

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, February 23, 2015 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
5. **APPROVAL OF MINUTES**
 - a. Minutes of the January 6, 2015 meeting
6. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness Application 15-03 & Variance for Additional Ground Sign - Atlantic RV & Marine - 657 N 2nd Street
7. **NEW BUSINESS**
8. **CONSIDERATION OF ABSENCES**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Historic Preservation Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Historic Preservation Board

5. a.

Meeting Date: 02/23/2015

Information

REQUESTED ACTION

Minutes of the January 6, 2015 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 1.6.15

Form Review

Form Started By: Alicia Rosenthal

Started On: 01/16/2015 04:51 PM

Final Approval Date: 01/16/2015

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON TUESDAY, JANUARY 6, 2015, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Peggy Harris; Jean-Ellen Wilson; Sonja M. Gates; Holly Theuns; Chairman Paul Sampson

Absent: Annie Kate Jackson; Charlie Hayek; Suzanne Boardman; Brad Culverhouse

Staff Present: Kori Benton, Historic Preservation Officer
Karen Emerson, Assistant City Attorney
Alicia Rosenthal, Administrative Assistant

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Ms. Theuns was made an active member for the meeting.

5. APPROVAL OF MINUTES

a. Minutes of November 24, 2014 meeting

Motion was made by Sonja M. Gates, and seconded by Peggy Harris to approve the minutes from the November 24, 2014 meeting.

AYE: Peggy Harris, Jean-Ellen Wilson, Sonja M. Gates, Holly Theuns, Chairman Paul Sampson

Passed

6. PUBLIC HEARINGS

- a. Certificate of Appropriateness 14-32 - Request by the Galleria at Downtown Fort Pierce LLC and Mike Menard for approval of amendments to previously approved exterior alterations of a historically designated site located at 100 S 2nd St.

Mr. Benton gave an overview of the application. Mike Menard of Cook Menard Architecture commented. Board discussion ensued.

Motion was made by Sonja M. Gates, and seconded by Peggy Harris to approve the amendment to the approval to install new store front systems, wall signs, columns, and gates for additional retail suites and courtyard seating for future restaurant(s) with the condition that the new storefront systems are accomplished by use of similar design and materials of established doors and windows based on Secretary of Interior Standards 2, 4, 5, 9 and 10.

AYE: Holly Theuns, Sonja M. Gates, Peggy Harris, Jean-Ellen Wilson, Chairman Paul Sampson

Passed

- b. Certificate of Appropriateness 14-39, an application submitted by St Andrews Episcopal Academy Inc. and St Andrews Episcopal Church for the construction of six (6) foot tall aluminum fencing, six (6) foot tall coated chain-link fencing, and six (6) foot tall vinyl fencing as well as accompanying gates, at 210 S INDIAN RIVER DR, 300 St. Andrews Lane, 304 S. Indian River Dr, and 320 S Indian River Drive.

Mr. Benton gave an overview of the application. William Stoddard of Schulke, Bittle and Stoddard commented. Trina Angelone, St. Andrews Episcopal Academy, Head of Schools, commented. Board discussion ensued.

Motion was made by Sonja M. Gates, and seconded by Peggy Harris to approve the request for the construction of 6' aluminum fence and gates with the following conditions, based on Secretary of Interior Standards 9 and 10:

1. The applicant utilizes black aluminum fencing for the entire span of proposed fencing.
2. The installation of this portion of the fence is presented on the property line, however, it should be setback approximately 6' - 12' from the existing sidewalk (unless the established property line is further) to minimize interference with pedestrian traffic along the established sidewalk on S. Indian River Drive
3. The applicant installs the required landscaping as required by City Code Section 22-67 (d)(1) within one (1) year.

AYE: Sonja M. Gates, Peggy Harris, Jean-Ellen Wilson, Holly Theuns, Chairman Paul Sampson

Passed

- c. Certificate of Appropriateness 14-40 - A request by Orchid Island Juice Co. for the placement of fabric wall sign on the main facade of a non-contributing structure located at 325 Avenue C.

Mr. Benton gave an overview of the application. Layne Kulhanek, employee at Orchid Island Juice Company, commented. Board discussion ensued.

Motion was made by Holly Theuns, and seconded by Jean-Ellen Wilson to approve installation of a fabric wall sign on the western facade for twelve (12) months with the requirement that the condition of the sign is monitored to ensure that the appearance does not detract from the structure, based on Secretary of Interior Standards 9 and 10.

AYE: Peggy Harris, Jean-Ellen Wilson, Holly Theuns, Sonja M. Gates, Chairman Paul Sampson

Passed

- d. Certificate of Appropriateness 14-41, a request by Unity Property Development Corporation for the demolition of a contributing historic structure located at 437 N 11th Street.

Mr. Benton gave an overview of the application. Patrick Pinkney, Vice-President, of Unity Property Development, commented. Board discussion ensued.

Motion was made by Sonja M. Gates, and seconded by Holly Theuns to approve the demolition of a contributing structure with no plans for new construction based on Demolition Criteria B and C.

AYE: Jean-Ellen Wilson, Holly Theuns, Sonja M. Gates, Peggy Harris, Chairman Paul Sampson

Passed

- e. Certificate of Appropriateness 14-42, a request by Peter H Oyibo Jr. to construct a garage at a contributing historic site located at 119 S 13th St.

Mr. Benton gave an overview of the application. Board discussion ensued.

Motion was made by Sonja M. Gates, and seconded by Peggy Harris to approve the construction of a detached garage in the rear yard with the condition that placement meets established setbacks and does not adversely impact protected trees to the rear of the property based on Secretary of Interior Standards 2, 9 and 10.

AYE: Holly Theuns, Sonja M. Gates, Peggy Harris, Jean-Ellen Wilson, Chairman Paul Sampson

Passed

7. NEW BUSINESS

8. CONSIDERATION OF ABSENCES

Motion was made by Sonja M. Gates, and seconded by Peggy Harris to excuse the absences of Susan Boardman, Brad Culverhouse, Charlie Hayek and Annie Kate Jackson.

AYE: Holly Theuns, Peggy Harris, Jean-Ellen Wilson, Sonja M. Gates, Chairman Paul Sampson

Passed

9. ADJOURNMENT

Any person seeking to appeal any decision by the Historic Preservation Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Historic Preservation Board

6. a.

Meeting Date: 02/23/2015

Information

REQUESTED ACTION

Certificate of Appropriateness Application 15-03 & Variance for Additional Ground Sign - Atlantic RV & Marine - 657 N 2nd Street

LOCATION

657 N 2nd Street

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

[Staff Report](#)

[COA Application](#)

Form Review

Form Started By: Kori Benton

Started On: 02/17/2015 09:18 AM

Final Approval Date: 02/17/2015



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.

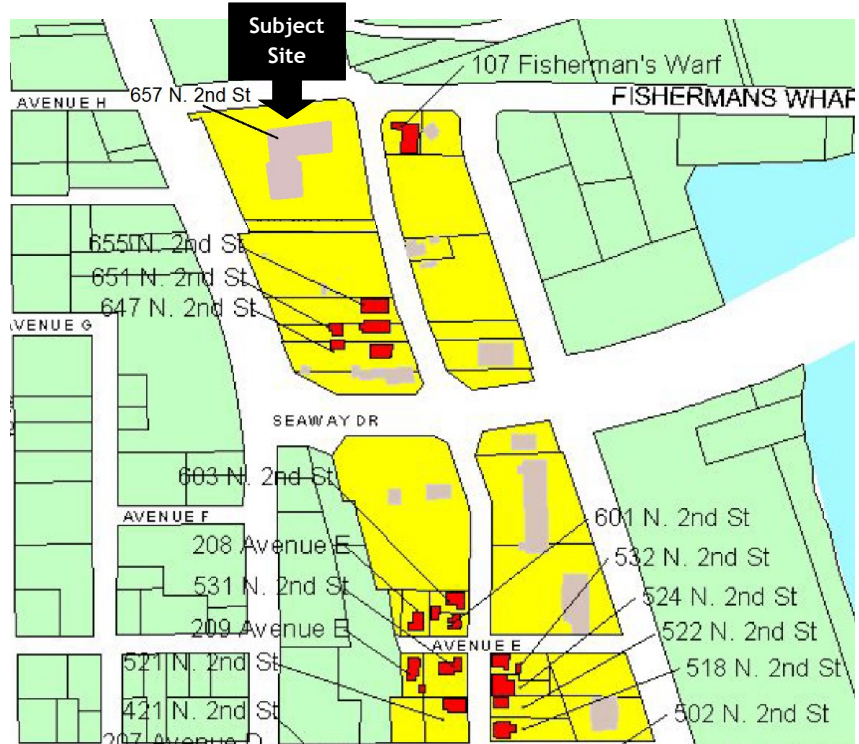
Recommendation

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);

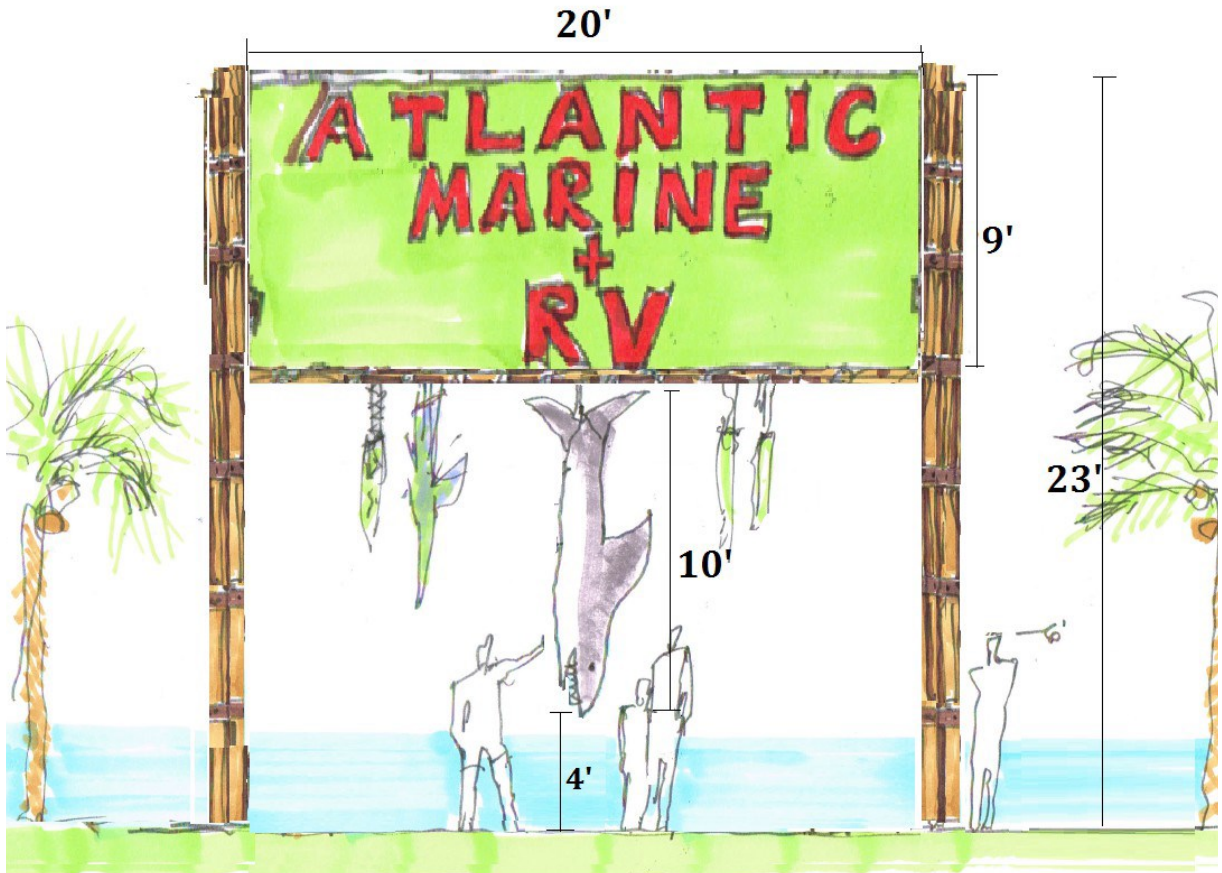
The recommendation is based upon the special conditions and circumstances of the site as identified, the Secretary of Interior Standards, and the established criteria for granting variances in City Code Section 22-108. The recommendation supports the construction of an additional ground sign based upon 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.



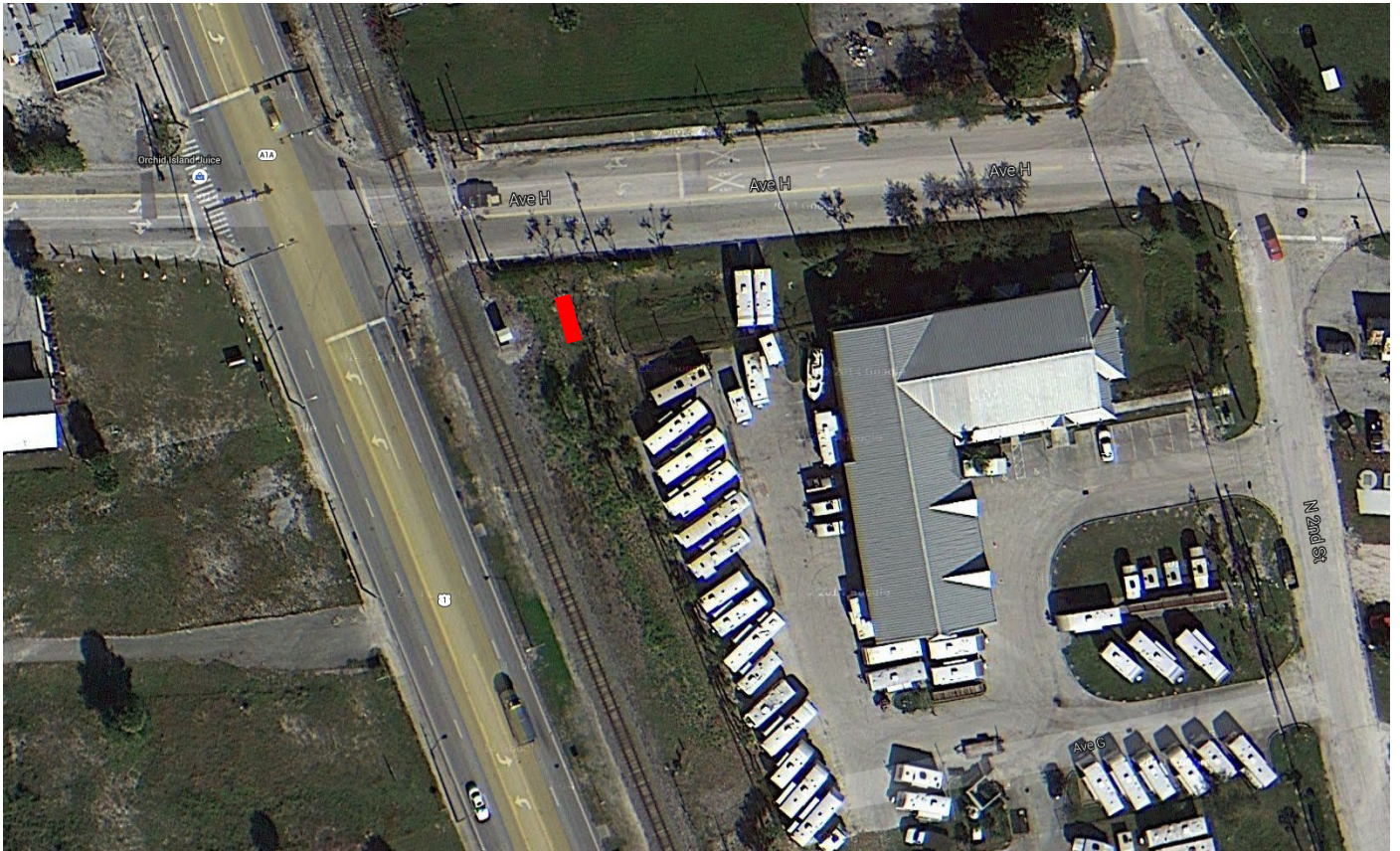
Present Site Photo—From North 2nd Street



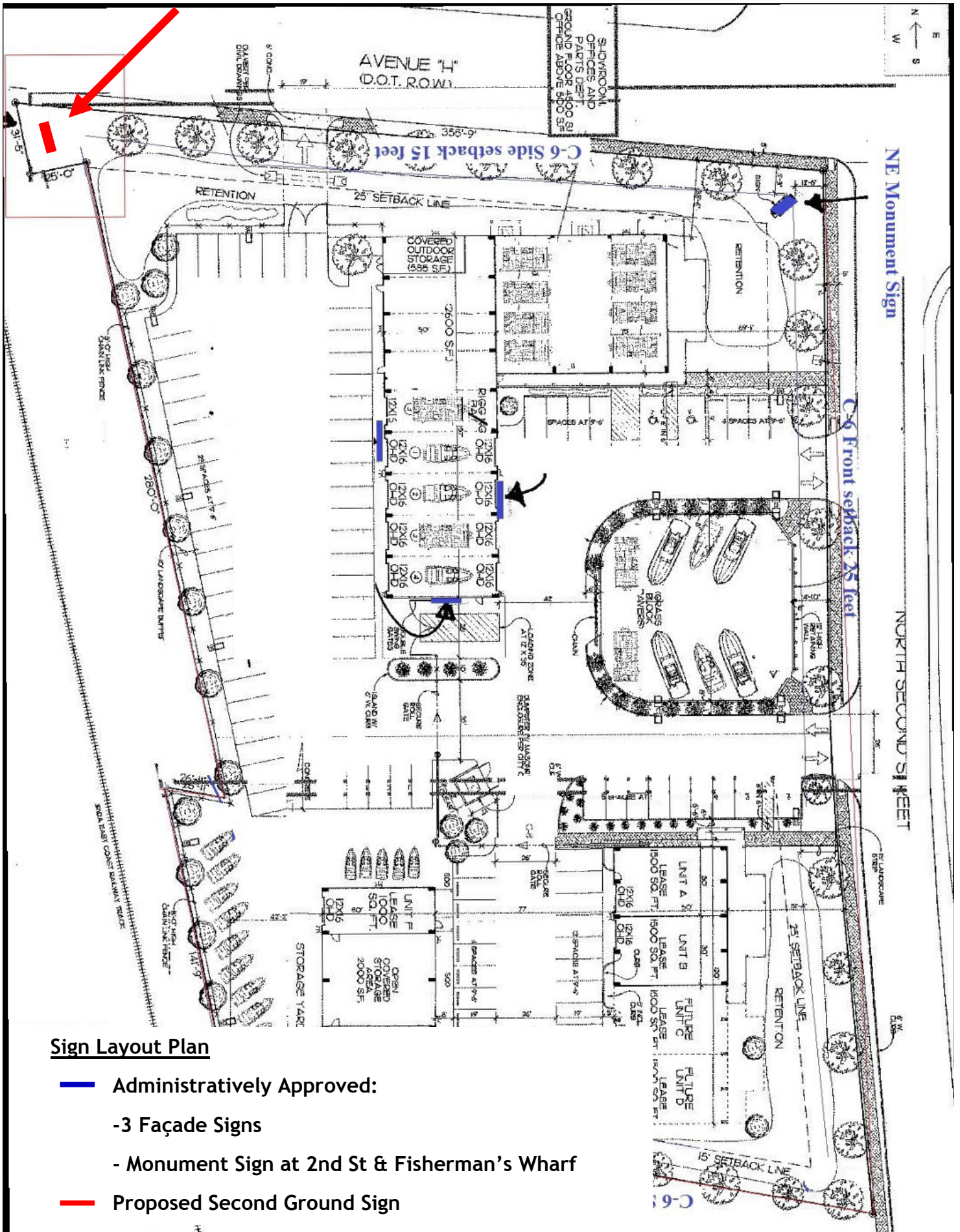
Proposed 2nd Ground Sign



Proposed Location of Additional Ground Sign



Site Layout & Sign Placement



Sign Layout Plan

- █ Administratively Approved:
 - 3 Façade Signs
 - Monument Sign at 2nd St & Fisherman's Wharf
- █ Proposed Second 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



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 ND 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 Damm - 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.



NE Monument Sign

NORTH SECOND STREET

SE Monument Sign

5' setback

AVENUE "H"
(D.O.T. ROW)

SHOWROOM
OFFICES AND
PARTS DEPT.
GROUND FLOOR 4800 SQ
OFFICE ABOVE 500 SQ

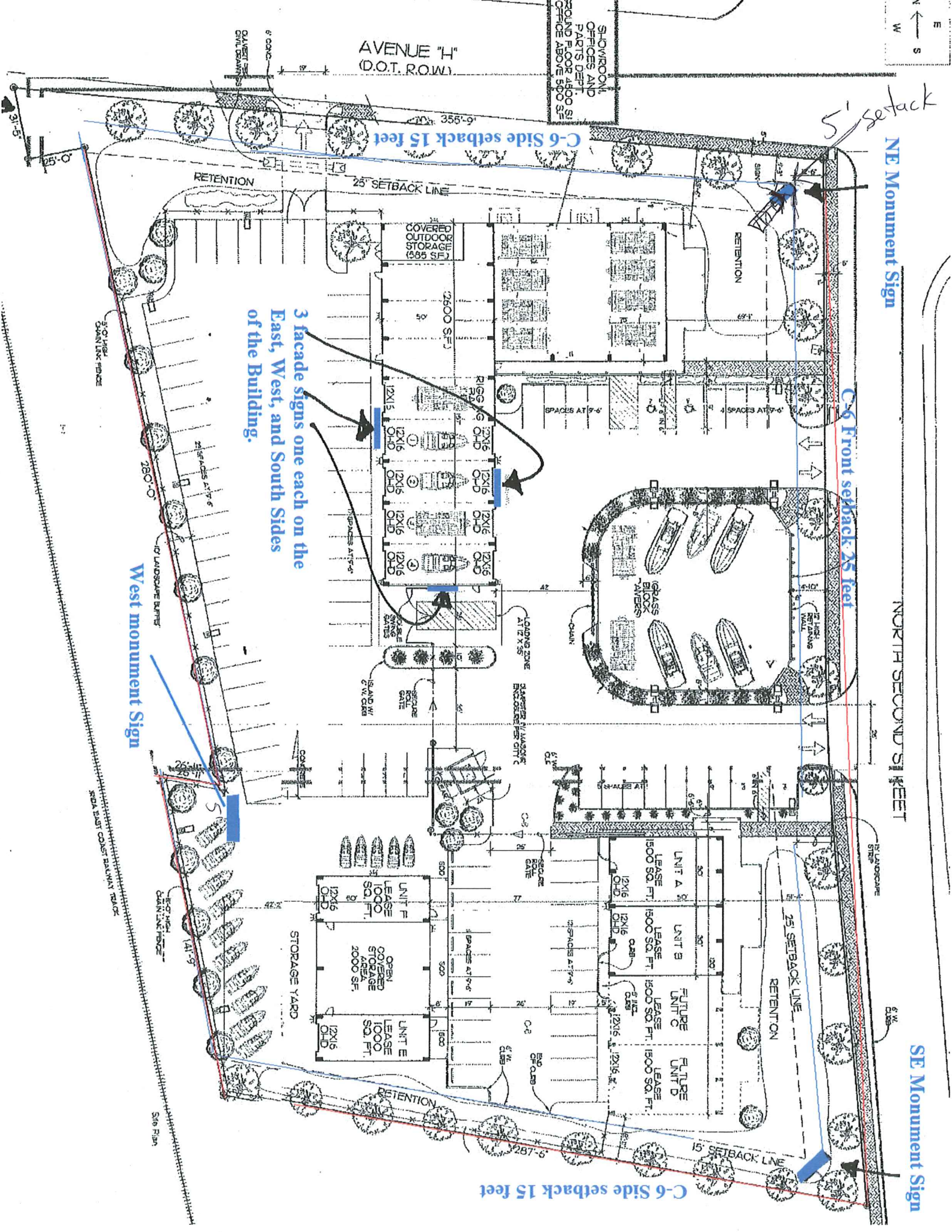
C-6 Side setback 15 feet

C-6 Front setback 25 feet

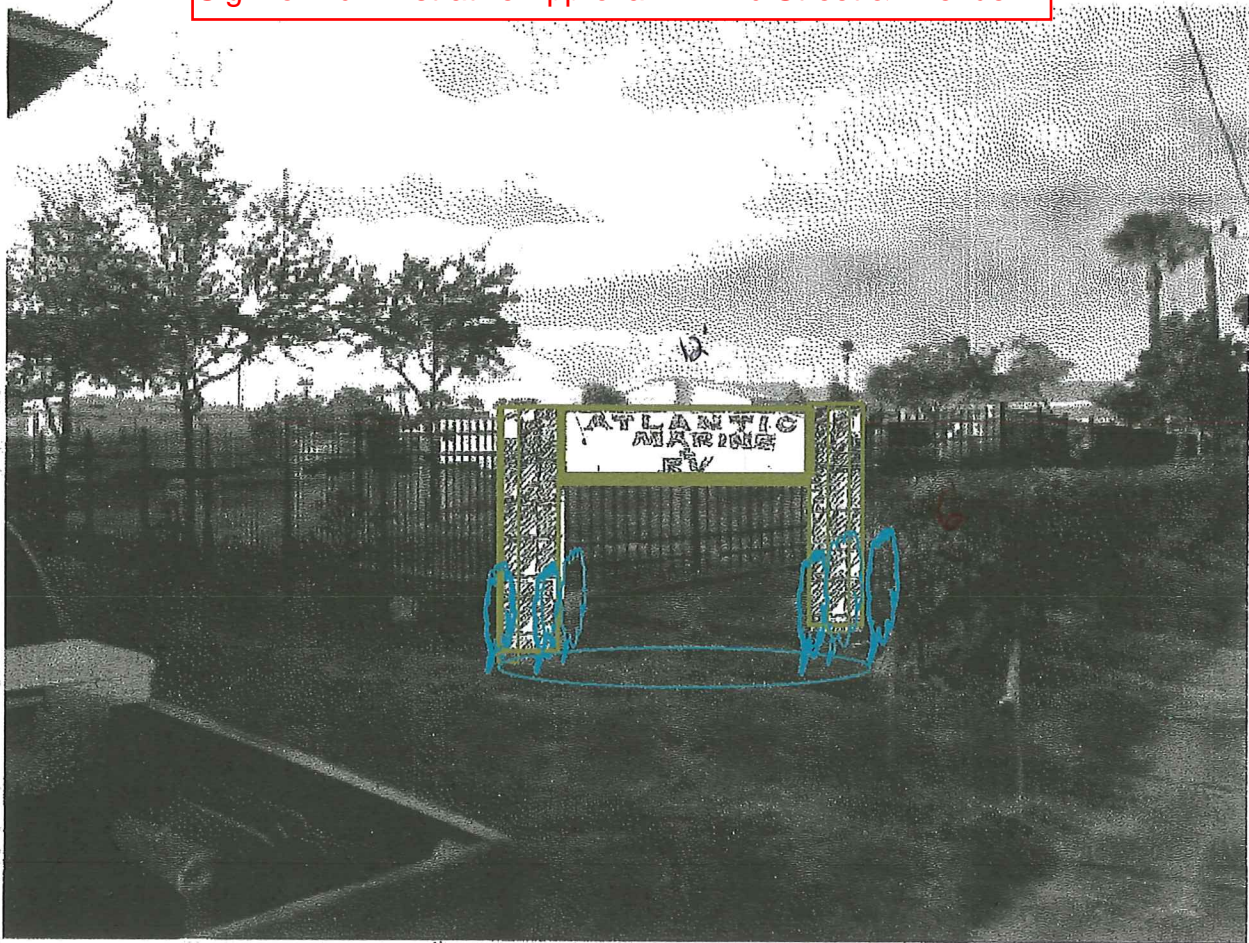
C-6 Side setback 15 feet

3 facade signs one each on the
East, West, and South Sides
of the Building.

West monument Sign



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



South side Façade Sign

20'

ATLANTIC
MARINE
+
RV

9'

23'

10'

4'

6'

