



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

FEBRUARY 23RD, 2015

Agenda Item 7A

Owner

Keith Danks
Plainsman Investments LLC

Applicant

Sun Camper Liquidators LLC
dba Atlantic Marine & RV

Representative

Steven M. Weaver, Sr.

Location

657 N 2nd St

Parcel

2403-705-0019-000-3

Historic Status

Non-contributing Structure within the Edgartown Historic District

Requested Action

Authorization of a Variance to construct a second ground sign which exceeds the allowable height and size for the subject parcel.

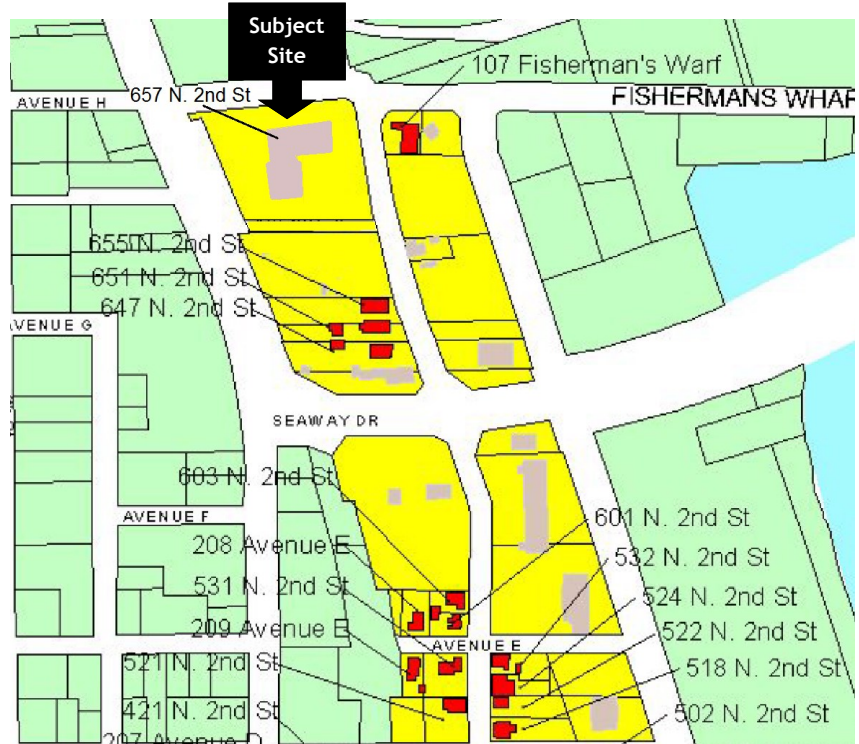
Recommendation

Approval with Conditions

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Non-Contributing Subject Site

HISTORY

- 1910-1920 Several structures built at the site.
- 1980s Mobile Home Park established at site.
- 2001 The City of Fort Pierce Commission adopted Resolution 01-180, creating the Edgartown historic district, establishing this structure as a contributing resource.
- 2002 Former Mobile Home Park decommissioned.
- 2004 Historic Preservation Board conditionally approved the new construction of a Marine Service Facility at the site.
- 2005 St. Lucie Outboard Marine Facility Constructed
- 2014 New Owners received Conditional Use approval to operate a Boat and RV Sales and Service Establishment on site.
- 9/2014 Owners received COA approval, and installed black aluminum fencing at the site.

Findings

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

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

The subject site is a corner lot, with frontage along N 2nd Street and Avenue H (Fisherman's Wharf). The property is visible from US Highway 1, however it is separated from this roadway by the Florida East Coast (FEC) railway. The site is 1.65 acres in size, with a zoning designation of C-6, Marine Commercial.

Proposal

The proposal seeks the installation of two ground signs at the subject site. The primary ground sign proposed, to be located on the N 2nd Street property line, is being considered administratively as the design, placement, height, and size meet the Secretary of Interior Standards and City Code requirements.

The second ground sign proposed, for consideration by the Historic Preservation Board, is to be located at the northwest corner of the property, towards the intersection of North US Highway 1 and Avenue H. The Certificate of Appropriateness application is coupled with a request for variances to deviate from the City of Fort Pierce sign regulations.

Staff Analysis

The applicant is seeking to maximize advertising exposure for the newly established Atlantic RV & Marine business within the northern section of Edgartown. The numerous access points to the district, and roadways abutting or adjacent to the site, present a unique environment for the strategic location of signs on-site, to advertise the establishment. Facade signs on the east, west, and south elevations have been coupled with a ground sign at the corner of N 2nd Street and Avenue H. The proposal to place an additional ground sign, exceeding the quantity, size, and height of allowable signs for the subject property, necessitates the Board's consideration of variances, based upon review of any unique and special circumstances peculiar to the land, and justification for any deviation.

Applicable Sign Code

City Code Section 15-8 (4)a. 2. *Permitted permanent signs for Limited commercial zoning districts (C-2, C-5, C-6, OS-1, OS-2, A-1 and A-2). Grants any establishment, or group of establishments, with a main street lot frontage of sixty (60) linear feet or more, one ground sign. The allowable area of such sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street lot frontage, up to a maximum of two hundred (200) feet.*

Furthermore, City Code Section 15-6 (3)a. allows a sign, upon sites that are less than three (3) acres, to have maximum height of ten (10) feet.

Consideration of Variance

The applicant is proposed to construct a second ground sign, with an overall height of 23 ft. and a sign area of 242 sq. ft. The application and supporting narrative seek to identify unique circumstances and special conditions with regards to the site, its location, orientation, and elevation.

The specific variances requested are as follows:

- a. Request to deviate from City Code Section Section 15-8. (4) 2. which only permits a single-ground sign per parcel within the C-6, Marine Commercial zone, with a sign area that will not exceed one square foot for every three (3) linear feet of main street of lot frontage, up to a maximum of two hundred (200) feet; and
- b. Request to deviate from City Code Section Section 15-6. (b)(3) a. which permits a site of less than three (3) acres to construct a ground sign to a maximum height of ten (10) feet.

The requested, additional (second), ground sign is presented with a sign area of 242 square feet and a height of twenty-three (23) feet, an increase in the quantity of signs permitted by one (1), sign area increase of 127 square feet, and thirteen (13) feet in additional height.

Pursuant to City Code Section 23-61. - Variances, the Historic Preservation Board shall have the power to waive, with or without conditions, the set-back, off-street parking, height, signage, density and floor-area-ratio requirements of the underlying zoning district of those properties designated by the city commission as historic sites, either individual sites or buildings within districts, where it is deemed appropriate for the continued preservation of the historic site or historic district. The board shall only grant such variances when an application for a certificate of appropriateness has been issued to promote preservation, rehabilitation or restoration. In carrying out this responsibility, the Historic Preservation Board must follow the same procedures specified for the Board of Adjustment in article VIII of Chapter 22 of this Code of ordinances.

City Code Section 22-108 establishes criteria for granting variances as follows:

A variance may be granted only in the event that all of the following criteria are satisfied:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
- (2) The special conditions and circumstances do not result from the actions of the applicant;
- (3) The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
- (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- (5) The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The Applicable Secretary of Interior Standards for Consideration

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

Conclusion

The identified circumstances and special conditions with regards to the site, its location, orientation, and elevation have been reviewed pursuant to the applicable code requirements and standards, factoring in the location of the corner lot, adjacent properties, site obstructions, speed of traffic, elevation of the proposed location, and presented design.

The request to construct a second ground sign, with an overall height of 23 ft. and a sign area of 209 sq. ft is not consistent with the established criteria for granting a variance, as identified in City Code Section 22-108. The request to construct a second ground sign, based upon the finding that the subject site has direct frontage on two main streets, and indirect frontage on S US Highway 1 is valid, however the requested height and size are not consistent with the allowance for adjacent and similar sites, developing character of the Edgartown Historic District and the City of Fort Pierce, and the Secretary of Interior Standards based upon the size and scale presented. The elevation differential between the US Highway 1 roadway, and the subject location of the proposed sign does provide justification for a minor deviation from the maximum sign height of 10 ft. The relocation of the sign outside of the existing retention area, or the minor offset in allowable sign height to compensate for the change is consistent with the criteria for review, and will not adversely impact the area involved or be otherwise detrimental to the public welfare. The estimated grade change is approximately four (4) feet, therefore the maximum sign height should not exceed a total of fourteen (14) ft above the grade at the site of placement.

Staff Recommendation

The recommendation of Staff is to approve the allowance of a second ground sign for the subject site with the following guidelines:

- 1) The sign shall not to exceed fourteen (14) ft. in height, in account for the elevation change between the placement site and US Highway 1; and
- 2) The sign shall not exceed 115 sq. ft. in sign area, based upon the linear frontage along Avenue H (Fisherman's Wharf);

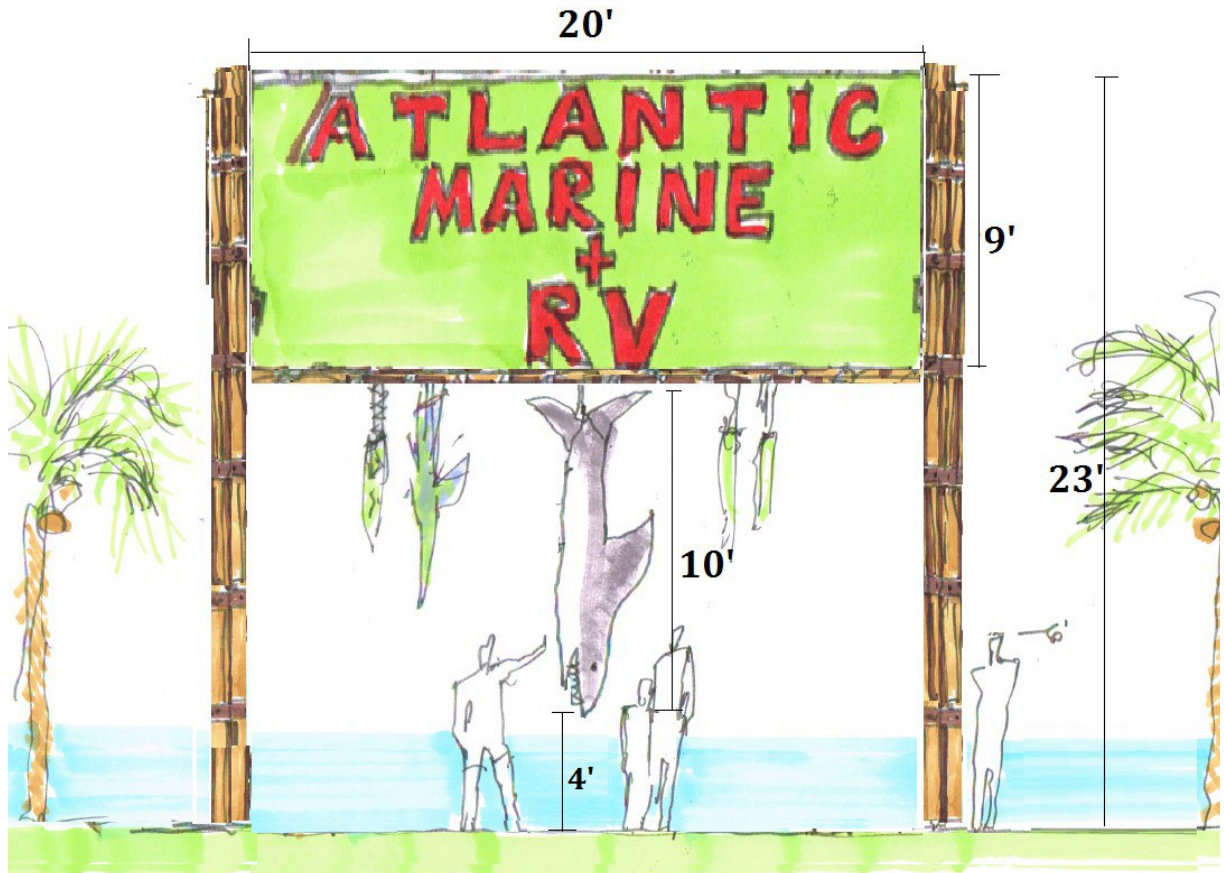
The recommendation is based upon the special conditions and circumstances of the site as identified, the Secretary of Interior Standards, and the established criteria for granting variances in City Code Section 22-108. The recommendation supports the construction of an additional ground sign based upon the additional site frontage on Avenue H (Fisherman's Wharf), size of the property, and elevation differential of the property, while ensuring the design and character of the site assimilates with the Edgartown Historic District.



Present Site Photo—From North 2nd Street



Proposed 2nd Ground Sign



Proposed Location of Additional Ground Sign



Proposed Location—Perspective Views



Facing Southeast—Intersection of US Highway 1 & Avenue H



Facing Northeast – US Highway

Proposed Location—Perspective Views



Facing Southeast—Intersection of US Highway 1 & Avenue H



Facing Northeast – US Highway

Proposed Location



Facing South—Avenue H

