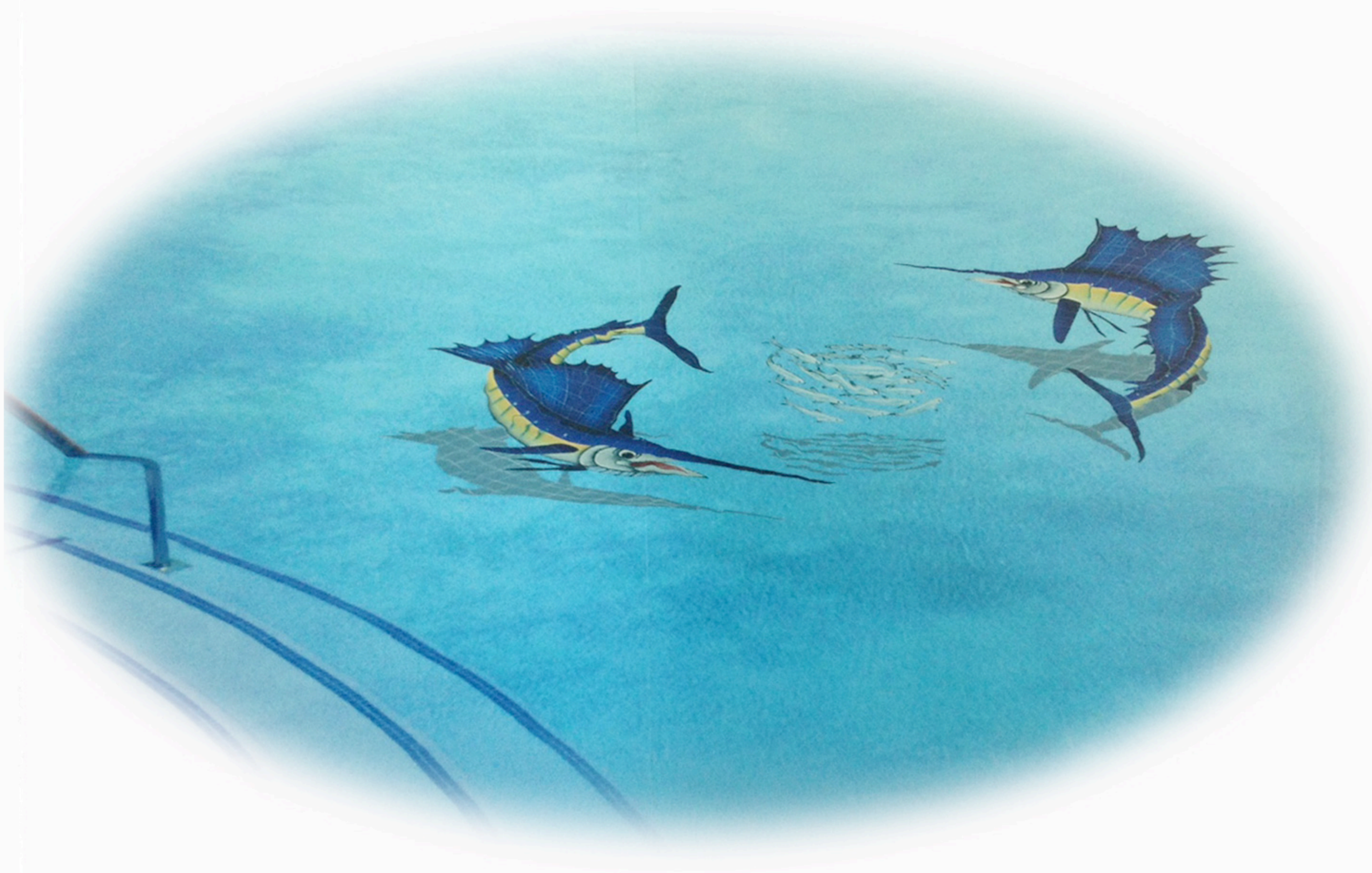




Proposal of Development

Ft. Pierce, Florida



John M. Foster - Architect
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Site Analysis Study - 900 South US 1

Artistry in Mosaics, Inc., a local manufacturer of custom ceramic and glass mosaics is presently occupying a 12,800 square foot single story industrial building located along 3rd Street east of US Highway #1. The company has purchased four lots in the same block located on US 1 and wishes to construct a two story administrative, sales and warehouse building on this land. A modern, up to date building demonstrating the companies design leadership and technical expertise in manufacturing custom ceramic tile is the Project goal.

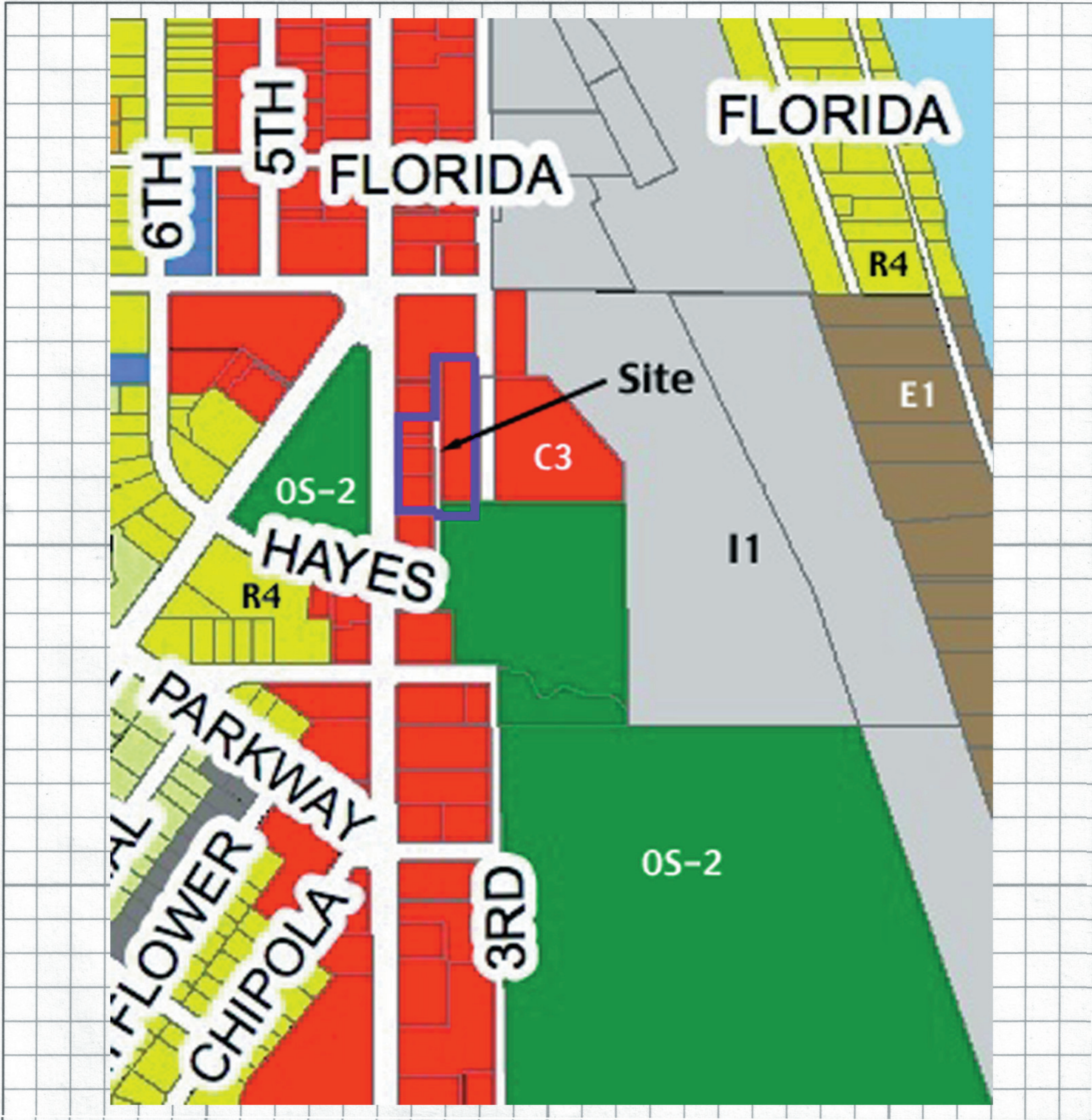
Attached to the Site Plan Application is a request to abandon a 20 foot wide alley located between the two parcels and running South to Hays Street and to acquire the remaining 41.40 foot wide portion of the Lot 1 and the north 20 feet of Lots 25 & 26 on 3rd Street from the City. The combined site area will be approximately 2.41 acres making up about 2/3 of the entire block located between Hayes Road and Georgia Avenue. Please review the attached *Undeveloped Site* photo sheet for views of this location. Primary views into the site are from US 1 looking northeast across the Memorial Garden and east from US 1 approaching Georgia Avenue.

Access to the developed portion of the site along 3rd Street is via two paved driveways entering onto a parking & loading area between the existing building & 3rd Street. Access to the proposed development area will be from a new driveway entering on the additional parcels acquired along Third Street turning north the present alley with US 1 access via an existing curb-cut at the north-west corner of the site. The semi-paved alley and proposed parking & loading areas will be reconstructed per City engineering standards to provide areas required by Ft. Pierce Development Regulations as shown on the attached site plan. A 30' utility easement will be provided along the former alley along with a 5' easement along South Third Street

The site is topographically flat with less than one foot of elevation difference over the entire parcel. Previous two story commercial buildings and parking lots occupying much of the US 1 section of the site were demolished after the 2004 & 5 hurricanes. As a result, on-site vegetation is limited to grass and a few sabal palms located between the alley and the existing industrial structure. Rows of sabal palms located just south of the property lines were planted by the City as a part of the Ft. Pierce Police Memorial. It is proposed to integrate the southern portion of the site with the partially developed Memorial Park and to continue similar plantings within the newly developed areas.

Drainage will be directed to a proposed rainwater garden/retention area to be located on the southeast corner of the property. Proposed drainage structures are limited to surface drainage along the redeveloped alley with an underground culvert south to a dry retention area located on a newly acquired portions of Lots 1, 25 & 26. Traditional setbacks along US 1 have ranged from 0 to 25 feet with the majority of existing buildings along the east side of US 1 being located within 10' of the R/W line. We propose to continue this unofficial "build-to" line already established in adjacent blocks north and south of the proposed development.

Landscaping improvements will be made to the entire site the landscaping of which will partially extend into Memorial Park.11111111q Additionally the City will now have the option of joining the two segments of the park across the abandoned alley to form a cohesive whole.



Artistry in Mosaics - Ft. Pierce, Florida

Artistry in Mosaics, Inc. wishes to make a major investment in the economy of Ft. Pierce. Recognized as a national leader in their field, the company is proposing a long term commitment to the economic health of the city in the form of redevelopment of a storm ravished commercial property. The company specializes in custom design and production of both "in-pool" and traditional installation of ceramic tile murals and historic designs based on Roman and Phoenician examples found around the Mediterranean Sea. Additionally, custom logo and corporate tile murals are produced on-site and shipped worldwide. The cover of this booklet is an in-situ photograph of one of the more popular pool bottom designs.

Subsequent to the hurricanes of 2004 and 2005, the existing structures on this site, some dating from the 1920's were demolished. The proposed infill development will reuse existing utilities, roadways and area-wide drainage improvements already completed while expanding local employment and adding significant taxable improvements within the Ft. Pierce Enterprise Zone.

In order to achieve these goals, abandonment of an existing alley, utilization of unbuildable city owned property and the grant of easements for access, utility maintenance and roadway construction will be required. Property presently owned by the City, when purchased, will provide access & drainage retention along Third Street It is proposed to continue existing building setbacks along the US 1 corridor and to use existing dedicated public alleys for egress from the site to US 1. Cross access easements will be granted to allow adjacent businesses to continue historic traffic & parking patterns.

Building design will reflect a "mid-century moderne" theme while being a fresh interpretation of the design cues shown on the included local examples of offices & other buildings. Although never numerous, Ft. Pierce has several examples of this design esthetic mostly built during the late 1940's and early 1950's. These structures offer an accent to the majority of traditional or Mediterranean designs within the City.

The proposed development, designed by a local, award winning architect, will reflect the design and technical expertise which is demonstrated by Artistry in Mosaics in all of their work. exterior materials will be chosen for durability and low maintenance requirements.

In addition to the site and building construction, The Artistry building will provide a public display of their mosaic work on one of the "monolith" architectural design features. Landscape elements have been designed to blend and enhance the existing Police Memorial Park. The required retention area is designed as a "water garden" and will be planted with native & naturalized species which need minimal maintenance and can thrive in both dry and inundated conditions.

Community involvement - Local school students will be asked submit bench designs, Artistry in Mosaics will manufactures & install mural benches surrounding the memorial tree.

Benefits to City of Fort Pierce related to successful completion of Artistry in Mosaics expansion project

1. Increased tax base = >\$15,000 annually
2. Job Creation: 5–10 new positions created in first 3 years
3. Improvement of South US1 Corridor – one less vacant lot in highly visible section of town
 - a. Artistry in Mosaics Cost: Building \$800,000
4. Reroute secondary egress to 3rd street (via lot 1) instead of Hayes, allowing city to join two green spaces in front of police dept. Artistry in Mosaics Cost: \$150,000
5. Landscaping improvements
 - a. fully landscaped new property adjacent to Police Memorial Park
 - b. Artistry in Mosaics proposes Landscaping improvements on city park property including:
 - i. Relocation of palm trees presently on lot 1 to Memorial Park
 - ii. AIM offers to extend elements of new landscaping plan to park property
 - iii. AIM offers to extend irrigation lines from existing system to include park property
 - iv. Landscaped natural area (retention) adjacent to park/vacant lot
 - v. Artistry in Mosaics Cost: \$50,000
6. Police Memorial Park improvements
 - a. Mosaic Tile Benches by Artistry in Mosaics
 - i. Community involvement – Local school students submit bench designs, Artistry in Mosaics manufactures/installs mural benches surrounding memorial tree
 - ii. Artistry in Mosaics Cost: \$2,500
 - b. Install Bicycle maintenance station, Artistry in Mosaics cost: \$1,000



Artistry In Mosaics

Existing Building



South Elevation



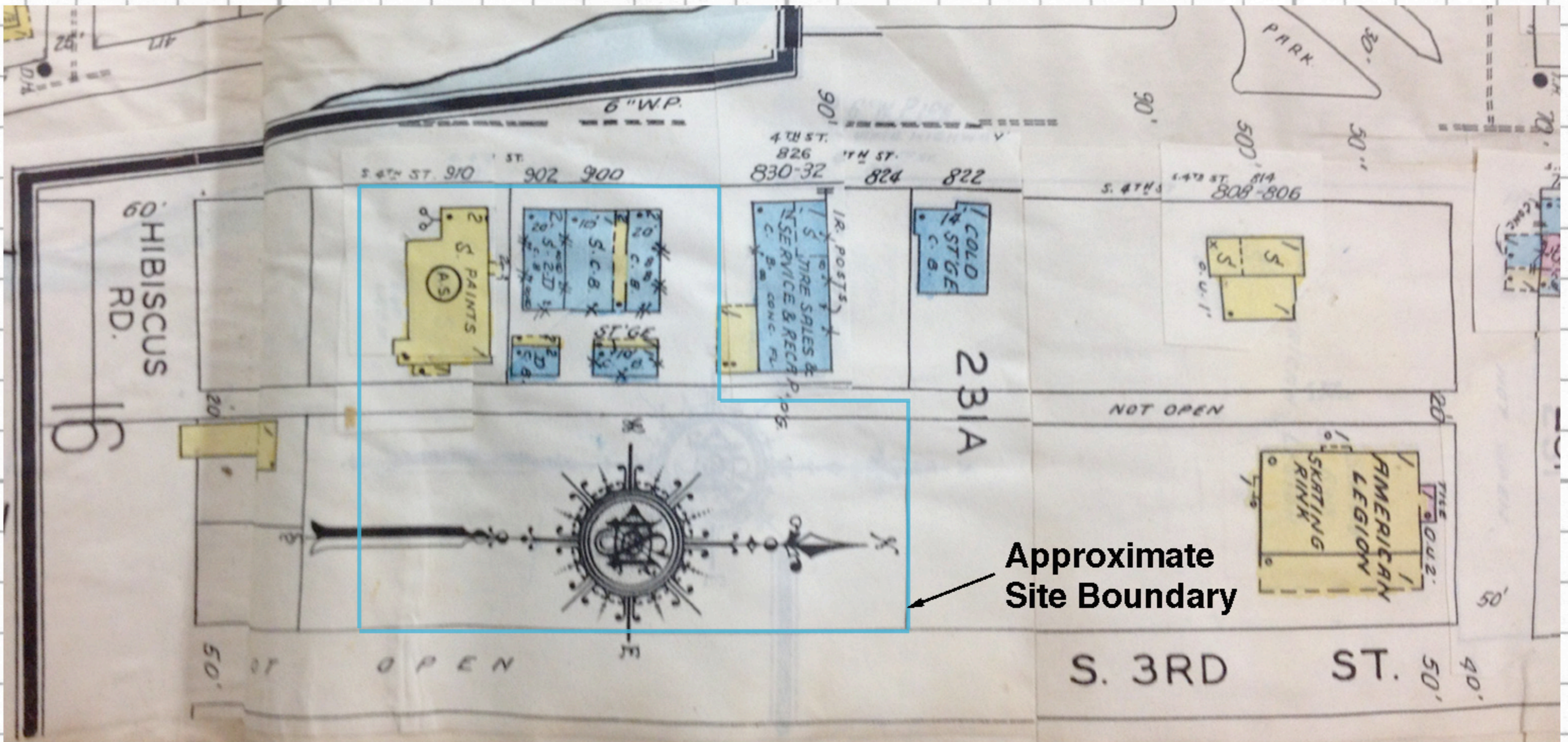
East Elevation

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GEORGIA AV BEGINS
 SUNRISE BLVD BEGINS
 810 American Legion Club
 Home Post No 40 American Legion
 Gladwin Steph N Post No 40 American
 Legion 9266 461-1480
 820 Indian River Appraisers Inc real est
 apprs 461-4341
 828 Treasure Realty Inc 465-2222
 834 M & J Radiator Works 461-4520
 Electric Motors Works elec mtr reprs
 461-1986
 900 Thurman H E Inc vacuum clns 464-1797
 900a Jenkin's Plaques mfg 461-8296
 900b Coast Auto Paint & Supply Inc whol
 auto body paint als 464-8379
 900c Morrison Manufacturers & Distributors
 Inc mfg of auto body paint sups
 464-8379
 900 1/2 Mc Nees Apartments
 900 1/2 a Mc Nees Herbert K © 464-0479
 901 Joe's 66 Service Station 464-0647
 910 Mc Nees Apartments 464-0479
 1★Mc Nees Herbert J
 920 Jay-Cee Ball Park
 936 Vacant
 940 Jiffy Photo Center 461-0872
 PINWOOD DR BEGINS



1927 Sanbourne Map (w/1950's updates)





Note US 1 East Side Bulding Locations







Artistry In Mosaics Existing Neighborhood - US 1 Corridor



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828 South US 1



772 South US 1





Artistry In Mosaics Existing Neighborhood



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Artistry In Mosaics

Public Buildings

Ft. Pierce Design Antecedents



Federal Courthouse



Benton State Office Building

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Artistry In Mosaics

Mid Century Modern
Ft. Pierce Design Antecedents



South 6th Street - Offices



South 6th Street - Photographic Studio

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Artistry In Mosaics

Modern "Mid century" Influence
Ft. Pierce Design Antecedents



Diamed Medical Offices
John M. Foster - Architect



Harbor Branch Conference Center
John M. Foster - Architect

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