



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

NOVEMBER 24TH, 2014

Agenda Item 5A

### Owner

RAST Properties, Inc.

### Applicant

Steven Tarr

### Representative

John Foster, Architect

### Location

715 Orange Avenue

### Parcels

2410-703-0002-000-7, 2410-703-0001-000-0, 2410-703-0008-000-9

### Historic Status

Contributing Structure within the Sample Oaks Historic District

### Requested Action

Approval of Conceptual Development Plan in order to proceed with the demolition of 715 Orange Avenue

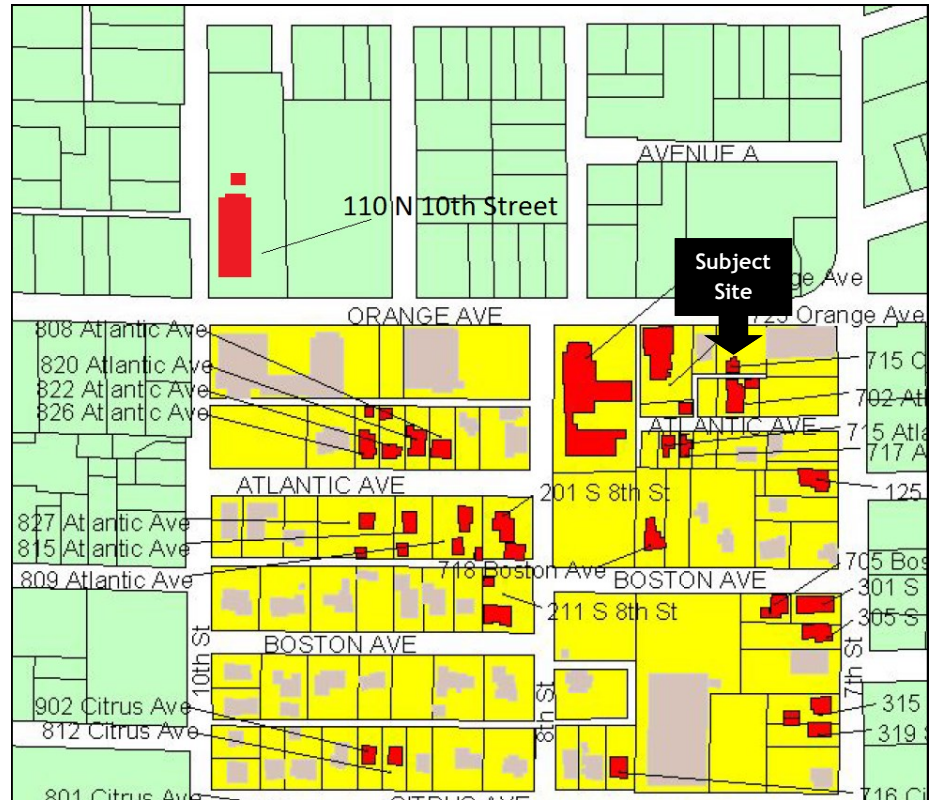
### Recommendation

Acceptance

### Staff

Kori Benton  
Historic Preservation Officer

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Non-Contributing Subject Site

### HISTORY

#### 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.

10/27/2014—HPB Conditionally approved the demolition of the structure, pending approval of a Conceptual Site Plan.

### STAFF ANALYSIS

The request submitted by the new property owner, RAST Properties, Inc., is for approval of a Conceptual Development Plan for 715 Orange Avenue, a contributing site 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 of the existing structure on site.

The Historic Preservation Board, at their July

22nd, 2013 meeting, voted unanimously to approved a demolition request for 702 Atlantic Avenue upon the proposal to adaptively reuse the structure at 715 for a restaurant. 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. No actions were taken by the former owners and applicant to pursue compliance with all conditions of approval 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 collection 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. own six parcels neighboring this corner of the Orange Avenue corridor, totaling 47,000 sq. ft. of commercial space, excluding the two residential structures at 702 Atlantic & 715 Orange. The majority of these commercial structures are vacant, however Mr. Tarr is pursuing prospective tenants and coordinating with City Staff to explore potential business initiatives for the sites.

The Historic Preservation Board at their October 27th, 2014 meeting, reviewed and considered the demolition requests of structures located at 702 Atlantic Avenue and 715 Orange Avenue. After discussion, the Board passed a motion to approve the demolition request for 702 Atlantic Avenue, and conditionally approve the demolition of 715 Orange Avenue upon the review of a Conceptual Site Plan without use of the City's Alleyway.

The applicant has revised the conceptual plan and submitted it for review by the Board. The plan further includes elevation plans for rehabilitation of 701 Orange Avenue to the east.

### **Conceptual Plan Review**

The plan submitted seeks to redevelop this portion of the block through the rehabilitation of 701 Orange Avenue, improve and expand the parking lot along Atlantic Avenue, as well as reserve space for the future construction on a mixed-use structure and outdoor seating area along Orange Avenue. The application does not include specifics related to the timeline for initiation or the prospective building size, style, or height.

The plan presents a total of forty-nine (49) parking spaces once to support 701 Orange and the future structure, landscape strips to provide a buffer for the residences to the south, and interior landscape islands. The plan incorporates the preservation of the two large oak trees present on site, which further the concept of outdoor seating and entertainment as noted. The Plan does not present specific dimensions to determine whether the parking plan meets the City Code requirements for stall and drive-aisle widths, however the general layout and concept appears to align with design standards. The presented building pad for the future structure will need to be adjusted to reflect the fifteen (15) foot setback requirement from the public right-of-way, slightly reducing the building footprint. Furthermore, the Plan should incorporate the installation of sidewalks along Atlantic Avenue, bicycle parking spaces, stop bars, and parking lot lighting, as required by the City Code. Collectively, the Plan offers insight into future opportunities for infill and development within an important segment of the City's midtown area.

### **STAFF RECOMMENDATION**

The presented conceptual plan presents the foundation for prospective redevelopment of the property in conjunction with common holdings to the east, 701 Orange Avenue, which have the capacity to positively impact the district and this prominent corridor. Staff recommends acceptance of the proposed Conceptual Plan.

Aerial with Redevelopment Plan

