feet.
 - (2) Reserved.
- (c) *Other applicable use standards.*
 - (1) Uses identified as a permitted use within the Use Table are only permitted if they do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle. Uses identified as a permitted use within the Use Table that have drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle shall be allowed as a conditional use.
 - (2) Site plan review shall be required for all uses which have buildings with more than four thousand (4,000) square feet of floor area.
 - (3) Indoor storage will not be the principal use of the ground floor of any building.
 - (4) Accessory buildings shall comply with yard, lot coverage and building height requirements of this chapter.
 - (5) Every lot shall abut a street other than an alley for at least fifteen (15) feet.
 - (6) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
 - (7) All uses will comply with applicable access, parking and loading standards in sections 22-60 () and 22-61 ()
 - (8) Conditional uses will meet the requirements in sections 22-74 () through 22-86 ()
 - (9) Signs will comply with standards referred to in section 22-55 ()
 - (10) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-32, 6-15-81; Ord. No. I-26, § 1, 8-15-83; Ord. No. I-120, § 4, 7-15-85; Ord. No. J-199, § 1, 8-20-96; Ord. No. J-517, § 5, 8-2-99; Ord. No. K-24, § 11, 8-21-00; Ord. No. K-258, § 1, 1-20-04; Ord. No. L-97, § 3, 11-16-09; Ord. No. L-295, § 14, 11-4-13 ())

Sec. 22-34. - Light Industrial Zone (I-1).

- (a) *Purpose.* The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.
- (b) *Basic use standards.* Uses in an I-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
 - (1) *Lot size.*

- a. The minimum lot width shall be one hundred (100) feet.
- b. The minimum lot depth shall be one hundred (100) feet.
- (2) *Yards.* The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.
- (c) *Other applicable use standards.*
 - (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
 - (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
 - (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 () and 22-61 ()
 - (6) Conditional uses will meet the requirements in sections 22-74 () through 22-86 ()
 - (7) Signs will comply with standards referred to in section 22-55 ()
 - (8) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-36, 6-15-81; Ord. No. H-245, § 1, 12-20-82; Ord. No. I-26, § 4, 8-15-83; Ord. No. K-24, § 14, 8-21-00; Ord. No. L-04, § 1, 3-3-08; Ord. No. L-97, § 4, 11-16-09; Ord. No. L-267, § 2, 11-5-12; Ord. No. L-295, § 17, 11-4-13)

Sec. 22-36. - General and Recreational Open Space Zone (OS-1).

- (a) *Purpose.* This zone is intended primarily for uses which, by their nature of development, contribute open space and visual relief, significant to the area's development pattern, in part, due to the scenic value or the buffering functions of the use. The zone is designed to achieve this by primarily allowing recreational uses.
- (b) *Basic use standards.* Uses in an OS-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses:
 - (1) *Lot size.*
 - a. The minimum lot width shall be one hundred (100) feet.
 - b. The minimum lot depth shall be one hundred (100) feet.
 - (2) *Yards.* The minimum yard depth for portions of the property abutting a public right-of-way or residential district will be fifteen (15) feet.
 - (3) *Lot coverage.* Buildings shall not cover more than forty (40) per cent of the lot area.
 - (4) *Building height.* No building shall exceed a height of thirty-five (35) feet above grade.
- (c) *Other applicable use standards.*
 - (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
 - (4) Materials or objects which would detract from the open space character of an uncovered or

unenclosed area will not be permitted in such an area.

- (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 () and 22-61 ()
- (6) Conditional uses will meet the requirements in sections 22-74 () through 22-86 ()
- (7) Signs will comply with standards referred to in section 22-55 ()
- (8) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-36, 6-15-81; Ord. No. H-245, § 1, 12-20-82; Ord. No. 1-26, § 4, 8-15-83; Ord. No. K-24, § 17, 8-21-2000; Ord. No. L-295, § 21, 11-4-13 ())

Sec. 22-42. - Planned unit redevelopment zone (PUR).

- (a) *Purpose.* The Planned Unit Redevelopment (PUR) zone is intended to encourage comprehensive redevelopment within existing residential and commercial areas of the city. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks, resulting in the provision of needed housing and the redevelopment of older, less economically viable areas.
- (b) *General standards for approval.* Prior to including a tract of land in the PUR zone or approving a final redevelopment plan, the city commission shall determine that:
- (1) The planned unit redevelopment is an effective and unified treatment of the development possibilities of the project site while remaining consistent with the comprehensive plan, avoiding environmental hazards and making appropriate provisions for the preservation of natural features such as shorelands and wooded cover.
 - (2) The planned unit redevelopment will not create excessive traffic congestion on nearby streets or overburden the following public facilities and services in terms of their capacities, operational costs or maintenance costs: water, sewer, storm drainage, electrical services, fire protection, police protection and schools.
 - (3) A need exists for the planned unit redevelopment at the proposed location and the applicant has the capacity to assure completion of the project.
 - (4) The planned unit redevelopment complies with standards referred to in this section, additional zoning ordinance provisions and other city laws.
- (c) *Potential uses.* The following uses are allowed in a planned unit redevelopment if the city commission considers them appropriate for the particular redevelopment being proposed, compatible with nearby uses, and consistent with the comprehensive plan and if other applicable standards are satisfied:
- (1) Duplexes, triplexes and quadraplexes.
 - (2) Multifamily housing developments.
 - (3) Retail sales establishments, except stores selling automobiles, other large motorized vehicles or mobile homes.
 - (4) Motels/hotels.
 - (5) Personal service establishments.
 - (6) Finance, insurance and real estate service establishments.
 - (7) Business service establishments.
 - (8) Communication service establishments.
 - (9) Professional service establishments.
 - (10) Educational service establishments.
 - (11) Indoor amusement, entertainment and/or recreation establishments.
 - (12) Public and semi-public uses including outdoor park and recreation facilities.
 - (13) Temporary uses meeting the requirements in section 22-65 ()

(14) Such other uses the city commission may consider appropriate.

- (d) *Basic use standards.* Area, width, depth, yard and lot coverage requirements for lots in a planned unit redevelopment shall be determined by the city commission on the basis of relevant characteristics of the use, the rest of the planned unit redevelopment and the surrounding area, including those characteristics relating to use compatibility, physical feature constraints and utility and transportation capacities.
- (e) *Open spaces.*
- (1) In all planned unit redevelopments the area devoted to common open space, exclusive of aquatic areas, shall be increased ten (10) per cent beyond that which existed prior to the PUR.
 - (2) No area may be accepted as common open space within a planned unit redevelopment unless it meets the following requirements:
 - a. The location, shape, size and character of the common open space is suitable for the development.
 - b. The common open space is for amenity or recreational purposes and the uses authorized are appropriate for the scale and character of the redevelopment based on consideration of its size, density, expected population, topography and the number and type of dwellings provided.
 - c. The common open space will be suitably improved for its intended use, except that common open space containing natural features worthy of preservation should be left unimproved. The buildings, structures and improvements to be permitted in the common open space are appropriate to the uses which are authorized for the common open space.
 - d. Waterfront access for the public, such as walkways, trails, waterfront seating or landscaped areas, will be provided, whenever possible, when consistent with the scale of the use, surrounding uses, security and proximity to the waterfront.
 - e. No parking facilities will be included in areas designated as common open space unless the parking facilities are intended to provide access to the common open space area and are not intended to meet the ordinance requirements for other uses. No streets will be designated as common open space.
 - f. The redevelopment schedule which is part of the redevelopment plan coordinates the improvement of the common open space and the construction of buildings and other structures in the common open space with the building of residential dwellings in the planned unit redevelopment.
 - g. If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the building and structures will be completed. The director of the department of planning and development shall release the bond or other assurances when the buildings and structures have been completed according to the redevelopment plan.
- (f) *Various environmental standards.*
- (1)

Uses having potential air-polluting sources such as stacks, burning facilities, concentrations of motor vehicles and dust-generating processes shall be located and designed to provide adequate separation of these sources from other development and especially residential neighborhoods, institutional uses and outdoor recreation areas. Any adverse air quality impacts of the use will be reduced to the extent practical.

- (2) The redevelopment plan shall include provisions needed to control water and wind erosion during and after construction associated with the redevelopment. Runoff from impervious surfaces or other potential polluting sources in the redevelopment area shall be managed so as to reduce the adverse water quality impacts to the extent possible.

(g) *Transportation.*

- (1) A suitable site layout will be used for all street and on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths and other transportation facilities. Suitability, in part, shall be determined by the potential impact of these facilities on safety, traffic flow and control and emergency vehicle movements.
- (2) Principal vehicular access points shall be designed to permit smooth traffic flow and to minimize hazards to vehicular and pedestrian traffic. Minor streets within a planned unit redevelopment shall not be connected to streets outside the redevelopment in such a way as to encourage their use by through traffic.
- (3) Streets in a planned unit redevelopment may be dedicated to public use or may be retained in private ownership, except the city commission may require arterial and collector streets to be dedicated to the public. When considered appropriate by the city commission, city requirements concerning rights-of-way and street pavement widths may be reduced and those requiring curbs and gutters may be waived, notwithstanding provisions to the contrary in this Code of Ordinances.

(h) *Compatibility with adjacent development.* If topographical or other barriers near the perimeter of the planned unit redevelopment do not provide reasonable privacy for existing or potential uses adjacent to the redevelopment, the city commission shall require an attractively designed and maintained buffer in the form of vegetation, fencing, walls and/or berms.

(i) *Landscaping.* The planned unit redevelopment shall comply with the provisions of a landscape plan approved by the city commission. This plan must at a minimum be consistent with landscaping requirements in section 22-59 ()

(j) *Unified control.* All land intended to be included in the planned unit redevelopment shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

(k) *Maintenance of common areas.* Common open space, streets and any area or facility designated by the city commission as a shared area will comply with the following provisions:

- (1) The property will be conveyed under one of the following options:
 - a. To a public agency which agrees to maintain the property and buildings or structures placed on it; or
 - b. To association(s) of owners and/or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions that are acceptable to the city commission as providing for the continuing care of the property.

- (2) The property may not be put to a use not specified in the final redevelopment plan unless the final redevelopment plan is first amended to permit the use. However, no change of use may be considered as a waiver of any of the covenants limiting the use of the property, and all rights to enforce these covenants against any use permitted are expressly reserved.
- (3) If the property is not conveyed to a public agency, the covenants and restrictions that govern the association of owners and/or tenants will at least include the following provisions:
 - a. Membership must be mandatory for each home buyer or tenant and each successive buyer or tenant.
 - b. The association must be responsible for liability insurance, local taxes and the maintenance of property.
 - c. Owners and tenants must pay their pro rata share of the cost.
 - d. The association must be able to adjust assessments to meet changing needs.
 - e. The city must be authorized to enforce these and other provisions governing the use, improvement and maintenance of the property.
- (4) If the property is not conveyed to a public agency then, in addition to those requirements set forth hereinabove, there shall be delivered to the building official at or before the time the first building permit is obtained an instrument in recordable form containing:
 - a. A legal description of the property upon which the dwelling units are to be constructed;
 - b. A statement of the total area contained within such description;
 - c. A statement of the number of existing or proposed units situated on the subject property;
 - d. A statement of the number of dwelling units for which the application is made;
 - e. A restriction prohibiting any further development or construction beyond what is set forth in the instrument.

The building official shall thereafter issue permits in accordance with what is set forth in the aforesaid instrument provided all other requirements of this chapter are met and thereafter no further permits shall be issued for any additional units on the tract described. The instrument shall be recorded to place all persons on notice of its contents and limitations upon further building.

- (l) *Utility easements.* Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.
- (m) *Other standards.* All planned unit developments will comply with regulations affecting signs referred to in section 22-55 (), and applicable with portions of the city's regulations governing subdivisions. In case of conflict the city commission shall determine the requirement for the PUR. The city commission may also establish additional requirements which it considers necessary to assure that a planned unit redevelopment conforms to the intent of this section.
- (n) *Special application requirements.* When an application is submitted to include property in a PUR zone, the following items will be submitted, in addition to other information submitted in accordance with section 22-127 (), the city's subdivision regulations or other city laws:
 - (1) *Written documents.*
 - a. A statement of planning objectives to be achieved by the planned unit redevelopment through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed redevelopment.

- b. Material which presents firm evidence of unified control of the entire area within the proposed planned unit redevelopment, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.
 - c. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the planned unit redevelopment, such as land areas and dwelling units.
 - d. A redevelopment schedule indicating:
 - 1. The approximate date when renovation or construction of the project can be expected to begin.
 - 2. The stages in which the project will be built and the approximate date when each stage can be expected to begin.
 - 3. The anticipated rate of redevelopment.
 - 4. The approximate date when each stage in the redevelopment will be completed.
 - 5. The area, location and degree of development of common open space that will be provided at each stage.
 - e. Quantitative data for the following: Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; approximate residential gross densities; total amount of open space (including separate figures for common open space and usable open spaces); and the total amount of non-residential acreage (including a separate figure for commercial and industrial acreage).
 - f. A statement indicating the justification for a gross density in excess of eighteen (18) units per acre if such a density is being proposed.
 - g. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned unit redevelopment and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
- (2) *Site plan and supporting maps.* Maps with the following minimum information must be submitted:
- a. The existing site conditions, shorelines, floodplains, unique natural features and forest cover.
 - b. A grading plan for the site showing future contours for locations where the existing grade is to be changed by more than two (2) feet.
 - c. A general landscape plan for the planned unit redevelopment.
 - d. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - e. The approximate location of present and proposed buildings and structures.
 - f. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses.
 - g. The existing and proposed vehicular circulation system, including off-street parking and loading areas.
 - h. The existing and proposed pedestrian circulation system, including its interrelationships

with the vehicular circulation system, indicating proposed treatments of points of conflict.

- i. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
 - j. Enough information on land areas adjacent to the proposed planned unit redevelopment to indicate the relationship between the proposed redevelopment and adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.
 - k. The proposed treatment of the perimeter of the planned unit redevelopment, including materials and techniques used such as screens, fences and walls.
- (o) *Special planned unit redevelopment review procedures.*
- (1) Planned unit redevelopments will be reviewed in at least three (3) phases—A preapplication conference, a preliminary redevelopment plan phase and a final redevelopment plan phase. The preapplication conference will involve a minimum of one informal discussion between the applicant and staff of the department of planning and development on the proposed planned unit redevelopment.
 - (2) At the request of the applicant, an optional phase, a concept plan phase, will take place. For this phase, a map showing the general layout of uses in the proposed planned unit redevelopment will be submitted along with written material mentioned in this section in (n)(1)(a), (n)(1)(c), (n)(1)(d) and (n)(1)(e). A public hearing will be held by the city planning board on the proposal and it will approve, approve with conditions or disapprove the concept plan.
 - (3) The preliminary redevelopment plan will include information specified in subsection (p) of this section. The procedure for reviewing the preliminary redevelopment plan is the procedure set forth in section 22-128 () for amending this chapter. If the proposed planned unit redevelopment involves the subdividing of land which is regulated by the city, the preliminary plat should be reviewed concurrently with the preliminary redevelopment plan. Approval of a preliminary redevelopment plan or approval of the plan with conditions shall occur concurrently with a change in zoning for the property. If the city planning board approved the concept plan or approved it with conditions, the board will not change its earlier opinion unless it determines that it is appropriate due to new information or due to differences between the concept plan and preliminary redevelopment plan.
 - (4) Within a year of the date of approval of a preliminary redevelopment plan or approval of the plan with conditions, the applicant shall file with the department of planning and development a final redevelopment plan containing in final form the information required in the preliminary plan. This plan may be for the entire development or, when submission in stages has been authorized, for the first stage of the redevelopment. If the planned unit redevelopment involves the subdividing of land which is regulated by the city, the final plat should be reviewed concurrently with the final redevelopment plan.
 - (5) The staff of the department of planning and development shall have a maximum of thirty-five (35) days from the submission of a complete final redevelopment plan to review the plan and prepare comments concerning the plan. Prior to acting on the final redevelopment plan, the city commission shall hold a public hearing in accordance with section 22-143 (). The city commission shall approve, approve with conditions or disapprove the final redevelopment plan within twenty (20) days of the public hearing, except the city commission with good cause demonstrated may allow an extension of time.

- (6) If the city commission finds evidence of a significant deviation from the preliminary redevelopment plan, the city commission shall advise the applicant to submit an application for an amendment to the preliminary redevelopment plan. An amendment shall be reviewed using the same procedure as was used for the preliminary redevelopment plan, except that this chapter will not need to be amended. If no significant deviation from the preliminary redevelopment plan is found, the city commission will approve the portions of the planned unit redevelopment in the final plan.
- (7) If an amended preliminary redevelopment plan is not submitted within seventy-five (75) days of the city commission decision to require such an amendment, or if the amended preliminary redevelopment plan is not approved or approved with conditions, the city commission shall initiate proceedings for rezoning all of the property in the planned unit redevelopment.
- (p) *Adherence to approved final redevelopment plan.* Building permits for construction shall be issued only if consistent with an approved final redevelopment plan.
 - (1) Minor changes not altering the intent and purpose of the approved final redevelopment plan may be approved by the director of planning and development after such departmental comment as he deems appropriate. The director shall also advise the city commission of his administrative determination at the earliest practicable opportunity and such determination shall become effective unless the city commission thereupon finds that the proposed change is substantial in nature and advises the applicant to apply for an amendment of the approved redevelopment plan.
 - (2) Substantial changes in requested uses, density, phasing or other specifications of the approved redevelopment plan must be approved by the city commission after it has held a public hearing and after review of the proposed changes by the city planning board.
 - (3) The amendment of an approved redevelopment shall be in the manner provided for adoption of the redevelopment plan.

(Ord. No. H-186, § 30-42, 6-15-81; Ord. No. K-258, § 3, 1-20-04; Ord. No. L-260, § 3, 6-18-12)

GOP Table 1-1: Future Land Use Density/Intensity Summary Table

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non-Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Land Use Category	Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*	Non-Residential Floor Area Ratio (FAR)*	Land Use Breakdown
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

Land Use Category	Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*	Non-Residential Floor Area Ratio (FAR)*	Land Use Breakdown
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.
PUBLIC/INSTITUTIONAL			
Institutional (INST)	N/A	1.0	N/A
INDUSTRIAL			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
CONSERVATION/OPEN SPACE			
Conservation and Open Space (COS)	N/A	0.25	N/A

* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

1.1.3 Policy:
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

1.1.4 Policy:
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

A. Residential

Low Density Residential (RL): The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Hutchinson Island Residential (HIR): The Hutchinson Island Residential (HIR) 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. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

High Density Residential (RH): The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Hutchinson Island Mixed Use (HIMU): The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and the maximum floor area ratio (FAR) is 1.0. Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation. The previous Medium Density Residential Hutchinson

Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

B. Commercial

Boundary Commercial (BC): The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.0.

Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Central Business District (CBD): The CBD designation 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.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of three (3) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

Offices – Professional and Business Services (OP): The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian-oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

C. Institutional

Institutional (INST): The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

D. Industrial

Boundary Industrial (BI): The Boundary Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

E. Conservation/Open Space

Conservation and Open Space (COS): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

GOP Map 1-1 - Future Land Use Map (2030)

