

Bldg. Permit # \_\_\_\_\_

COA# \_\_\_\_\_



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

#### Building & Site Information

**Address of the Site:** 130 S Indian River Drive  
**Parcel ID #:** 12410-511-0012-000-1  
**Type of Designation:**  Contributing  Non-contributing Site within the Downtown Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

**Property Owner(s)**  
Name(s): Chalbaud Investment Group LLC  
Mailing Address: 2332 Galiano St, Coral Gables FL 33134-5227  
Phone Number(s): 246-230-2871 Email: clchalbaud@gmail.com

**Applicant**  
Name(s): Creative Sign Designs  
Mailing Address: 830 South Ronald Reagan Blvd, Suite 232, Longwood FL 32779  
Phone Number(s): 407-466-5301 Email: luke@creativesigndesigns.com

**Representative**  
Name(s): Luke Minton  
Mailing Address: 830 South Ronald Reagan Blvd., Suite 232, Longwood FL 32779  
Phone Number(s): 407-466-5301 Email: luke@creativesigndesigns.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, carlos L Chalbaud as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

\_\_\_\_\_  
Signature of Owner

June 1<sup>st</sup> 2015  
\_\_\_\_\_  
Date

**Description of Requested Work**

Please indicate the type of work requested:

- |   |   |                                     |                                     |
|---|---|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Fence          | <input type="checkbox"/> Shed               | <input type="checkbox"/> Door(s)    | <input type="checkbox"/> Roof       |
| <input type="checkbox"/> Window(s)      | <input checked="" type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch      |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction   | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

- Site Improvements (describe) New fascia signs.
- Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: \_\_\_\_\_

New illuminated signage complementing existing signage on the building for vehicular traffic.

This signage is for a brand new full floor tenant, "Regus". Just as the existing "SunTrust" signs, the "Regus" letters will appear blue during the day and illuminate white at night. Attached pages illustrate additional comments.

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

Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): \_\_\_\_\_

**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.

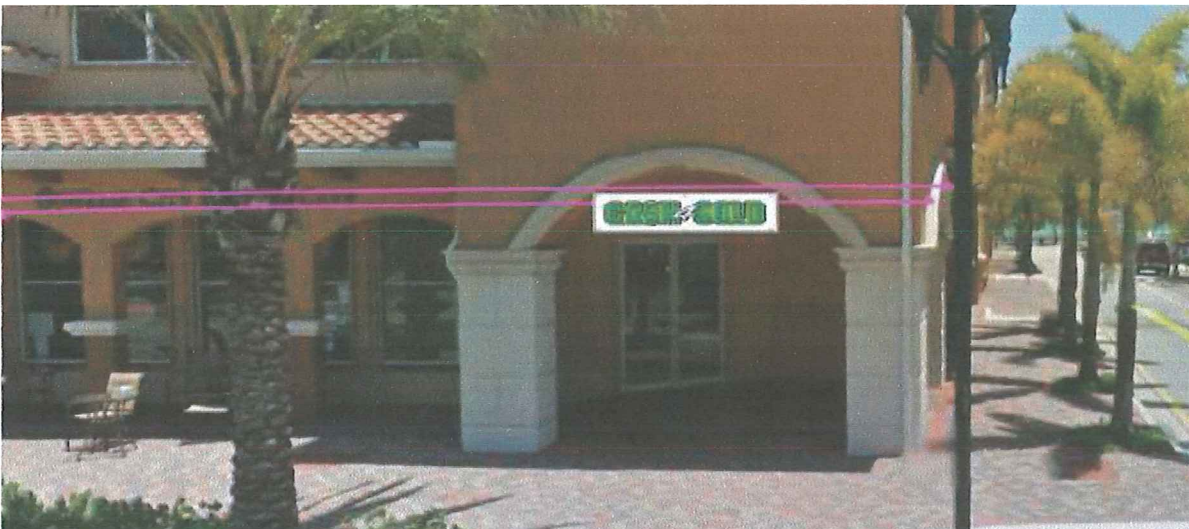
These fascia signs are designed to for vehicular level identification. There is no street side parking available at this building. Below is example of existing signage which serves pedestrians, which appears much lower on the façade as the proposed Regus signage. This should not offer any confusion to pedestrians.



The retail unit that could possibly garner the signage space beneath that of Regus is about 1000 sf, whereas the total space for Regus is about 8,600 sf. including the entire 2nd floor frontage on the west side, one full corner and part of a corner for the 2nd floor.

It seems justifiable to offer this signage to the owner with the most consecutive square footage on the second floor, and totally in the Centre, especially due to the fact that the signage belongs to a prestigious global company.

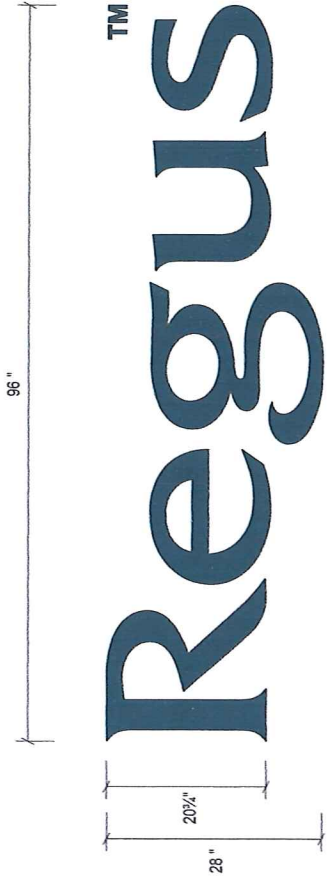
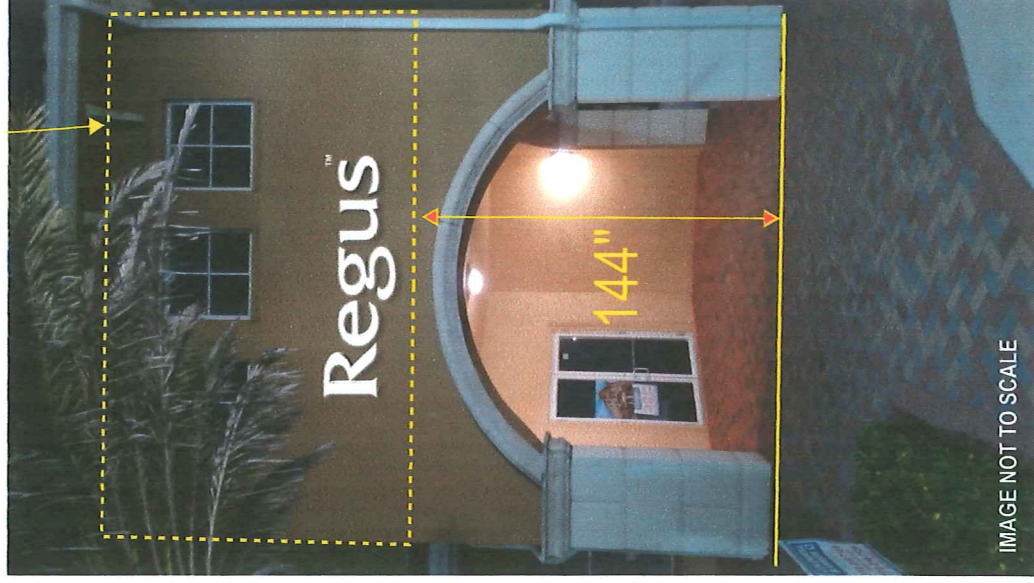
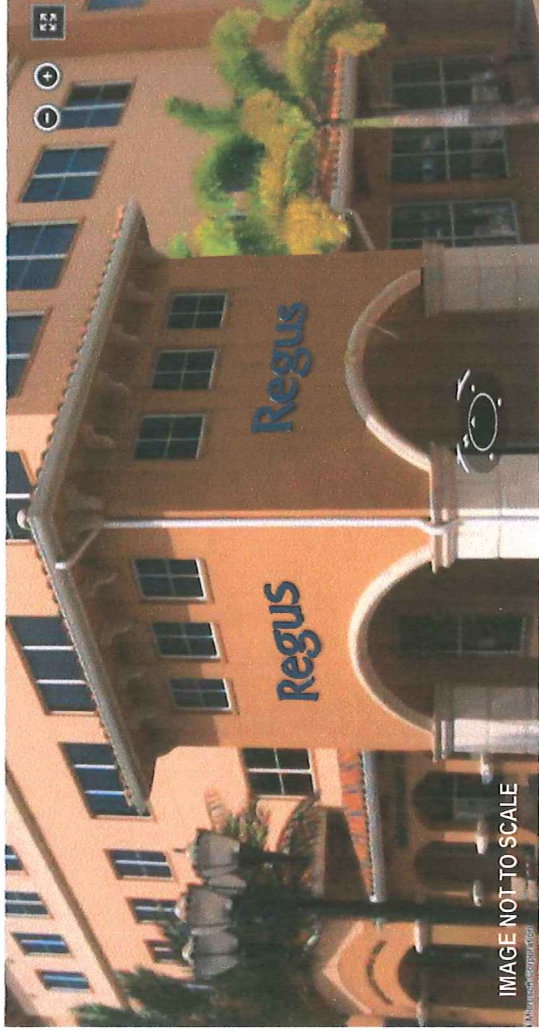
Please also consider the fact that North West side is graced by signage belonging to SunTrust, a national banking institution. It would make sense in my humble opinion to balance these large archways out with signs belonging to SunTrust and Regus, both of whom are well recognized throughout South Florida and the world for their success and stability. A sign for such an establishment is much more desirable than one of a low-end retailer.



Because tenant is on second floor, we need to exclude the "first floor" portion of the fascia. The fascia area is 120" tall x 229.5" w 91.25 sqft)


code allows total sign area to be 20% of fascia area. 20% of 191.25 = 8.25sqft.).

thus, each sign can be 9.125sqft as shown here:



- FACE ILLUMINATED ALUMINUM CHANNEL LETTERS (CLINCHED CONSTRUCTION)
- BODY AND TRIMCAP COLORS - PAINT TO MATCH PMS 533C
- FACES ATTACH TO LETTERS WITH 1" WHITE JEWEL-LITE AND #8 SCREWS
- FACE COLORS - 1/8" THK TRANS WHITE ACRYLIC WITH 3M PERF-PAINTED TO MATCH PMS 533C (ILLUMINATES WHITE)
- ILLUMINATION BY WHITE LED
- LETTERS FLUSH MOUNT TO BUILDING WITH NON-RUSTING FASTENERS

**A** ILLUMINATED ID SIGN (18.6 S.F.)  
SCALE: 3/4" = 12"

|   |   |                                       |  |  |
|---|---|---------------------------------------|--|--|
|  | PROJECT:<br><b>REGUS</b>  | CRM / Quote:<br><b>13083 - 45245</b>  | No.   DATE   DESCRIPTION<br>01   03-15-15   REV COLOR - JC<br>02   05-15-15   REDUCE SIZE - JC | Sheet:<br><b>CL</b>  |
|   | SITE ADDRESS:<br>130 SOUTH INDIAN RIVER DRIVE<br>FORT PIERCE, FLORIDA | AM: <b>LDM</b><br>Designer: <b>JC</b> | PM / PSC: -<br>Date: <b>03-06-15</b>   | Approved as noted<br>Revise and resubmit<br>Approved: _____<br>Date: _____ |

The Condominium Declaration verbiage gives discretion to the board however it does not state who gets a sign and where, the discretion lies in the hand of the board, and the city. I believe we have stated a good case and our case is not that of a small unit owner, with a mom and pop sign. The board stated in their reply to us that the signage was reserved for retail unit owners and that after going through the city guidelines it was not possible, for us to place the sign were needed it placed.

The declaration documents for the building do not reserve placement for a specific class of unit owners and the city guidelines you shared with me also do to not state that signage is for the retail units alone.

My belief is that this decision is wholly discretionary, and up to the city, as we are not bounded by verbiage in the Condo Declaration in this instance nor in the City's Guidelines. Discretion was given to Suntrust, apparently Suntrust told the City that they owned the portico archway to which the sign is affixed, however that is floor area and exterior wall to unit 204, one of our units. Due to their signage being placed there and their intended original size of the sign, the developer deleted windows from the 204 corner, obviously they made the sign smaller yet 204 never received windows like the 202 equivalent side. This discretion from the developer to delete the windows from what would be our unit, has the left the corner of 204 dark. Please walk through 204 then 202, and you may see for yourselves. The doors are open.

I have attached my findings below from the Condo Declaration(proof), in the boards reply they stated:

**RFC CONDOMINIUM BOARD**

"The Board of Directors met on 5/14/15 and after review of the City of Ft. Pierce sign guidelines voted against your request for outside building signs. Like all other 2nd floor and higher unit owner a sign is made available for use in the lobby near the elevators."

We received no backup info from the city guidelines nor condo Declaration to imply this been anything more than personal preference.

Thank you for your time.

17. Occupancy and Use Restrictions. In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions. No Unit Owner, tenants or other occupant of a Unit shall.

17.1 Do any of the following without the prior written consent of Developer: paint or otherwise change the appearance of any exterior wall, door, window, screen, or any exterior surface; tint, color, or otherwise tint or apply anything to any window which will adversely affect the uniform exterior appearance of the Building in the opinion of Developer; plant any planting outside of the Unit; erect any exterior lights; place or affix any sign or symbol outside of any Unit, unless the sign or symbol is erected on a common directory sign or other approved place and is of a size, color, style, and design that conforms with uniform standards established by Developer; erect or attach any structures or fixtures within the Common Elements; erect or attach any structures or fixtures outside the Unit; make any structural additions or alterations (except the erection or removal of non-support carrying interior partitions wholly within the Unit) to any Unit or to the Common Elements; or fasten any objects to the exterior walls or ceiling of the Unit unless they may be removed without substantial damage to the wall or ceiling structure;

9. Additions, Alterations or Improvements by Unit Owner.

9.1 Consent of the Board of Directors. No Unit Owner shall make any addition, alteration or improvement in or to the Common Elements, his Unit or any Limited Common Element without the prior written consent of the Board of Directors. The Board shall have the obligation to answer any written request by a Unit Owner for approval of such an addition, alteration or improvement in such Unit Owner's Unit or Limited Common Elements within forty-five (45) days after such request and all additional information requested is received, and the failure to do so within the stipulated time shall constitute the Board's consent. The proposed additions, alterations and improvements by the Unit Owner shall be made in compliance with all laws, rules, ordinances and regulations of all governmental authorities having jurisdiction, and with any conditions imposed by the Board of Directors with respect to design, structural integrity, aesthetic appeal, construction details, lien protection or otherwise. A Unit Owner making or causing to be made any such additions, alterations or improvements agrees, and shall be deemed to have agreed, for such Owner, and his heirs, personal representatives, successors and assigns, as appropriate, to hold the Association, its Board of Directors, and all other Unit Owners harmless from and to indemnify them for any liability or