



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

*REBECCA GROHALL, AICP, PLANNING MANAGER*  
*COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW*  
*HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING*

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**TO:** The Honorable Mayor and Members of the City Commission

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Clarissa Davis, Planner

**RE:** Design Review  
State Farmer's Market  
3503 S US Hwy 1

**DATE:** February 6, 2015

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### STAFF REPORT

**Owner:** State of Florida  
3479 S US Hwy 1  
Fort Pierce, FL 34982

**Applicant:** Michael Brown  
3479 S US Hwy 1  
Fort Pierce, FL 34982

**Requested Action:** Approval of a Design Review application

**Location:** 3503 S US Hwy 1

**Parcel ID:** 2427-601-0026-000-0

**Zoning:** I-1, Light Industrial

**Surrounding Zoning:**

North	East	South	West
CG (County)	C-3	I-1, CG (County)	I-1

**Future Land Use:** I, Industrial

**Parcel Size:** 13.9 acres

**Utilities:** Located within the FPUA Retail Service Area

**Staff Analysis:**

The applicant is requesting Design Review approval to construct a 2,409 sq. ft. metal pre-engineered structure along US Hwy 1.

Historically, this site encompassed a farm stand at the corner of US Hwy 1 and Farmer's Market Road as an accessory use to the Florida Department of Agriculture and Consumer Services. In 2007, the structure was demolished due to arson. The applicant has since submitted a proposal for a replacement structure that totals 2,409 sq. ft. in size.

The placement of the structure makes it subject to Design Review guidelines. The exterior is made up of a metal siding material which is considered an inappropriate material per 22-59(g)(4)d *Elevations* which states the following, "Metal or vinyl siding- on expanses of building walls shall not be permitted." Section 22-59(d)(2) *Procedure of Approval* state the following, "The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color; The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty". The property abuts Victory Motorcycle which is of prefabricated metal material, as well as the Hotel which is made up of stucco material. Both structures are within St. Lucie County jurisdiction and are not subject to Fort Pierce Design Review guidelines. The Trading Post adjacent to the property is also made up of stucco material. The principle site has an administrative building that is made up of stucco material, as well as many other structures made up of prefabricated metal material. After numerous conversations with the applicant as well as the design professionals regarding other acceptable materials for the proposed building, the applicant has decided to seek approval to allow the corrugated metal material for the proposed accessory structure.

At the January 22<sup>nd</sup> Board of Adjustments meeting, the application was reviewed as an "Appeal of an Administrative Decision" in regards to the material proposed in Building Permit number 14-2713 for the State Farmer's Market. Staff commented on the use of appropriate material per Design Review guidelines. The Board rendered the decision to forward the application back to the Planning Board for proper review per the Board attorney's recommendation.

**Planning Board Recommendation:**

The Planning Board meeting is scheduled for February 10<sup>th</sup>, 2015. Confirmation on the conclusion of the proceedings can be provided at the regularly scheduled City Commission meeting.

**Staff Recommendation:**

Staff recommends that the City Commission uphold code Sections 22-59(g)(4)d *Elevations*.