



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

2403-705-0020-000-3

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site:

657 N. 2nd

Parcel ID #:

2403-705-0019-000-3, 2403-705-0019-0

Type of Designation:

Contributing  Non-contributing Site within the Edgertown Historic District

Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s)

Name(s):

Plainsman Investments, LLC

Mailing Address:

2004 Demers Ave, Grand Forks MO. 58201

Phone Number(s):

701-775-3325

Email:

Keith@equitymgmt.biz

Applicant

Name(s):

Atlantic Marine & RV of Plainsman Inv. LLC.

Mailing Address:

657 N. 2nd

Phone Number(s):

701-775-3325

Email:

Keith@equitymgmt.biz

Representative

Name(s):

Steve Weaver

Mailing Address:

1615 Thumb Point, Ft Pierce, FL 34949

Phone Number(s):

772-344-7100

Email:

realtimela@aol.com

*Property Owner(s) Acknowledgements:- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.*

I / We, Plainsman Investments LLC. as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Keith Davis - managing member  
Signature of Owner

1-8-15  
Date

**Description of Requested Work**

Please indicate the type of work requested:

- Fence
- Shed
- Door(s)
- Roof
- Window(s)
- Signage
- Shutter(s)
- Porch
- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) \_\_\_\_\_

Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: SEE ATTACHED PROJECT DESCRIPTION

Have other alterations been made to the site within the last 12 months?  No  Yes, DECORATIVE FENCE

Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): 22-108

**Application Requirements**

- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
  - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
  - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

## - Chapter 23 -

### Preservation of Historic and Archaeological Sites, Structures, & Districts

#### Article V. - Certificate of Appropriateness

**Section 23-41. Required.**

No building, structure, improvement, landscape feature, or site within the city, which has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitated, excavated, moved or demolished until an application for a certificate of appropriateness regarding any features, landscape features, or site improvements has been submitted and approved pursuant to the procedures in this chapter. Features shall include, but not be limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, windows, doors and appurtenances. Architectural features shall include when applicable, interior spaces where interior designation has been given pursuant to this chapter. Landscape features and site improvements shall include, but shall not be limited to, site re-grading, subsurface alterations, fill, paving, landscaping, walls, fences, courtyards, signs and exterior lighting. No certificate of appropriateness shall be approved unless architectural plans for such construction, alterations, excavation, restoration, rehabilitation, relocation or demolition are approved by the historic preservation board.

**Section 23-44. Pre-application conference.**

Before submitting an application for a certificate of appropriateness, an applicant may confer, at such applicant's election, with the historic preservation officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and historic data. The purpose of such conference is to further discuss and clarify preservation objectives and design guidelines. In no case, however, shall any statement or representation made prior to completion of official application review be binding on the city.

**Section 23-45. Guidelines for review and issuance.**

The U.S. Secretary of the Interiors Standards for the Treatment of Historic Properties are hereby adopted as the standards by which applications for any certificate of appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of this chapter to promote the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. From time to time, the board may adopt additional standards to preserve and protect special features unique to the city. Based on the Secretary of the Interior's standards for the treatment of historic properties, the designation report, a complete application, any additional plans, drawings, photographs, and samples of materials to fully describe the proposed project, the historic preservation board may approve or deny the application for a certificate of appropriateness.

**Section 23-49. Demolition.**

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

- (1) 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.

- (2) 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.
- (3) In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating applications for a certificate of appropriateness for demolition of designated sites or buildings within a designated historic district.
  - a. 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?
  - b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?
  - c. Is the structure one of the last remaining examples of its kind in the city, county or region?
  - d. Does the structure contribute significantly to the historic character of a designated district?
  - e. 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?
  - f. 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?

**Section 23-50. Moving existing structures.**

A designated structure or one which is located in a historic district, may not be relocated except upon approval of a certificate of appropriateness. In considering such certificate the board shall determine whether any reasonable alternative is available for preserving the improvement or structure on its original site and whether the proposed relocation-site is compatible with the historic and architectural integrity of the improvement or structure.

**VariANCES**

**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.

## Explanation of Project

This project will include the addition of three (3) freestanding signs, one large 23'x 23' artistic sign and two smaller 6'x 12' sign board signs, placed strategically at corners of the Atlantic Marine and RV property. Additionally, three (3) vacuum form signs will be placed on south, west and east side of the building façade. Landscaping is planned around the base of each of the freestanding signs. Atlantic Marine and RV recently opened for business at this location and lacks any permanent signage. The business is hidden behind a railroad easement. Due to the offset from the main road a large sign at the corner and the additional proposed signage is essential to make Atlantic Marine and RV a viable and eye-catching business. The proposed improvements will be designed to attract those passing by and to blend with the Wharf and Historic District look of the surrounding area.

### Scope of Work

A large new artistic, identifying sign for Atlantic Marine and RV is to be erected on the midpoint of the West side of the lot (see attached dwgs). The sign is designed to tie into the existing architecture of the building and to the surrounding area. It will have a nautical theme with driven green-treated piles, marine rope wrappings and a large 3-D fiberglass salt-water fish being weighed and a large anchor on the side. A large reader board will be in the center of the piles. The base of the sign will be landscaped with shrubs and trees (to be determined) and a paver sidewalk to allow passerby picture taking opportunities with the large fish on display. Additionally, two (2) "Atlantic Marine and RV" monument signs will be erected: one located on SE corner (single-faced) and one located on NE corner (double-faced). These signs will be designed on 6' x 12' sign board and attached to green-treated pilings to match the Historic district. The base of each sign will be landscaped with shrubs/plants. Also, three (3) large logo signs made of vacuum form letters, bearing the business name "Atlantic Marine and RV," will be attached to the south, west and east side of the building facade. These signs will match the color scheme of the free-standing corner sign. Presently the building does not have permanent signage, as the Atlantic Marine and RV Sales and Service business has just newly opened at this location. The signs will accent the present business building and the surrounding community area.

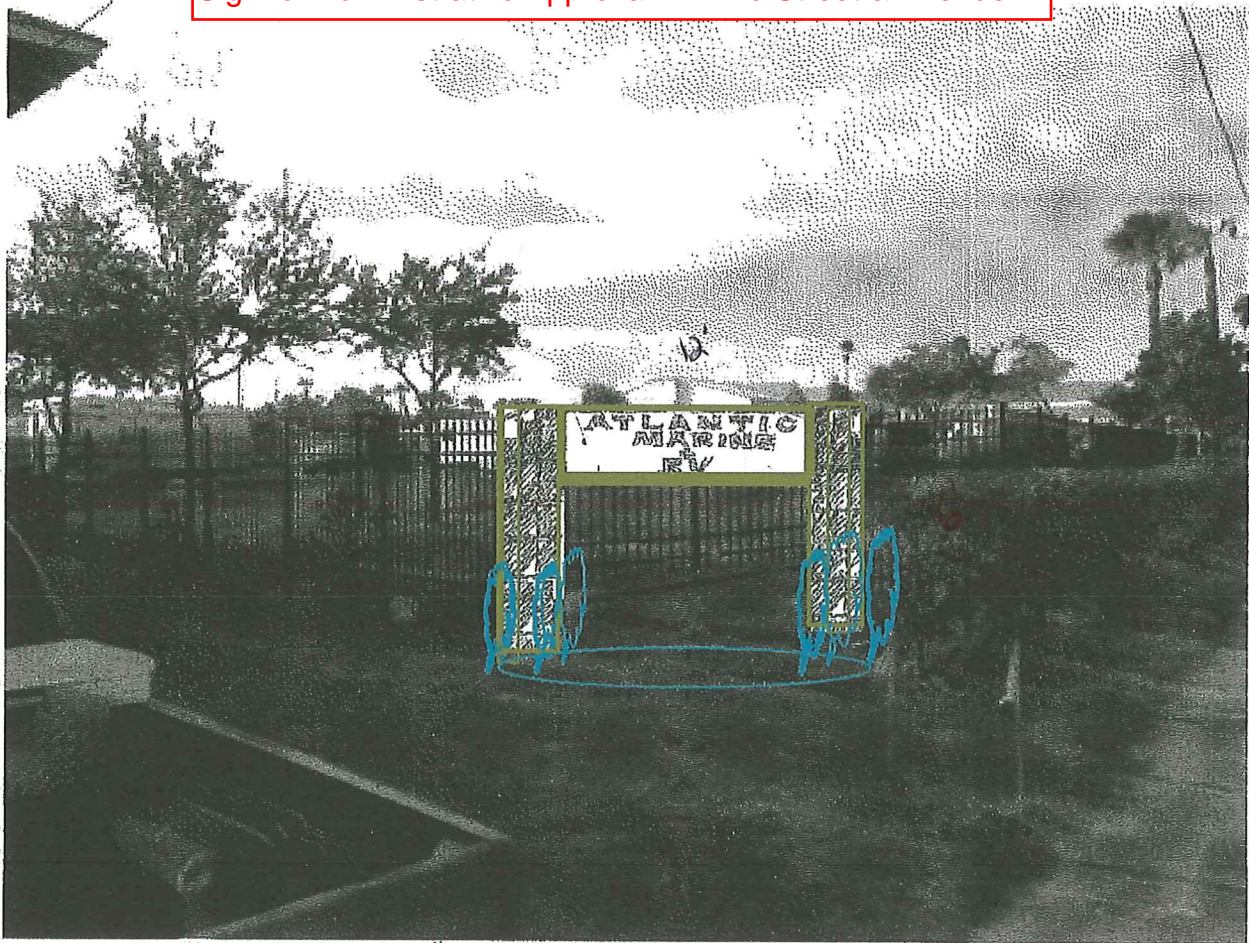
**The West monument sign must be larger, and higher, due to the Distance to US1 across the Railroad Right of Way. All Aboard Florida intends to install 8 foot Chain Link on both sides in order to safely secure the corridor, further restricting the view. The Port area has been essentially mothballed for years. and those that do know the area consider it blighted. Sign must be noticeable, and not obscured or lost in the clutter of the Rail Road Fences and equipment .Please also Note the grade falls away: about four feet, further reducing visibility and effectiveness. The additional two ground signs obviously make sense with so many entries to the area, and on a property with multiple, long, Frontages.**

**Is this the 'minimum' change needed to overcome this properties unique location, layout, and blighted area challenges? The Owners have invested in Fort Pierce and ask for this level of variance to hopefully overcome these circumstances.**

**In addition to this project Variance Request Summary, the entire facade Grant Applicaton is attached for further Reference. Thank You.**



Sign for Administrative Approval - N 2nd Street & Avenue H



South side Façade Sign

20'

ATLANTIC  
MARINE  
+  
RV

9'

23'

10'

4'

6'

