

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, January 11, 2016 - 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 from the November 23, 2015 meeting

6. **PUBLIC HEARINGS**

- a. Certificate of Appropriateness 15-62 - New Construction of 23 Multi-Family Units - 401 S. Indian River Drive

- b. Certificate of Appropriateness 15-63 - Retail, Office Space and Residential Units - 401 and 411 S. Indian River Drive

- c. Certificate of Appropriateness 15-44 - Demolition - 436 N. 9th Street

- d. Certificate of Appropriateness 15-53 - Exterior Wall Sign - 302 S. 2nd Street

- e. Certificate of Appropriateness 15-58 - Memorial Wall, Brick Courtyard and Landscaping - Southwest Corner of Avenue D and Means Court

- f. Certificate of Appropriateness 15-60 - Demolition - 521 N. 4th Street

- g. Certificate of Appropriateness 15-61 - Outside Dog Run Enclosed by Wooden Fence - 225 Orange Avenue.

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: 01/11/2016

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Information

REQUESTED ACTION

Minutes from the November 23, 2015 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Historic Preservation Board Minutes 11.23.15

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 12/17/2015 11:13 AM

Final Approval Date: 12/22/2015

# DRAFT



## CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

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### Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, NOVEMBER 23, 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

Ms. Gates joined the meeting at 6:12 PM.

Present: **Charlie Hayek; Holly Theuns; Sonja M. Gates; Suzanne Boardman; Patrick Small; Chairman Paul Sampson**

Absent: **Brad Culverhouse; Peggy Harris; Michael Broderick**

Staff Present: **Karen Emerson, Assistant City Attorney  
Kori Benton, Senior Planner  
Maria Lewicka, Historic Preservation Planner  
Alicia Rosenthal, Administrative Assistant**

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Small was made an active member for the meeting.

5. APPROVAL OF MINUTES

- a. Minutes from the October 26, 2015 meeting

**Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve the minutes from the October 26, 2015 meeting.**

**AYE: Charlie Hayek, Holly Theuns, Sonja M. Gates, Suzanne Boardman, Patrick Small, Chairman Paul Sampson**

Passed

## 6. PUBLIC HEARINGS

Chairman Sampson requested Item 6d be presented first.

### a. **Certificate of Appropriateness 15-45 - Building Official Request for Demolition of Noncontributing Residential Structure - 605 N. 8th Street**

Ms. Lewicka gave an overview of the application. Marc Meyers, Chief Building Official and Shaun Coss, Building Department Investigator, provided additional information on the state of the structure and explained it will be an expense to restore the building to the required standards due to the asbestos tiles. Mr. Meyers answered questions from the Board.

**Motion was made by Sonja M. Gates, and seconded by Charlie Hayek to approve the demolition of COA 15-45 based on the criteria for demolition in the Secretary of Interior Standards.**

**AYE: Charlie Hayek, Holly Theuns, Sonja M. Gates, Suzanne Boardman, Patrick Small, Chairman Paul Sampson**

Passed

### b. **Certificate of Appropriateness 15-47 - Building Official Request for Demolition of Rear Structure - 718 Avenue E**

Ms. Lewicka gave an overview of the application. Marc Meyers, Chief Building Official and Shaun Coss, Building Department Investigator, spoke about the rear structure and answered questions from the Board. Board discussion ensued.

**Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve COA 15-47 for the demolition of the rear structure based on meeting the criteria for demolition.**

**AYE: Suzanne Boardman, Sonja M. Gates, Holly Theuns, Charlie Hayek, Patrick Small, Chairman Paul Sampson**

Passed

### c. **Certificate of Appropriateness 15-48 - Demolition of a Designated Historic Structure - 301 S. 7th Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board. Mr. Benton spoke about the history of the structure and the rehabilitation of 7th Street, which included rezoning several properties to C-1, Office Commercial, to provide owners flexibility to retain residential uses or convert to professional offices.

Richard Bradley, Property Owner, talked about the condition of the interior of the house and stated he bought the structure to remove the vagrants on the front porch of his business, which is across the street. Due to the cost he has no plans to rehabilitate the structure. Mr. Bradley answered questions from the Board. Mr. Bradley stated he would donate historic elements of the home that could be saved if the demolition occurs. Mr. Bradley stated he would be happy to donate the home to the Historical Society if it is not approved for demolition.

Marc Meyers, Chief Building Official, stated the home was originally cited in June 2010. At that time, the Historic Preservation Officer asked the owner to rehabilitate the structure. The structure was condemned 5 years ago and there has been no record of permits for repair or

maintenance applied for during that time.

Toni Monokian would like the Board to wait 90 days to try and find somebody to take this project on, especially since Mr. Bradley is willing to donate the property and the exterior is not so bad.

Board discussion ensued. Mr. Benton stated that staff has garnered an inventory of investors with preservation conscience who know how to rehabilitate historic homes. If the owner is willing to provide a set period of time, staff will reach out to these individuals to see if anyone would make an offer on the property. Timelines would need to be set with the building department to prevent any code fines from accruing and to submit building drawings and permits for rehabilitation.

Mr. Bradley stated he is willing to sit on the property for 60 or 90 days as long as he is not going to accrue any fines from the building department. He would be happy to donate the home to a 501(C)(3) facility or the Historical Society.

Marc Meyers said it would be no problem if the COA was tabled for 90 days and it would be a great loss to lose this structure.

**Motion was made by Charlie Hayek, and seconded by Suzanne Boardman to table COA 15-48 for 90 days for staff to facilitate interested parties to the property owner and to defer any fine accrual for 90 days.**

**AYE: Holly Theuns, Sonja M. Gates, Suzanne Boardman, Patrick Small, Charlie Hayek, Chairman Paul Sampson**

Passed

d. **Certificate of Appropriateness 15-50 - Roof Replacement - 651 N. 2nd Street**

This item was presented first. Ms. Lewicka gave an overview of the application and answered questions from the Board. Donna Benton, Business Representative, provided additional information on the cost of the roof and answered questions from the Board. Board discussion ensued.

**Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve COA 15-50 to replace the roof with 5V Crimp Metal Panels.**

**AYE: Sonja M. Gates, Suzanne Boardman, Patrick Small, Charlie Hayek, Holly Theuns, Chairman Paul Sampson**

Passed

e. **Certificate of Appropriateness 15-51 - Exterior Wall Sign - 206 N. 2nd Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board. Jose Alejandro Ruiz, Applicant, stated the barber shop sign would be historical and it would help light up 2nd Street. The Board asked questions of Mr Ruiz and discussed the different options for the level of the sign.

Mr. Small asked if he should recuse himself since he is affiliated with the applicant. Ms. Emerson explained the standards for recusal. Mr. Small said he knows Mr. Ruiz from the barbershop.

**Motion was made by Holly Theuns, and seconded by Sonja M. Gates to approve COA 15-51, option #2, as recommended by staff, making sure the light and signage comes below the awning so it is visible to pedestrian traffic.**

**AYE: Suzanne Boardman, Patrick Small, Charlie Hayek, Holly Theuns, Sonja M. Gates,  
Chairman Paul Sampson**

Passed

**7. NEW BUSINESS**

The December 28, 2015 meeting has been moved to January 11, 2016 and the January 25, 2016 meeting has been cancelled.

**8. CONSIDERATION OF ABSENCES**

**Motion was made by Sonja M. Gates, and seconded by Suzanne Boardman to excuse the absences of Ms. Harris and Mr. Broderick.**

**AYE: Patrick Small, Suzanne Boardman, Sonja M. Gates, Holly Theuns, Charlie Hayek,  
Chairman Paul Sampson**

Passed

**Motion was made by Holly Theuns, and seconded by Charlie Hayek to unexcuse the absence of Mr. Culverhouse.**

**AYE: Suzanne Boardman, Sonja M. Gates, Holly Theuns, Charlie Hayek, Patrick Small,  
Chairman Paul Sampson**

Passed

**9. ADJOURNMENT**

**Historic Preservation Board**

**6. a.**

Meeting Date: 01/11/2016

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Information

REQUESTED ACTION

Certificate of Appropriateness 15-62 - New Construction of 23 Multi-Family Units - 401 S. Indian River Drive

LOCATION

401 & 411 S. Indian River Drive

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Approval

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Attachments

Staff Report

Application

Site Plan and Landscape Plan

Elevations

TRC Comments

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**Form Review**

Form Started By: Clarissa Davis

Started On: 12/31/2015 01:38 PM

Final Approval Date: 01/04/2016



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

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**TO:** Members of the Historic Preservation Board

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Clarissa Davis, Planner

**SUBJECT:** Certificate of Appropriateness 15-62 - Indian River Villas – 401 S. Indian River Drive

**DATE:** December 31<sup>st</sup>, 2015

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### STAFF REPORT

**Owner:** TMH, LLC  
2277 North Circle Drive, Palatine, IL 60067

TA1 (IRD) LLC  
266 Park Drive, Palatine, IL, 60067

**Applicant/Representative:** Foglia Contracting Corp.  
1555 Indian River Blvd, Unit B 141, Vero Beach, FL 32960

**Requested Action:** Approval of a new construction application proposing 23 multi-family units

**Location:** 401 & 411 S. Indian River Drive

**Parcel IDs:** 2410-808-0017-000-7; 2410-808-0019-000-1

**Current Zoning:** C-1, Office Commercial

**Current Future Land Use:** CBD, Central Business District

**Surrounding Zoning:**

North	East	South	West
C-1	n/a	C-1	C-1

**Parcel(s) Size:** 1.46 acres

### **Staff Analysis:**

The applicant, Foglia Contracting, LLC, is proposing a 23 unit condominium located at 401 & 411 South Indian River Drive in the River's Edge Historic District. The location is made up of two parcels, however the project will only encompass the east side of Indian River Drive. Both properties are zoned C-1, Office Commercial which allows multi-family developments via Conditional Use approval. The property also has an underlying future land use of CBD, Central Business District which allows a maximum of 30 dwelling units per acre.

The project contains one residential building on .96 acres of land. The structure will be a total height of 64'-8 1/2" and will encompass 40 percent of the lot. A total of 46 parking spaces are provided including 2 handicap spaces and motorcycle parking. While 12 of the parking spaces are exposed to weather, the remainder is located underneath the first floor of the building. Vegetation is also installed throughout the site. A Plum Pine hedge will be aligned along the north, south and west property line. A number of Coconut Palms, Montgomery Palms, Foxtail Palms and more will be provided. The applicant is also proposing infrastructure for the continuation of the Citrus Avenue right-of-way. A kayak launch with 10 parking spaces and 1 handicap space will be installed and open for the public to use.

The architectural style will be of Key West aesthetic with stucco material on the elevation and a standing seam metal roof. Such a style complies with City Design Review standards, as it encourages the use of regional architectural patterns in new developments. Appropriate detailing and fenestrations are present on both the east and west elevation, enhancing the architectural style and giving visual relief along the long stretch of frontage visible from the public right-of-way. These features along with the many facets of the project have been reviewed and comply with Design Review standards present in code Section 22-59.

The River's Edge Historic District was enacted via Resolution 3-10 in February of 2003. A number of contributing structures help to support this district and is the location of some of the City of Fort Pierce's earliest homes. This historic district capitalizes on the many architectural styles that have been present for a number years such as Mediterranean Revival, Wood Frame Vernacular, Masonry Vernacular, Ranch, Dutch and many more. Because the River's Edge Historic district has a variety of architectural styles that help its intent, staff is confident that this new development would be an appropriate addition to the area.

### **TRC Comments:**

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

### **Planning Board Recommendation:**

The Planning Board, which also functions as the Design Review Board, at their December 10<sup>th</sup> meeting recommended approval of the application with a 9-1 vote.

**Staff Comments:**

Staff recommends that the Historic Preservation Board forward Approve the new construction application.



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING



### DEVELOPMENT REVIEW

Property address or Location 401 and 411 S Indian River Dr  
Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1  
Project description Indian River Villas - 23 multi-family residential units

TMH, LLC  
Property Owner(s)  
2277 No Circle Dr  
Street Address  
Palatine, IL 60067  
City State Zip  
846-337-1756  
Phone Number  
mabinanti@comcast.net  
Email Address

Foglia Contracting Corp.  
Applicant/Representative, Title, Company  
1555 Indian River Boulevard, Unit B141  
Street Address  
Vero Beach, FL 32960  
City State Zip  
954-444-6125  
Phone Number  
jf33067@aol.com  
Email Address

*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 Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

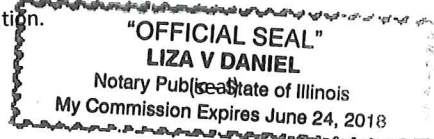
Thomas Mabinanti as MANAGER  
Property Owner(s) Signature(s)

STATE OF FLORIDA COUNTY COOK

The foregoing instrument was acknowledged before me this 23 day of October, 2015, by

Thomas Mabinanti who is personally known to me or has produced  
Drivers license as identification.

Liza V Daniel  
Signature of Notary



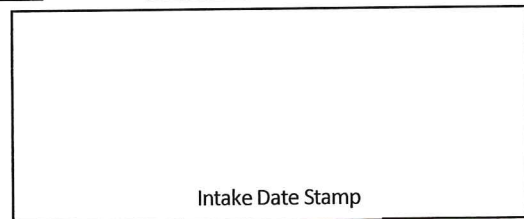
**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

#### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





# City of Fort Pierce

## Planning Department

Rebecca Grohall, AICP, Planning Manager  
Comprehensive Planning ♦ Development Review  
Historic Preservation ♦ Urban Design ♦ Zoning

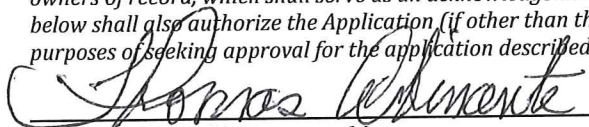
### Design Review

Property address or Location 401 and 411 S Indian River Dr  
Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1  
Project Description Indian River Villas - 23 multi-family residential units

TA1 (IRD), LLC  
Property Owner(s)  
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Phone Number  
mabinanti@comcast.net  
Email Address

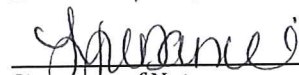
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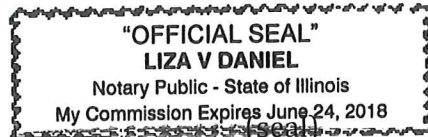
**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if 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.

  
Property Owner(s) Signature(s)

Illinois  
STATE OF FLORIDA -- COUNTY Cook  
The foregoing instrument was acknowledged before me this 23 day of October, 2015, by

Thomas Mabinanti who is personally known to me or has produced  
Drivers license as identification.

  
Signature of Notary



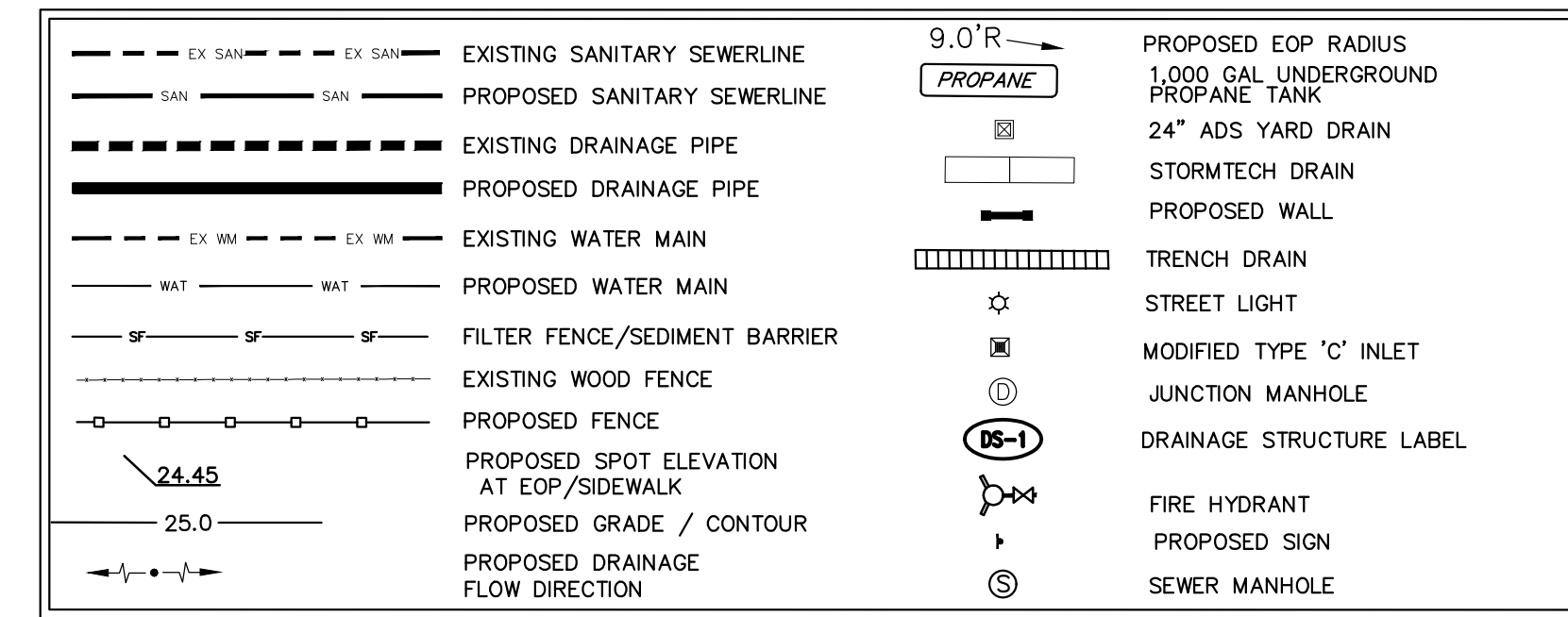
#### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_

Intake Date Stamp

# LEGEND

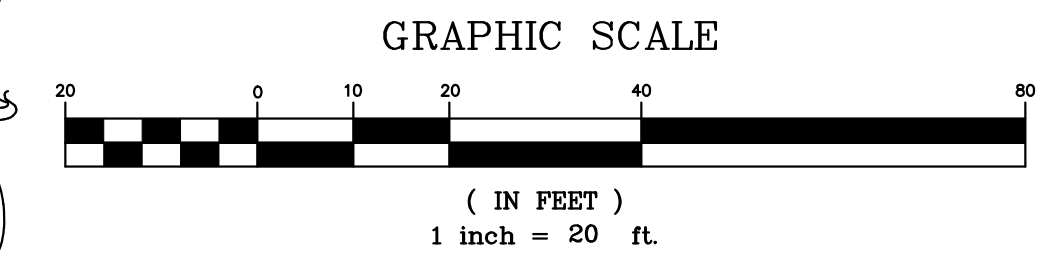
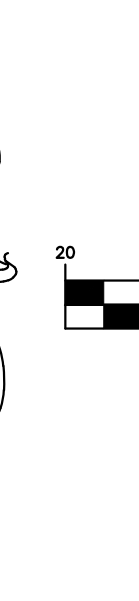


## Legend & Abbreviations: (symbols not scaleable for size)

- |                                       |                       |            |                               |
|---------------------------------------|-----------------------|------------|-------------------------------|
| PLS - PROFESSIONAL LAND SURVEYOR      | (P) - PLAT            | (23.9)     | PROPOSED GRADE                |
| PSM - PROFESSIONAL SURVEYOR & MAPPER  | (C) - CALCULATED      | (NAVD)     | NORTH AMERICAN VERTICAL DATUM |
| LB - LAND SURVEYING BUSINESS          | (TCB)                 | □          | TRAFFIC CONTROL BOX           |
| R - CENTERLINE                        | (GUY)                 | □          | WOOD UTILITY POLE             |
| L - LENGTH                            | (TSP)                 | □          | TELEPHONE SERVICE             |
| Δ - DELTA ANGLE                       | (CBL)                 | □          | CABLE TV BOX                  |
| EIP - EDGE OF PAVEMENT                | (E)                   | □          | ELECTRIC BOX                  |
| BOC - BACK OF CURB                    | (L)                   | □          | LIGHT POST                    |
| B.M. - BENCHMARK                      | (P)                   | □          | POINT OF COMMENCEMENT         |
| P.O.C. - POINT OF COMMENCEMENT        | (P)                   | □          | PERMANENT CONTROL POINT       |
| P.P.M. - PERMANENT REFERENCE MONUMENT | (P)                   | □          | PERMANENT REFERENCE MONUMENT  |
| PRM - PERMANENT REFERENCE MONUMENT    | (P)                   | □          | PERMANENT REFERENCE MONUMENT  |
| IP - IRON PIPE                        | (P)                   | □          | IRON PIPE                     |
| (IRC) - IRON ROD & CAP                | (P)                   | □          | IRON ROD & CAP                |
| (CM) - CONCRETE MONUMENT              | (P)                   | □          | CONCRETE MONUMENT             |
| (M) - MEASURED                        | (P)                   | □          | MEASURED                      |
| (P)                                   | PROPOSED              | (NAVD)     | NORTH AMERICAN VERTICAL DATUM |
| (TYP)                                 | TYPICAL               | (AC)       | AIR CONDITIONER               |
| (CONC)                                | CONCRETE              | (FF)       | FINISH FLOOR                  |
| (BSS)                                 | BUILDING SETBACK LINE | (EL.ELEV)  | ELEVATION                     |
| (R/W)                                 | RIGHT OF WAY          | (AS-BUILT) | AS-BUILT                      |
| (PK)                                  | PARKER-KALON          |            |                               |

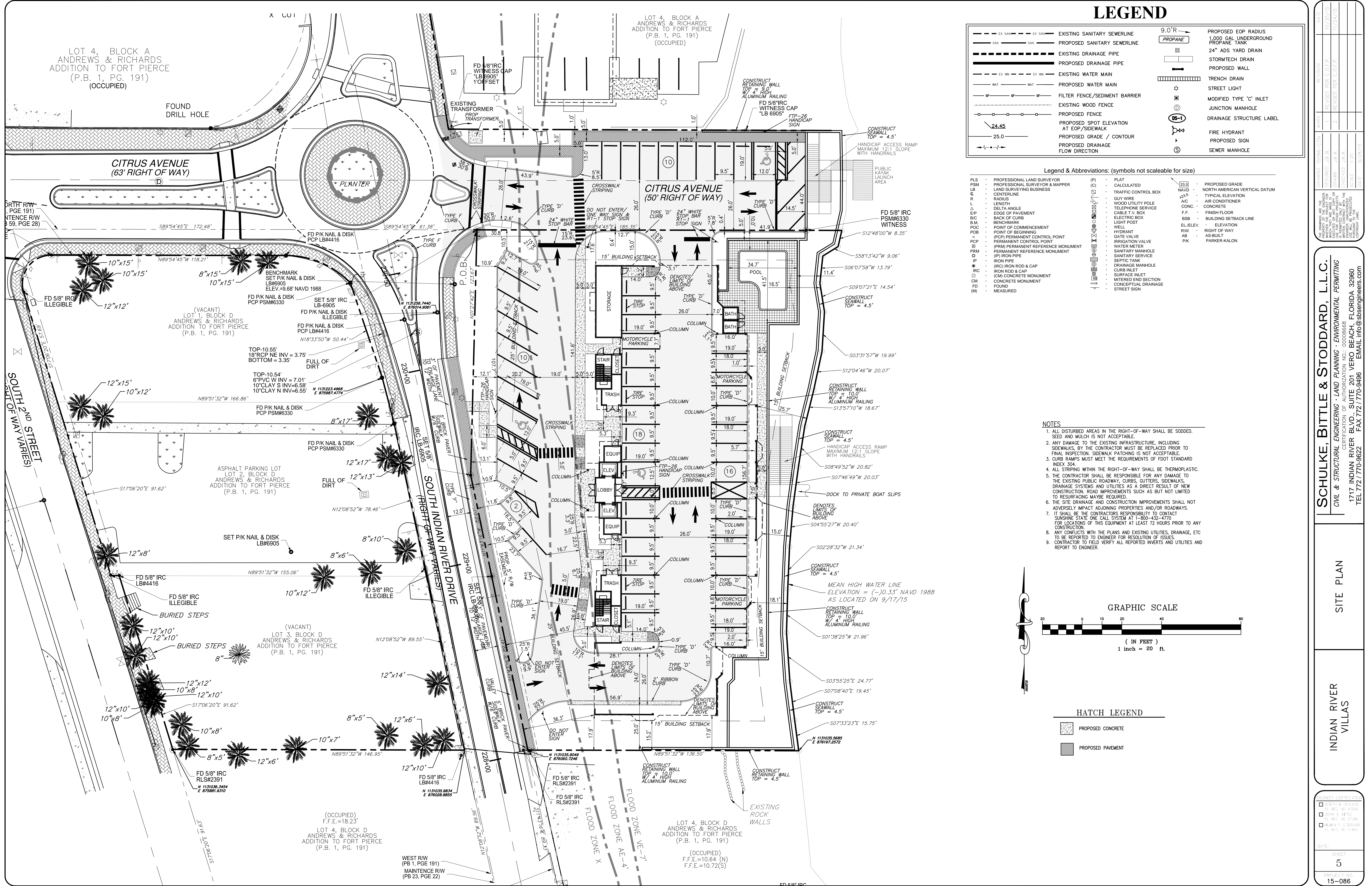
## NOTES

- ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SOEDED, SEED AND MULCH IS NOT ACCEPTABLE.
- ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
- CURB RAMP MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
- ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, CUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
- THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
- ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
- CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.



## HATCH LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT



**SCHULKE, BITTLE & STODDARD, L.L.C.**  
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING  
 CERTIFICATION OF AUTHORIZATION NO.: 00008668  
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
 TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

**INDIAN RIVER VILLAS**  
 SITE PLAN  
 SHEET 5  
 15-086

DATE	10/27/15
SHEET	5
PROJECT NO.	15-086
DATE	10/27/15
SHEET	5
PROJECT NO.	15-086

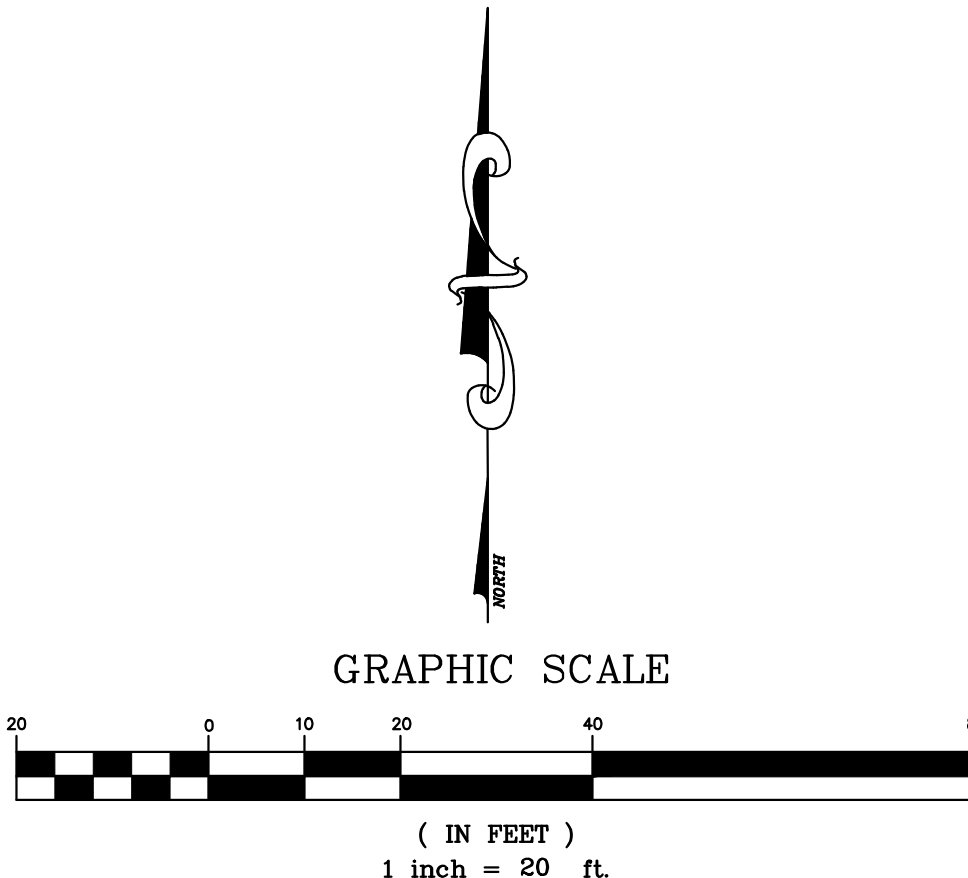
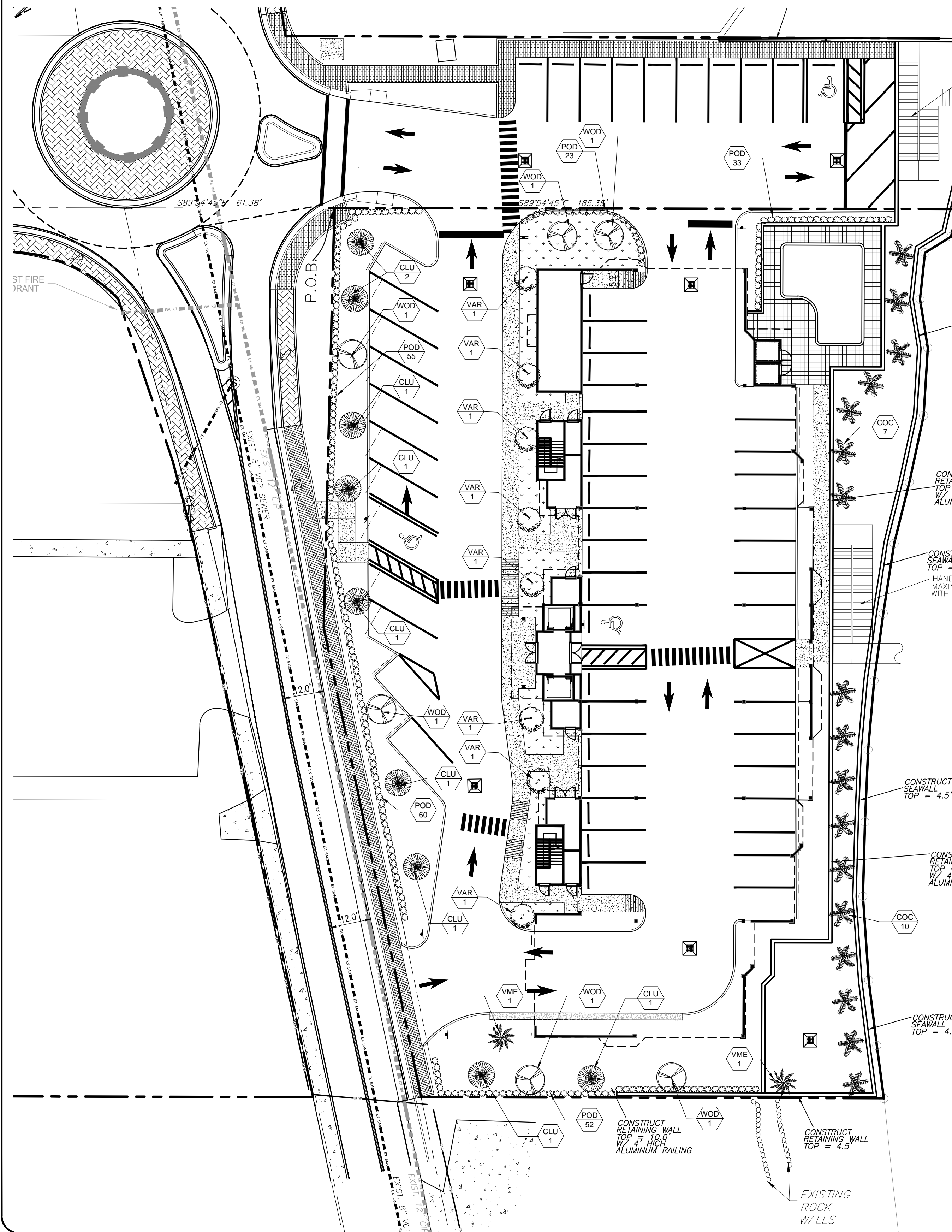
# LEGEND

	EXISTING SANITARY SEWERLINE		PROPOSED EOP RADIUS
	PROPOSED SANITARY SEWERLINE		1,000 GAL UNDERGROUND PROpane TANK
	EXISTING DRAINAGE PIPE		24" ADS YARD DRAIN
	PROPOSED DRAINAGE PIPE		STORMTECH DRAIN
	EXISTING WATER MAIN		PROPOSED WALL
	PROPOSED WATER MAIN		TRENCH DRAIN
	FILTER FENCE/SEDIMENT BARRIER		STREET LIGHT
	EXISTING WOOD FENCE		MODIFIED TYPE "C" INLET
	PROPOSED FENCE		JUNCTION MANHOLE
	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK		DRAINAGE STRUCTURE LABEL
	PROPOSED GRADE / CONTOUR		FIRE HYDRANT
	PROPOSED DRAINAGE FLOW DIRECTION		SEWER SIGN
			SEWER MANHOLE

## HATCH LEGEND

	PROPOSED CONCRETE
	PROPOSED PAVEMENT

LANDSCAPE MATERIAL SCHEDULE							
SYMBOL	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE
	9	<i>Clusia rosea</i>	PITCH APPLE	2.5" DIA 4.5' AG	12'	5' SPREAD	YES
	2	<i>Veitchia merillii</i>	CHRISTMAS TREE PALM	10" CLEAR TRUNK	12'	5' SPREAD	YES
	6	<i>Wodyetia bifurcata</i>	FOX TAIL PALM	10" CLEAR TRUNK	12'	5' SPREAD	YES
	17	<i>Cocos nucifera</i>	MAYPAN COCONUT	10" CLEAR TRUNK	12'	5' SPREAD	YES
	8	<i>Veitchia oreatina</i>	MONTGOMERY PALM	10" CLEAR TRUNK	12'	5' SPREAD	YES
	223	<i>Podocarpus macrophyllus</i>	PODOCARPUS	-	24"	24" O.C.	NO
	431	<i>Ficus microcarpa</i>	GREEN ISLAND FICUS	-	12"	24" O.C.	YES



**SECTION 22-187 GENERAL LANDSCAPE CALCULATIONS**  
**SECTION 22-187 (4) a and b**  
 NORTH PROPERTY LINE: 185.4 MINUS 45 LF (DRIVEWAYS) = 140.4 LF  
**REQUIRED:**  
 1. 10' WIDE LANDSCAPE BUFFER  
 2. 140.4 LF X 6 LF X 1 TREE/200 SF = 4.2 OR 3 TREES  
 3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THEREAFTER.  
 140.4 LF X 1 SHRUB / 2 LF = 70.2 OR 71 SHRUBS

**WEST PROPERTY LINE: 265.8 MINUS 42 LF (DRIVEWAY) = 223.8 LF**  
**REQUIRED:**  
 1. 10' WIDE LANDSCAPE BUFFER  
 2. 223.8 LF X 6 LF X 1 TREE/200 SF = 4.5 OR 5 TREES  
 3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THEREAFTER.  
 223.8 LF X 1 SHRUB / 2 LF = 111.9 OR 112 SHRUBS

**SECTION 22-187 (4) a and b**  
 SOUTH PROPERTY LINE: 108.2 LF  
**REQUIRED:**  
 1. 10' FT WIDE BUFFER  
 2. ONE (1) TREE / 200 SF  
 3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE

**PROPOSED:**  
 1. 10' WIDE LANDSCAPE BUFFER  
 2. 108.2 LF X 10 LF X 1 TREE/200 SF = 5.4 OR 6 TREES  
 3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THEREAFTER.  
 108.2 LF X 1 SHRUB / 2 LF = 54.1 OR 55 SHRUBS

**SECTION 22-187 (7) a and b**  
 EAST PROPERTY LINE: NOT APPLICABLE BECAUSE IT BORDERS THE LAZON  
**INTERIOR VEHICLE USE AREAS:** N/A - NO LOTS WITH MORE THAN 14,000 SF VEHICULAR USE AREA  
**TOTAL TREES REQUIRED:** 3 + 4 + 6 = 14 TREES  
**TOTAL SHRUBS REQUIRED:** 71 + 112 + 55 = 238 SHRUBS

- Legend & Abbreviations: (symbols not scale for size)**
- PLS - PROFESSIONAL LAND SURVEYOR
  - PSM - PROFESSIONAL SURVEYOR & MAPPER
  - LS - LAND SURVEYING BUSINESS
  - CL - CENTERLINE
  - R - RADIUS
  - L - LENGTH
  - Δ - DELTA ANGLE
  - BP - BACK OF PAVEMENT
  - B/C - BACK OF CURB
  - B.M. - BENCHMARK
  - POC - POINT OF COMMENCEMENT
  - POB - POINT OF BEGINNING
  - PCP - PERMANENT CONTROL POINT
  - PRM - PERMANENT REFERENCE MONUMENT
  - IRM - IRON ROD & CAP
  - IP - IRON PIPE
  - IRC - IRON ROD & CAP
  - CM - (CM) CONCRETE MONUMENT
  - FD - FOUND
  - (M) - MEASURED
  - (P) - PLAT
  - (C) - CALCULATED
  - T - TRAFFIC CONTROL BOX
  - GW - GUY WIRE
  - WUP - WOOD UTILITY POLE
  - TS - TELEPHONE SERVICE
  - CB - CABLE TV BOX
  - EB - ELECTRIC BOX
  - LP - LIGHT POST
  - W - WELL
  - H - HYDRANT
  - GV - GATE VALVE
  - IV - IRRIGATION VALVE
  - WM - WATER METER
  - SM - SANITARY MANHOLE
  - SS - SANITARY SERVICE
  - ST - SEPTIC TANK
  - DE - DRAINAGE MANHOLE
  - CI - CURB INLET
  - SI - SURFACE INLET
  - ME - METERED END SECTION
  - CD - CONCEPTUAL DRAINAGE
  - SS - STREET SIGN
  - PG - PROPOSED GRADE
  - NAV - NORTH AMERICAN VERTICAL DATUM
  - TE - TYPICAL ELEVATION
  - AC - AIR CONDITIONER
  - CONC - CONCRETE
  - FF - FINISH FLOOR
  - BSB - BUILDING SETBACK LINE
  - EL - ELEVATION
  - R/W - RIGHT OF WAY
  - AS - AS-BUILT
  - PK - PARKER-KALON

## LANDSCAPE NOTES

SEC. 22-187 - GENERAL LANDSCAPING REQUIREMENTS.

ALL LANDSCAPE PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED SUPPLEMENTARY TO THE LANDSCAPING PROVISIONS OF ANY OTHER CITY ORDINANCE. THIS SECTION SHALL NOT APPLY TO LOTS SUBJECT TO SECTION 22-186 ABOVE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED ON ANY PERMIT FOR THE USE, CONSTRUCTION, REPAIR OR RENOVATION OF ANY STRUCTURE WITHIN THE CITY, WHETHER RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR ACCESSORY, UNLESS APPLICATION FOR SUCH PERMIT IS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT IS NOT AUTHORIZED TO EXEMPT THE PERMIT APPLICATION FROM ANY REQUIREMENT EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS ARTICLE.

(1) REQUIREMENTS FOR PLANT MATERIALS. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE. THE CLERK'S OFFICE SHALL MAINTAIN A STOCK OF THESE MANUALS TO BE GIVEN TO PERMIT APPLICANTS, PARTICULARLY THOUGH NOT LIMITED TO HOMEOWNERS, FOR THE APPLICANT'S USE IN SUBMITTING THE REQUIRED LANDSCAPE PLAN. ALL TREES REQUIRED BY THIS ARTICLE (EXCLUDING PALMS THAT ARE EXEMPT FROM THE GRADES AND STANDARDS) SHALL HAVE A FLORIDA NO. 1 OR BETTER "GRADES AND STANDARDS" CERTIFICATION TAG ATTACHED AT TIME OF DELIVERY THROUGH FINAL INSPECTION. GRASS SOIL SHALL BE CLEAN AND FREE OF WEEDS, PESTS AND DISEASES.

(2) TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST TWELVE (12) FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE (5) FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST TWO AND ONE-HALF (2 1/2) INCHES AT A POINT FOUR AND ONE-HALF (4 1/2) FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE (5) FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN (10) FEET).

(3) TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF FIFTEEN (15) FEET AND A MINIMUM HEIGHT OF FIFTEEN (15) FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENT MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT FIFTY (50) PER CENT OF REQUIREMENT SHALL BE TREES.

(4) FIFTY (50) PER CENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT.

(5) TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TWELVE (12) FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE (3) FEET TIMES FIVE (5) FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX-INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.

(6) NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN THEIR REMOVAL IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHREBERIA (BRAZILIAN PEPPER) AND CASUARINA SP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: SPECIES DESIGNATED AS CATEGORY 1 ON THE EXOTIC PLANT PEST CHECKLIST OF THE STATE OF FLORIDA'S MOST INVASIVE SPECIES, CUPANOPSIS AMARCAHOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBUZIA (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLLA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA ADZARACHA (CHINABERRY), FICUS SP. (NON-NATIVE FICUS), EUCALYPTUS SP. (EUCALYPTUS).

(7) SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF TWENTY-FOUR (24) INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THICK, CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

(8) GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (3) MONTHS AFTER PLANTING.

(9) H. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE, WITH RESPECT TO SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL LOTS, AS TO WHICH SOIL SHOULD BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

(10) EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(11) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

A. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS, IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

B. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS, GROUND COVER, TURF, OR THREE (3) INCHES OF BULK ORGANIC MULCH. MULCH SHALL BE APPLIED TO PROTECT PLANT MATERIAL FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

C. TREES WHICH ARE BALLED AND BURLAPPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN (10) PER CENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL, IF STAKES OR GUYS WIRE ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUYS WIRE MUST BE REMOVED AFTER ONE YEAR.

D. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTIVE DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) INCHES ABOVE GRADE.

E. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPE AREA.

F. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALITY. SOIL MUST BE LOOSE, FRAGILE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL. ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

G. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 22-53.

H. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL LOCATE, REPAIR OR REPLACE THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT-OF-WAY.

I. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(12) MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS:

A. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

B. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ASSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.

**LANDSCAPE CERTIFICATION:**

JODAH B. BITTLE DATE

FCLD #01 70/HCI 6527

DATE SHEET 7A

PROJECT NO. 15-086

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING  
 CERTIFICATION OF AUTHORIZATION NO.: 0009868  
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
 TEL: 772 / 770-9622 FAX: 772 / 770-9496 EMAIL: info@sbsengineering.com

**INDIAN RIVER VILLAS**

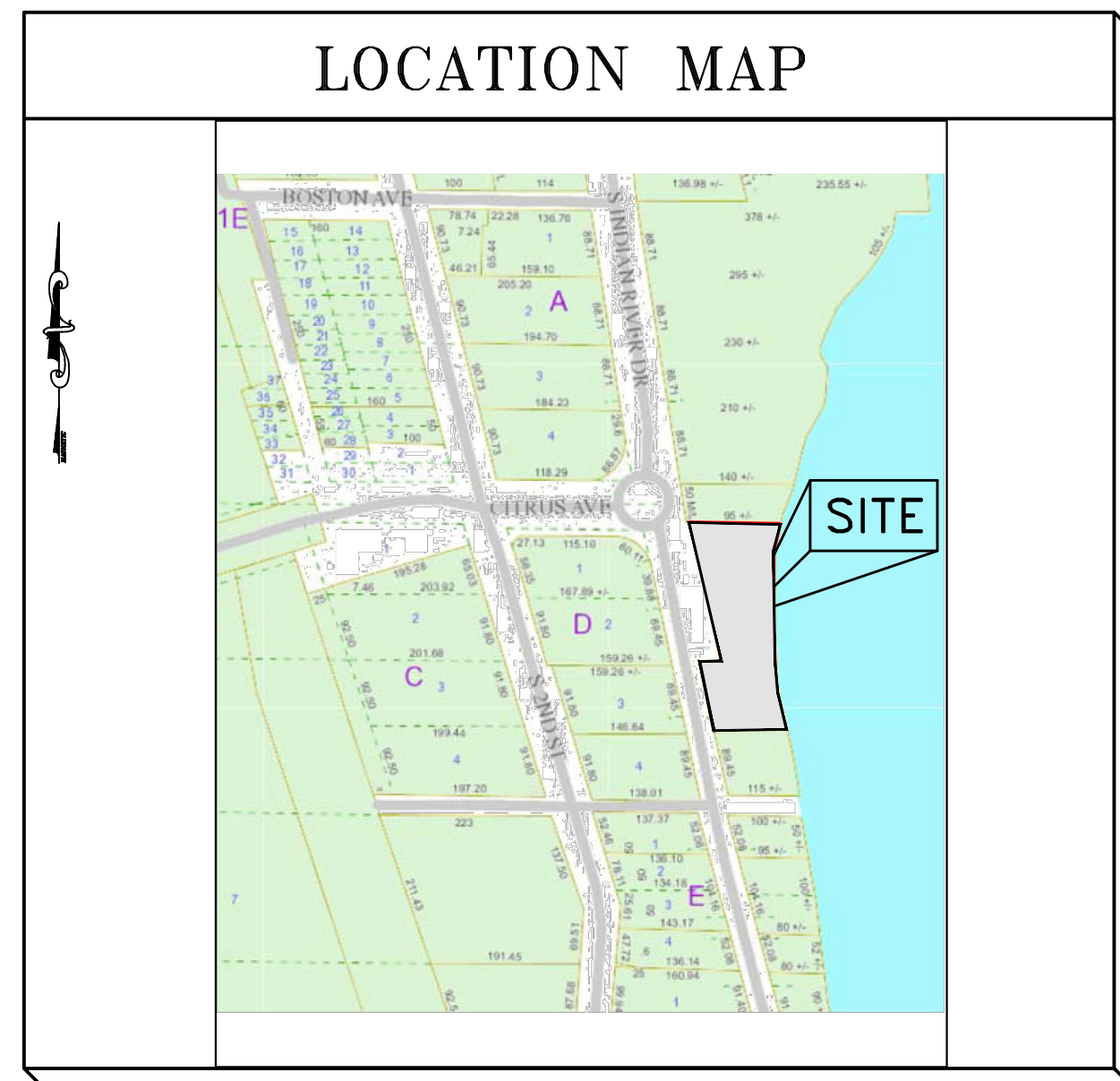
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# SITE PLAN

## FOR

# INDIAN RIVER VILLAS

SECTION 10, TOWNSHIP 35 S, RANGE 40 E  
CITY OF FT. PIERCE, FLORIDA



DRAWING INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4	SOIL BORINGS
5	SITE PLAN
6	PAVING, GRADING AND UTILITY PLAN
7A	LANDSCAPE PLAN
7B	IRRIGATION PLAN
8	CROSS SECTIONS
9-11	MISCELLANEOUS DETAILS
12	AERIAL
ATTACHED	SURVEY

**LEGAL DESCRIPTION**

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45" EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,341.77 SQUARE FEET OR 1.86 ACRES, MORE OR LESS.

SITE DATA	
OWNER	TAI (RD), LLC 266 PARK DRIVE PALATKA, FL 32907-0000
DEVELOPER	FOGLIA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JOHN B. BITTLE, P.E. 57398 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213
EXISTING USE	UNDEVELOPED
PROPOSED USE	TWENTY THREE (23) MULTI-FAMILY UNITS
PROJECT LOCATION	SOUTHEAST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE
SITE ADDRESS	401 S. INDIAN RIVER DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2410-S-808-0017-000-7
SECTION-TOWNSHIP-RANGE	SECTION 10, TOWNSHIP 35S, RANGE 40E
EXISTING LAND USE	OP (OFFICES - PROFESSIONAL AND BUSINESS SERVICES)
PROPOSED LAND USE	CB2 (CENTRAL BUSINESS DISTRICT)
EXISTING ZONING	C-1 (OFFICE COMMERCIAL)
DEVELOPMENT PARAMETERS:	EXISTING DEVELOPMENT
C-1 ZONING	PROPOSED DEVELOPMENT
MINIMUM LOT SIZE:	10,000 SF 41,707 SF
MINIMUM LOT WIDTH	70 FT 262.3 FT
MINIMUM LOT DEPTH	90 FT 139.7 FT
MIN. YARD SETBACKS:	
FRONT (WEST)	25' 36.3'
SIDE (NORTH)	15' 15.0'
SIDE (SOUTH)	15' 15.2'
REAR (EAST)	15' 15.0'
MAX. LOT COVERAGE BY BLDGS	60% 40.4% (16,847 SF)
MIN. OPEN SPACE	25% 35.3%
MAX. IMPERVIOUS AREA	75% 64.7%
MAXIMUM DENSITY	30 UNITS/ACRE 24.0 UNITS/ACRE
MAX. BLDG. HEIGHT	65' 64'-8 1/2"
AREA CALCULATIONS:	
SITE AREA:	PROPOSED
EXISTING SITE AREA:	41,707 SF 0.957 AC
TOTAL DEVELOPABLE AREA:	41,707 SF 0.957 AC 100.0%
IMPERVIOUS AREA:	26,967 SF 0.619 AC 64.7%
BUILDING AREA (FIRST FLOOR)	1,761 SF 0.040 AC 4.2%
DRIVING AISLE	21,280 SF 0.489 AC 51.0%
CONCRETE SIDEWALK AREA:	2,126 SF 0.049 AC 5.1%
POOL/PATIO AREA:	1,800 SF 0.041 AC 4.3%
PERVIOUS AREA:	14,740 SF 0.338 AC 35.3%
GREEN SPACE:	14,740 SF 0.338 AC 35.3%
NATIVE VEGETATION/PRESERVATION:	
N/A: NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING	
PARKING CALCULATIONS:	
REQUIRED: 1.5 SPACE PER UNIT	
PROVIDED: 46 PARKING SPACES (2-12' HANDICAP SPACES, 12-9.0' SPACES, 32-9.5' SPACES)	
AVERAGE DAILY TRIPS:	
PROPOSED USE: PER ITE 9TH EDITION TRIP GENERATION MANUAL, LAND USE 230	
23 MULTI-FAMILY UNITS X 7.78 TRIPS/UNIT = 179 TRIPS	
CONSTRUCTION SCHEDULE:	
DATE OF COMMENCEMENT	DATE OF COMPLETION
4/16	4/17
GENERAL NOTES:	
1. PROPOSED PUBLIC WATER SUPPLY - FT. PIERCE UTILITY AUTHORITY	
2. PROPOSED PUBLIC SEWER - FT. PIERCE UTILITY AUTHORITY	
3. GARBAGE IS HANDLED WITH CANS STORED ON-SITE, NO DUMPSTER PROPOSED.	
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4, X, C & VE-8 PER FLOOD INSURANCE RATE MAP #21110C0179 J, DATED FEBRUARY 16TH, 2012.	
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.	
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.	
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT. PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.	
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.	
9. THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE IS 35 M.P.H.	
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.	
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.	
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.	
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.	
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.	
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.	
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:	
- ALL POLES MUST BE BLACK OR BRONZE	
- ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF	
- LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.	
17. ALL STOP SIGNS (R1-1) SHALL BE 30"	
18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT. PIERCE APPROVAL.	
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.	
20. CITY OF FT. PIERCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.	
21. ALL SOLID NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS; THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'E'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.	
22. THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF 89°51'32"W ALONG THE NORTH R/W LINE OF DELAWARE AVENUE, PER THE PLAT AND SHOWN THEREON.	
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS NGS MONUMENT "J 123" ELEVATION 25.57' NAVD 1988. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD 29 IS BY ADDING 1.499 FT.	
24. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.	
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFMWD REGULATIONS.	
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKO BASE THERMOPLASTIC.	
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17246, 2014 EDITION.	
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY	
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.	
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.	
31. PROPANE TANKS TO BE UNDERGROUND.	

## SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING  
CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

DATE:  
 □ JOSEPH W. SCHULKE, P.E. REG. No 47048  
 □ JOHANN B. BITTLE, P.E. REG. No 57398  
 □ WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57605







1 LEFT (NORTH) ELEVATION  
3/8" = 1'-0"



2 RIGHT (SOUTH) ELEVATION  
3/8" = 1'-0"

Hal Lambert



architecture  
& construction

2635 20th St., Vero Beach, FL 32960  
tel. 772-469-3101 fax. 772-778-8692  
email: Hal@regency-windsor.com  
architect: Roy Harold (Hal) Lambert, Jr.  
AR0010952

This drawing and design for use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including copyright. The Owner shall not reuse or permit the reuse of the Architect's documents except by mutual agreement in writing.

**INDIAN RIVER VILLAS**  
A 23 UNIT CONDOMINIUM PROJECT AT:  
CITRUS AVENUE & INDIAN RIVER DRIVE  
FORT PIERCE, FLORIDA

LEFT &  
RIGHT  
ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION
-	-	-

PROJECT NUMBER:

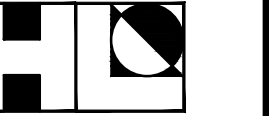
DRAWN BY: HL

PERMIT SET DATE: -

PRINT DATE: 10.15.15

**SHEET**

**A7 OF 7**



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**INDIAN RIVER VILLAS**  
A 23 UNIT CONDOMINIUM PROJECT AT:  
CITRUS AVENUE & INDIAN RIVER DRIVE  
FORT PIERCE, FLORIDA

**FRONT &  
REAR  
ELEVATIONS**

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:  
DRAWN BY: HL  
PERMIT SET DATE:  
PRINT DATE: 10.15.15

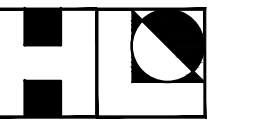
**SHEET**



1 FRONT (WEST) ELEVATION  
1/8" = 1'-0"



2 REAR (EAST) ELEVATION  
1/8" = 1'-0"



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**INDIAN RIVER VILLAS**  
A 23 UNIT CONDOMINIUM PROJECT AT:  
CITRUS AVENUE & INDIAN RIVER DRIVE  
FORT PIERCE, FLORIDA

**ROOF PLAN**

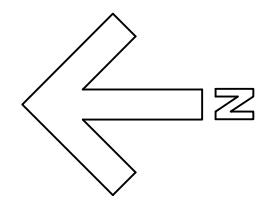
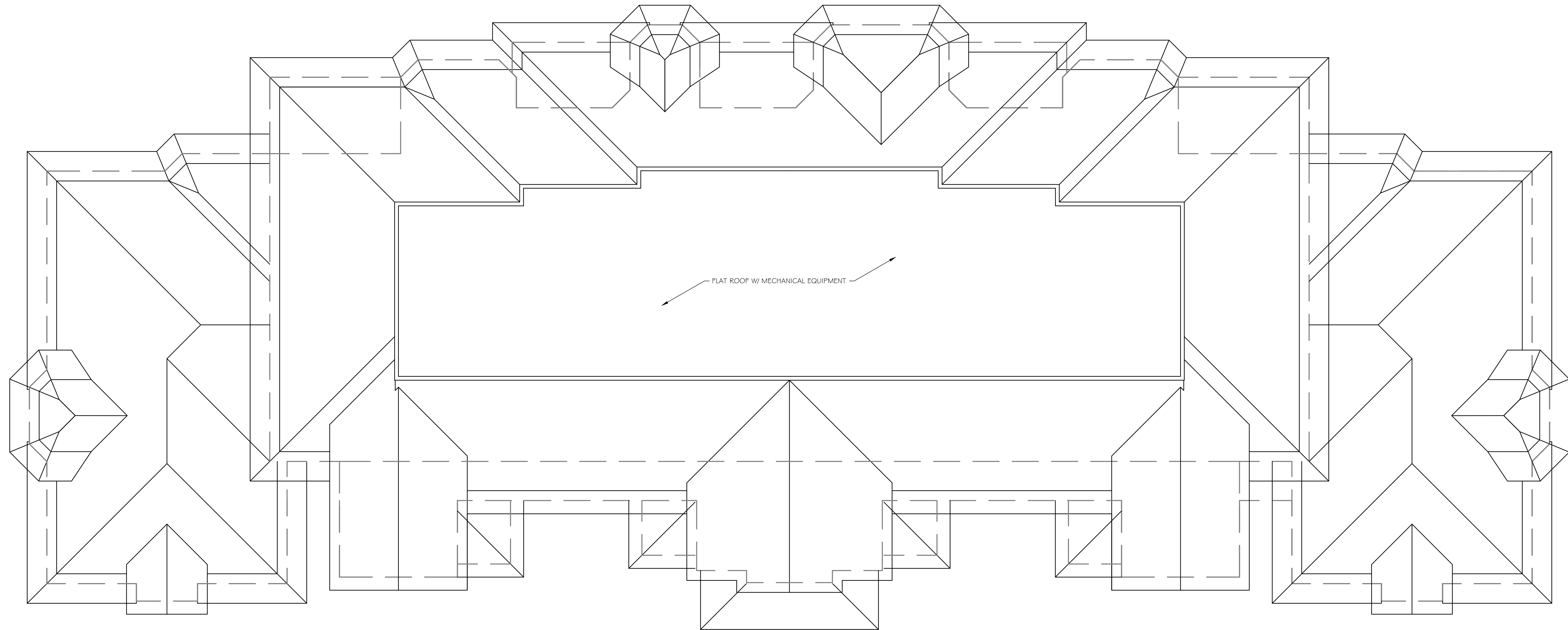
REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

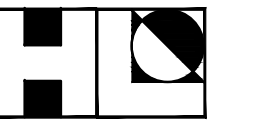
PROJECT NUMBER:  
DRAWN BY: HL  
CHECKED BY: HL  
DATE: 10.17.15

**SHEET**

**A5** OF **7**



1 ROOF PLAN  
1/8" = 1'-0"



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**INDIAN RIVER VILLAS**  
A 23 UNIT CONDOMINIUM PROJECT AT:  
CITRUS AVENUE & INDIAN RIVER DRIVE  
FORT PIERCE, FLORIDA

**FOURTH FLOOR PLAN**

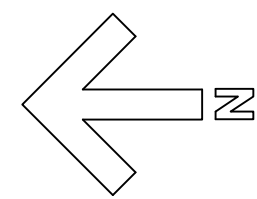
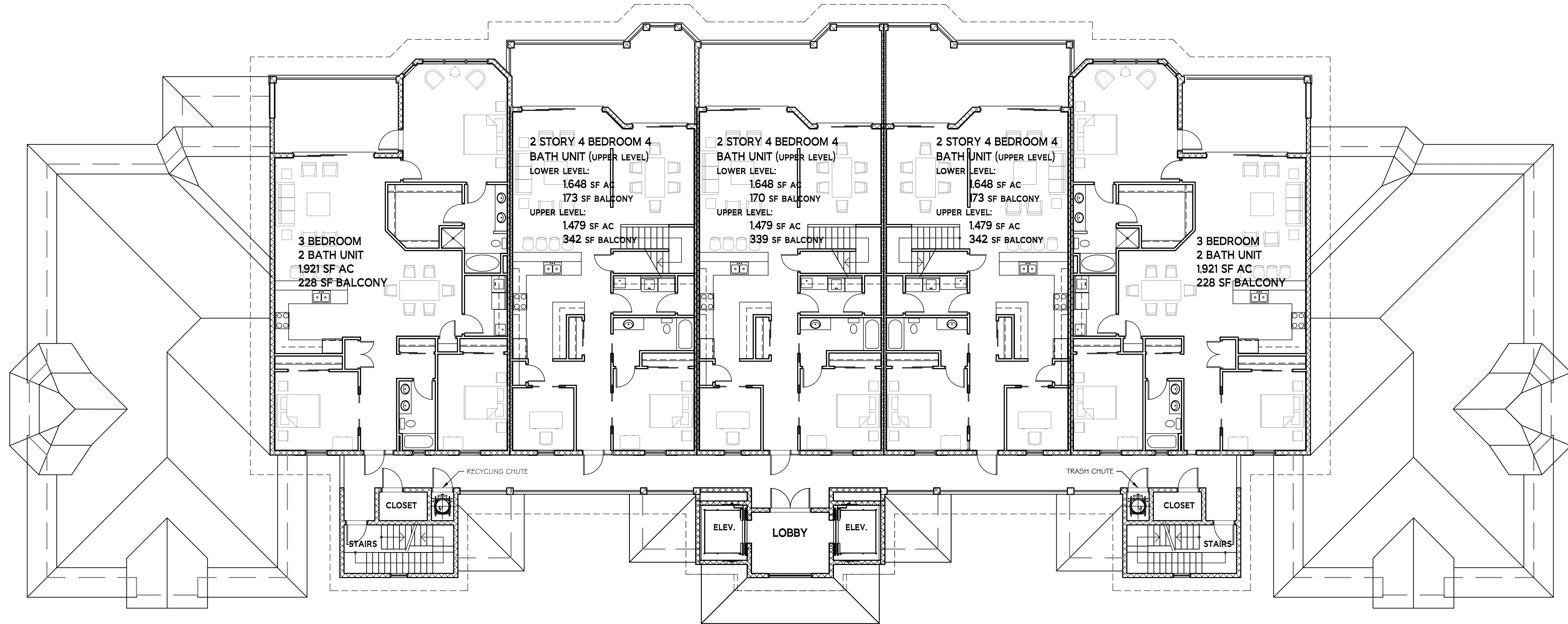
REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

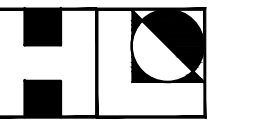
PROJECT NUMBER:  
DRAWN BY: HL  
CHECKED BY: HL  
DATE: 10.17.15

**SHEET**

**A4** OF **7**



1 FOURTH FLOOR PLAN  
1/8" = 1'-0"



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**INDIAN RIVER VILLAS**  
A 23 UNIT CONDOMINIUM PROJECT AT:  
CITRUS AVENUE & INDIAN RIVER DRIVE  
FORT PIERCE, FLORIDA

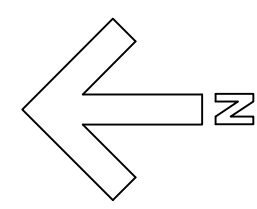
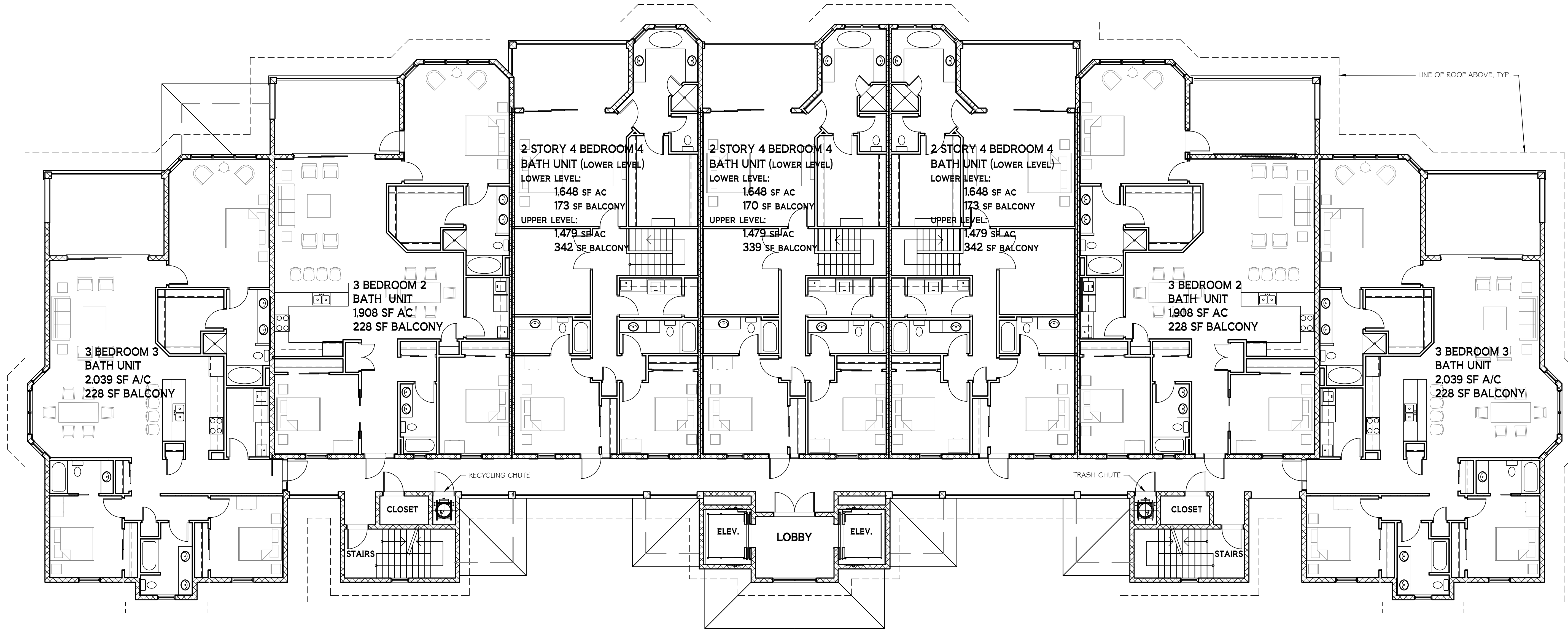
**THIRD FLOOR PLAN**

REVISIONS:

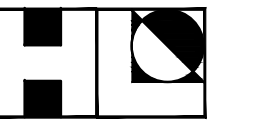
NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:  
DRAWN BY: HL  
CHECKED BY: HL  
DATE: 10.17.15

**SHEET**



1 THIRD FLOOR PLAN  
1/8" = 1'-0"



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**INDIAN RIVER VILLAS**  
A 23 UNIT CONDOMINIUM PROJECT AT:  
CITRUS AVENUE & INDIAN RIVER DRIVE  
FORT PIERCE, FLORIDA

**FIRST & SECOND FLOOR PLAN**

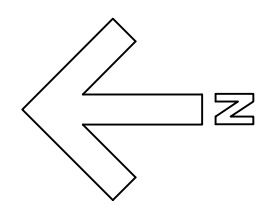
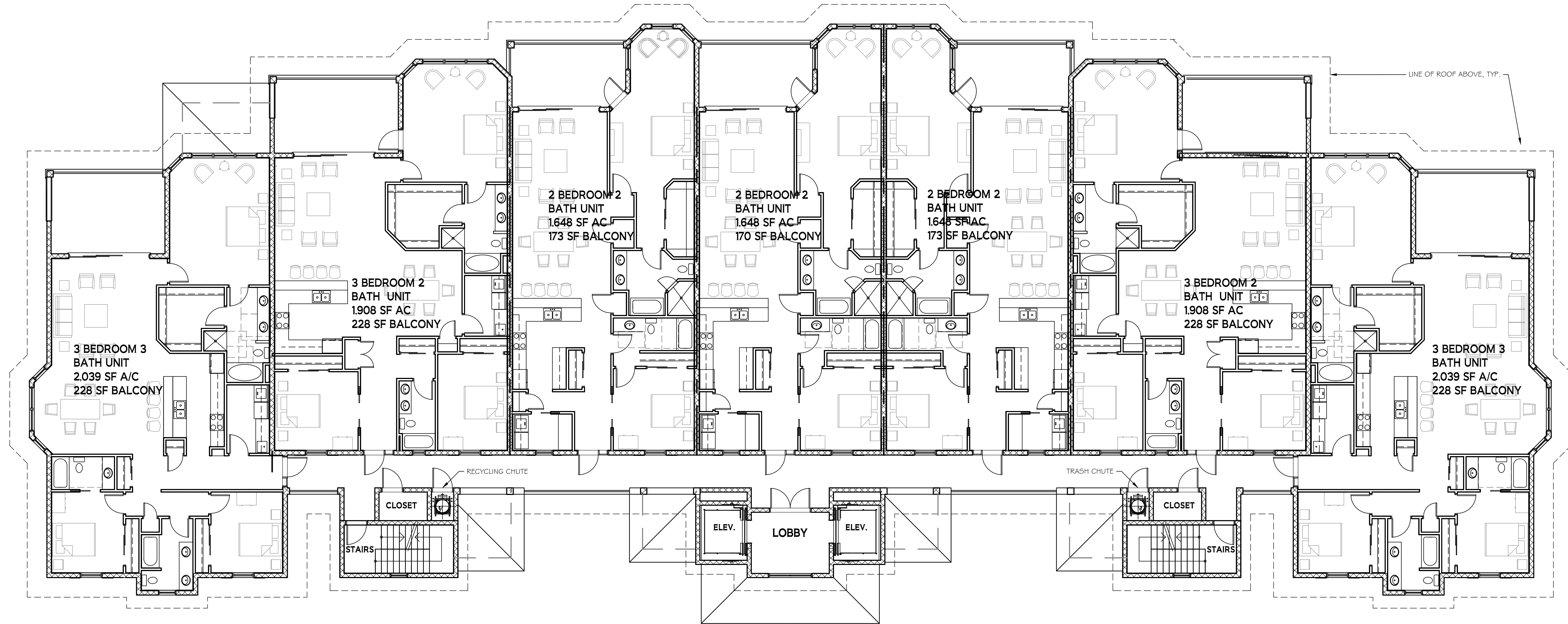
REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:  
DRAWN BY: HL  
CHECKED BY: HL  
DATE: 10.17.15

**SHEET**

**A2** OF **7**



1 FIRST & SECOND FLOOR PLAN  
1/8" = 1'-0"





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

*REBECCA GROHALL, AICP, PLANNING MANAGER*  
*COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW*  
*HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING*

---

**TO:** Jodah B. Bittle, P.E.  
**FROM:** Clarissa Davis, Planner  
**RE:** Indian River Villas: Conditional Use with New Construction  
**DATE:** November 10<sup>th</sup>, 2015

---

Mr. Bittle,

I have reviewed the resubmittal of the proposed Indian River Villas project located at 401 and 411 S Indian River Drive and have produced the following comments:

1. Due to the nature of this particular project, it is believed that a photometric plan should be submitted with your proposed package prior to Building permit.

This review is merely preliminary. Official comments will be rendered at the time of building permit. If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner  
(772) 467-3742  
CDavis@City-FortPerice.com

Indian River Villas  
Site Plan  
Condominium  
Re-submittal  
November 10, 2015

St. Lucie County Public Works/Engineering Comments

1. It is noted that the right of way configuration for Indian River Drive indicated on the site plan and survey is in conflict with the information shown on the Property Appraiser's Map. The applicant is advised to review Orb 92, page 524. Additional right of way for Indian River Drive was conveyed to the City of Ft. Pierce June of 1964. **Advisory comment has been addressed.**

New Comments

1. The graphic scale indicated on the re-submitted survey is not correct.
2. The applicant is advised that a St. Lucie County Right of way permit shall be required for construction activities within the County right of way for Indian River Drive. Please contact Selena Griffett, P.E. at 462-2153.
3. The applicant is advised that a St. Lucie County Road Improvement Agreement (RIA) together with the appropriate surety may be required for the proposed improvements within the County right of way. Please contact Ron Harris, County Surveyor at 462-1721 for additional details. Please note that a County right of way permit will not be issued until the agreement and surety have been provided.
4. The applicant is advised that a St. Lucie County Right of way permit shall be required for the proposed water and wastewater connections. It is noted that an RIA and surety will not be required provided that FPUA is submitting and signing the permit application. Please contact Selena Griffett, P.E. at 462-2153.
5. What is the status of the SFWMD permit and FDEP permit?
6. Is a typical section of the proposed seawall available?

Ron Harris, PLS  
County Surveyor



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Indian River Villas – 401 S Indian River Drive. TRP #15-07000005**

**REVIEW DATE: 10/06/2015, 10/07/2015, 11/17/2015**

**PLANNER: CLARISSA DAVIS**

**REVIEWED BY: Lieutenant Richard Williams**

---

Site Plan Approved: \_\_\_\_\_

Site Plan Approved with conditions:   X  

Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_

Site Plan Rejected: \_\_\_\_\_

---

**The Following Revisions Are Necessary:**

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/documents/app2.pdf>.
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150 ) feet as a vehicle travels.
4. Please provide an electronic copy of the Site Plan (.dwg or .pdf format)



TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>  
 Martha Kerr  
 to:  
 'Clarissa Davis'  
 11/16/2015 08:36 AM  
 Hide Details  
 From: Martha Kerr <mkerr@fpu.com>  
 To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19<sup>th</sup>.

- A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
  - W/WW Engineering: Approved
  - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705
- D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
  - W/WW Engineering: No Objection
  - Electric and Gas Engineering Department: We have no objection. Approved as noted
- G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
  - W/WW Engineering: Approved
  - Electric and Gas Engineering: No Comment
- H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
  - W/WW Engineering: No Objection
  - Electric and Gas Engineering: Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted
- I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
  - W/WW Engineering: No Objection
  - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted
- J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,  
*Martha Kerr*

**FPUA**

*Staff Assistant*

*W/WW Engineering Department*

*1701 S. 37<sup>th</sup> Street*

*Fort Pierce, FL 34947*

*Telephone: (772) 466-1600, Ext. 3473*

*Fax: (772) 468-2414*

[mkerr@fpu.com](mailto:mkerr@fpu.com)

---

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

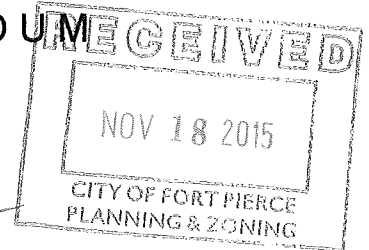
(For additional information, go to [http://www.fpu.com/important\\_information/privacy.php](http://www.fpu.com/important_information/privacy.php))



# CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,  
Project Management, Traffic Control and Maintenance

## INTEROFFICE MEMORANDUM



**TO:** Clarissa Davis, Planner

**FROM:** John R. Andrews, P.E., City Engineer *JRA*

**DATE:** November 17, 2015

**PROJECT:** Indian River Villas Site Plan – 401 S. Indian River Drive  
TRC Project No. 15-07000005

**cc:**

**Attachment(s):** None

This is to advise you that we have completed the review of the following documents:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan   | <input type="checkbox"/> P/D Drawings & Approved Site Plan                       |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we  Recommend;  Do Not Recommend

- Approval                       Building Permit                       C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for recommended revisions

During the last TRC Meeting it was brought to our attention that a Quit Claim Deed was recorded in 1964 which deeded property along Indian River Drive to the City of Fort Pierce. The applicant has submitted a separate application requesting abandonment of said right-of-way. The following review comments assume that the applicant will receive Indian River Drive R/W abandonment approval from the City Commission, Saint Lucie County, and affected utility companies. Should this abandonment not be approved, the applicant shall submit a revised site plan delineating the corrected Indian River Drive Right-of-Way.

1. The boundary and topographic survey indicates a scale of 1" = 100' which is incorrect; please revise accordingly.
2. The survey and engineering plans shall identify the SLC maintenance limits of Indian River Drive as recorded in Plat Book 19, Pages 10, 10A, and 10B.
3. The 18' deep parking stalls located on the north end of the Citrus Avenue Right-of-Way are required to be 19' in depth. If the developer would like to maintain the 18' stalls then the sidewalk will need to be revised from a 5' to a 6' width.
4. We are recommending that the re-routed 24" outfall pipe be retrofitted with a nutrient separating baffle box as this system currently discharges untreated into the Indian River Lagoon.

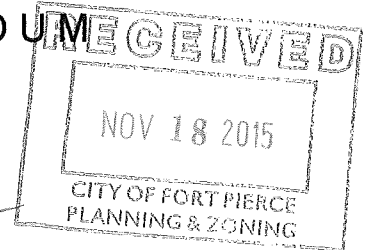
JRA/tst



# CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,  
Project Management, Traffic Control and Maintenance

## INTEROFFICE MEMORANDUM



**TO:** Clarissa Davis, Planner

**FROM:** John R. Andrews, P.E., City Engineer *JRA*

**DATE:** November 17, 2015

**PROJECT:** Indian River Villas Site Plan – 401 S. Indian River Drive  
TRC Project No. 15-07000005

**cc:**

**Attachment(s):** None

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- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan   | <input type="checkbox"/> P/D Drawings & Approved Site Plan                       |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
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Based on our reviews and appropriate site final inspection, we  Recommend;  Do Not Recommend

- Approval                       Building Permit                       C/O

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4. We are recommending that the re-routed 24" outfall pipe be retrofitted with a nutrient separating baffle box as this system currently discharges untreated into the Indian River Lagoon.

JRA/tst

**Historic Preservation Board**

**6. b.**

Meeting Date: 01/11/2016

---

Information

REQUESTED ACTION

Certificate of Appropriateness 15-63 - Retail, Office Space and Residential Units - 401 and 411 S. Indian River Drive

LOCATION

401 & 411 S. Indian River Drive

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Approval

---

Attachments

Staff Report

Application

Site Plan, Landscape Plan

Elevations

TRC Comments

---

**Form Review**

Form Started By: Clarissa Davis

Started On: 12/31/2015 03:09 PM

Final Approval Date: 01/04/2016



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

**TO:** Members of the Historic Preservation Board  
**THROUGH:** Rebecca Grohall, AICP, Planning Manager  
**FROM:** Clarissa Davis, Planner  
**SUBJECT:** Certificate of Appropriateness 15-63 – Indian River Commerce – New Construction  
**DATE:** December 31<sup>st</sup>, 2015

### STAFF REPORT

**Owner:** TMH, LLC  
2277 North Circle Drive, Palatine, IL 60067

TA1 (IRD) LLC  
266 Park Drive, Palatine, IL, 60067

**Applicant/Representative:** Foglia Contracting Corp.  
1555 Indian River Blvd, Unit B 141, Vero Beach, FL 32960

**Requested Action:** Approval of a new construction application for retail space, office space and residential units

**Location:** 401 & 411 S. Indian River Drive

**Parcel IDs:** 2410-808-0017-000-7; 2410-808-0019-000-1

**Current Zoning:** C-1, Office Commercial

**Proposed Zoning:** PD, Planned Development

**Current Future Land Use:** CBD, Central Business District

**Surrounding Zoning:**

North	East	South	West
C-1	n/a	C-1	C-1

**Parcel(s) Size:** 1.87 acres

## Staff Report

The applicant, Foglia Contracting, LLC, is proposing new construction for the western half of 401 & 411 S. Indian River Drive in the River's Edge Historic District. This property is currently zoned C-1, Office Commercial, however, if approved, it will have a zoning of PD, Planned Development. The future land use of the site is CBD, Central Business District.

The project proposed is a multi-use facility comprising of over 7,000 sq. ft. of retail space, almost 13,000 sq. ft. in office space, and 11 residential units. The maximum height of the structure is 61'-11". The building will cover approximately 41 percent of the lot. A total of 82 parking spaces are provided. Vegetation is also installed throughout the site. A Plum Pine hedge will be aligned along all property lines. A number of Montgomery Palms, Foxtail Palms, Christmas Tree Palms, and Pitch Apple trees will be provided.

The architectural style will be Contemporary with a standing seam metal roof. Bahama shutters are present on the windows for the second floor, while balconies are provided for the office space and the residents. Spatial relationships are shown in the way of depth on the east and west elevation.

The River's Edge Historic District was enacted via Resolution 3-10 in February of 2003. A number of contributing structures help to support this district and is the location of some of the City of Fort Pierce's earliest homes. This historic district capitalizes on the many architectural styles that have been present for a number years such as Mediterranean Revival, Wood Frame Vernacular, Masonry Vernacular, Ranch, Dutch and many more. Because the River's Edge Historic district has a variety of architectural styles that help its intent, staff is assured that the proposed style of architecture would be an appropriate addition to the area.

### TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

### Staff Comments:

Staff recommends that the Historic Preservation **approve** the new construction application.



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

### DEVELOPMENT REVIEW

Property address or Location 401 and 411 S Indian River Dr  
Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1  
Project description INDIAN RIVER COMMERCE CENTER

TA1 (IRD), LLC  
Property Owner(s)  
266 Park Dr  
Street Address  
Palatine, IL 60067  
City State Zip  
846-337-1756  
Phone Number  
mabinanti@comcast.net  
Email Address

Foglia Contracting Corp.  
Applicant/Representative, Title, Company  
1555 Indian River Boulevard, Unit B141  
Street Address  
Vero Beach, FL 32960  
City State Zip  
954-444-6125  
Phone Number  
jf33067@aol.com  
Email Address

**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 Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Thomas Abinanti  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY  
The foregoing instrument was acknowledged before me this 26 day of October, 2015, by  
Thomas Abinanti (2) who is personally known to me or has produced  
Dr. De Fe De as identification.

Signature of Notary [Signature]

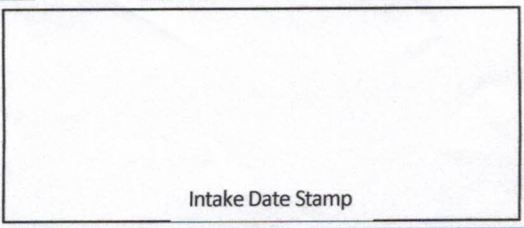


**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

#### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_





# DEVELOPMENT REVIEW

### General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

### Choose Application Type:

Application Type		
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment	

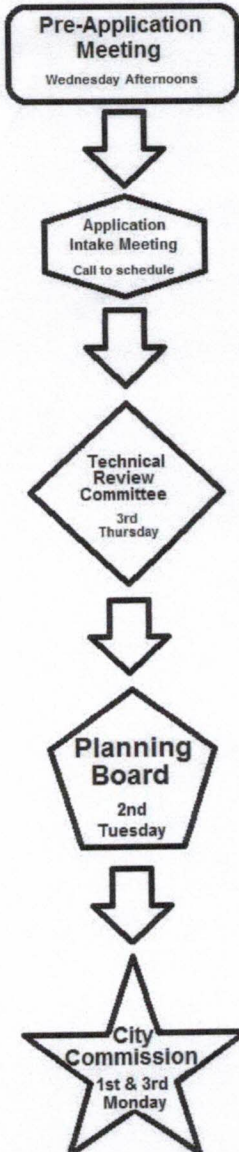
### Site Information:

Non-Residential: Proposed Sq. Ft.: \_\_\_\_\_ Residential: Proposed Units: 23

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Right-of-way, streets, etc	Multifamily <10	Indian River Lagoon	Residential/Commercial

### Application Outlook



### Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

(See attached file: Pre-Application Meeting - West.pdf)  
401 S. Indian River Drive  
Mixed Use Planned Development

\*\*\*\*\* LEGAL DISCLAIMER \*\*\*\*\*

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\*\*\*\*\* LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) \*\*\*\*\*



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Pre-Application  
Meeting - West...



c121115.ics



# City of Fort Pierce

## Planning Department

Rebecca Grohall, AICP, Planning Manager  
Comprehensive Planning ♦ Development Review  
Historic Preservation ♦ Urban Design ♦ Zoning

### Design Review

Property address or Location 401 and 411 S Indian River Dr  
Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1  
Project Description INDIAN RIVER COMMERCE CENTER

TA1 (IRD), LLC  
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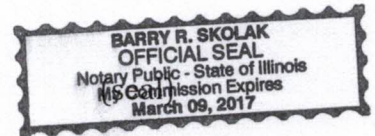
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Thomas Abinanti  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY  
The foregoing instrument was acknowledged before me this 26 day of October, 2015, by

Thomas Abinanti (2) who is personally known to me or has produced  
IL DL FL DL as identification.

[Signature]  
Signature of Notary



#### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_

Intake Date Stamp

# **Design Review Application Checklist**

## **(City Code of Ordinances 22-59)**

### Submittal for Administrative Approval

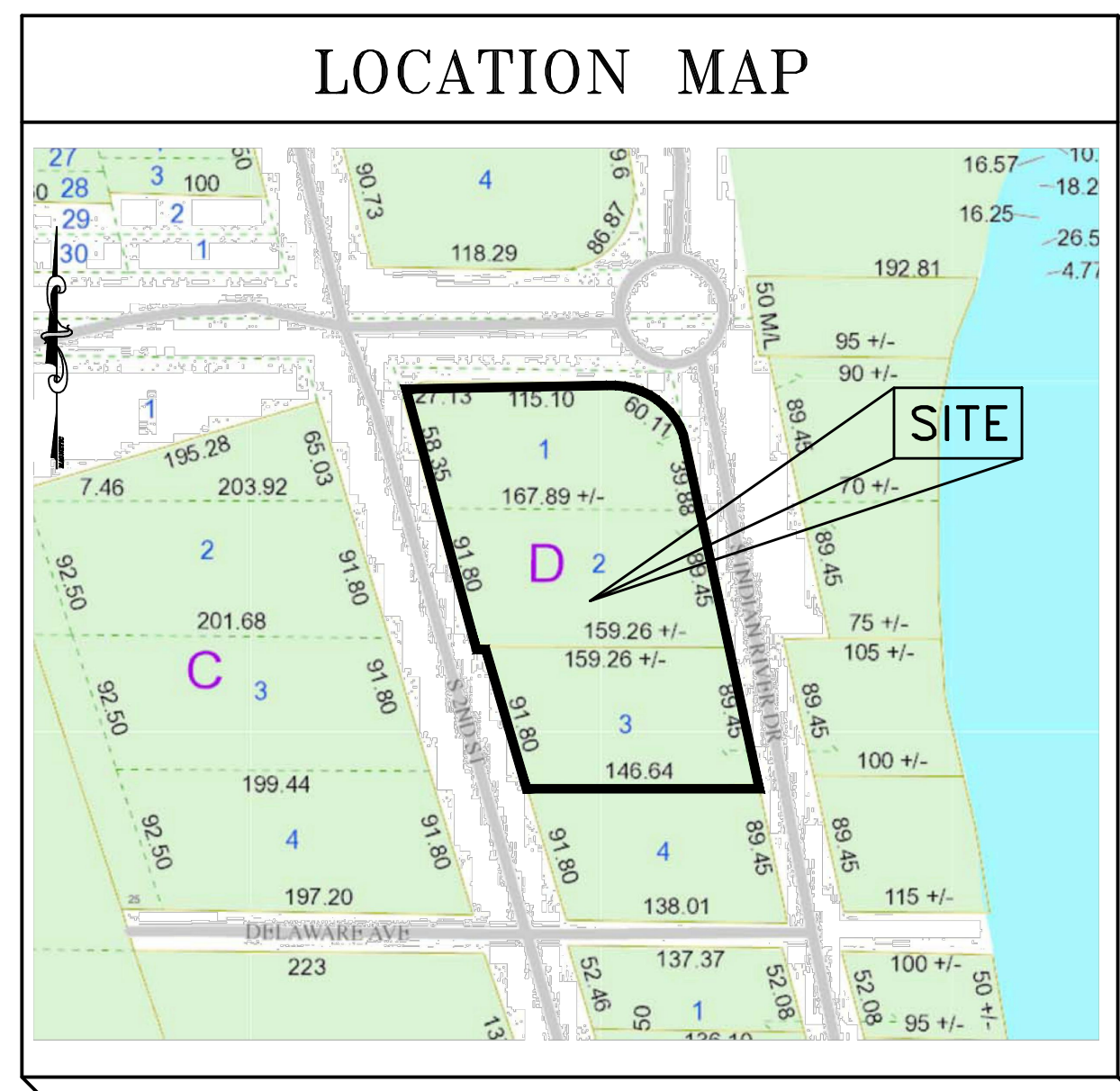
- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

### Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

# PLANNED DEVELOPMENT FOR INDIAN RIVER COMMERCE CENTER

SECTION 10, TOWNSHIP 35 S, RANGE 40 E  
CITY OF FT. PIERCE, FLORIDA



DRAWING INDEX	
SHEET	DESCRIPTION
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2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4	SOIL BORINGS
5-6	SITE PLAN
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9	LANDSCAPE PLAN
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11	CROSS SECTIONS
12-14	MISCELLANEOUS DETAILS
15	AERIAL
ATTACHED	SURVEY

**LEGAL DESCRIPTION**

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 81.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45" EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,341.77 SQUARE FEET OR 1.86 ACRES, MORE OR LESS.

SITE DATA		
OWNER	TAI (RD), LLC & TMH, LLC 268 PARK DRIVE PALATKA, IL 60067-0000	GENERAL NOTES
DEVELOPER	FDJLA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960	1. PROPOSED PUBLIC WATER SUPPLY - FT. PIERCE UTILITY AUTHORITY 2. PROPOSED PUBLIC SEWER - FT. PIERCE UTILITY AUTHORITY 3. GARBAGE IS HANDLED WITH CANS STORED ON-SITE. NO DUMPSTER PROPOSED. 4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4, X, C & VE-8 PER FLOOD INSURANCE RATE MAP #1211C0179 J, DATED FEBRUARY 16TH, 2012.
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 (772) 770-9622	5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS. 6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION. 7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT. PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC. 8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE. 9. THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE DRIVE IS 35 M.P.H. 10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE. 12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED. 13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION. 14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED. 15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM. 16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA: - ALL POLES MUST BE BLACK OR BRONZE - ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF - LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES. 17. ALL STOP SIGNS (R1-1) SHALL BE 30"
SURVEYOR	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213	18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT. PIERCE APPROVAL. 19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE. 20. CITY OF FT. PIERCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. 21. ALL SOLID NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS. THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY. 22. THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N89°51'35"W, ALONG THE NORTH R/W LINE OF DELAWARE AVENUE, PER THE PLAT AND SHOWN THEREON. 23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS NGS MONUMENT 'J 123', ELEVATION 25.57' NAVD 1988. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NAVD29 IS BY ADDING 1.499 FT.
EXISTING USE	UNDEVELOPED	24. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304. 25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SPMD REGULATIONS. 26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC. 27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17546, 2014 EDITION. 28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY 29. ALL UTILITIES MUST BE PLACED UNDERGROUND. 30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION. 31. PROPANE TANKS TO BE UNDERGROUND.
PROPOSED USE	PLANNED DEVELOPMENT	
PROJECT LOCATION	SOUTHWEST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE 401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL 2410-808-0017-000-7 & 2410-808-0019-000-1	
SITE ADDRESS	401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL 2410-808-0017-000-7 & 2410-808-0019-000-1	
PARCEL I.D. NUMBER	080 (CENTRAL BUSINESS DISTRICT)	
EXISTING LAND USE	C-1 (OFFICE COMMERCIAL)	
EXISTING ZONING	12,966 SF OFFICE 7,354 SF RETAIL 11 MULTI-FAMILY UNITS	
PROPOSED USE:	EXISTING C-1 ZONING 10,000 SF MINIMUM LOT SIZE: 10,000 SF MINIMUM LOT WIDTH: 70 FT MINIMUM LOT DEPTH: 90 FT MIN. YARD SETBACKS: FRONT (EAST): 25' FRONT (NORTH): 25' SIDE (SOUTH): 15' REAR (WEST): 15' MAX. LOT COVERAGE BY BLDGS: 60% MIN. OPEN SPACE: 25% MAX. IMPERVIOUS AREA: 75% MAXIMUM DENSITY: 30 UNITS/ACRE MAX. BLDG. HEIGHT: 65'	PROPOSED DEVELOPMENT 39,998 SF 257 FT 143 FT 10.0' 10.0' 15.0' 15.0' 41.6% *3RD FLOOR AREA W/BALCONIES 25.1% 74.9% 12 UNITS/ACRE 65'
DEVELOPMENT PARAMETERS:	EXISTING C-1 ZONING 10,000 SF MINIMUM LOT SIZE: 10,000 SF MINIMUM LOT WIDTH: 70 FT MINIMUM LOT DEPTH: 90 FT MIN. YARD SETBACKS: FRONT (EAST): 25' FRONT (NORTH): 25' SIDE (SOUTH): 15' REAR (WEST): 15' MAX. LOT COVERAGE BY BLDGS: 60% MIN. OPEN SPACE: 25% MAX. IMPERVIOUS AREA: 75% MAXIMUM DENSITY: 30 UNITS/ACRE MAX. BLDG. HEIGHT: 65'	PROPOSED DEVELOPMENT 39,998 SF 257 FT 143 FT 10.0' 10.0' 15.0' 15.0' 41.6% *3RD FLOOR AREA W/BALCONIES 25.1% 74.9% 12 UNITS/ACRE 65'
AREA CALCULATIONS:	SITE AREAS: EXISTING TOTAL AREA: 39,361 SF 0.904 AC PLUS R-O-W ABANDONMENT AREA: 637 SF 0.014 AC DEVELOPABLE AREA: 39,998 SF 0.918 AC 100.0% IMPERVIOUS AREA: 29,970 SF 0.688 AC 74.9% BUILDING AREA (FIRST FLOOR): 8,713 SF 0.200 AC 21.8% PAVEMENT AREA: 16,798 SF 0.386 AC 42.0% CONCRETE/SIDEWALK AREA: 4,459 SF 0.102 AC 11.1% PERVIOUS AREA: 10,028 SF 0.230 AC 25.1% GREEN SPACE: 10,028 SF 0.230 AC 25.1%	
NATIVE VEGETATION/PRESERVATION:	N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING	
PARKING CALCULATIONS:	REQUIRED: RESIDENTIAL: 1.5 SPACE PER UNIT OFFICE: 1 SPACE PER 300 SF RETAIL: 1 SPACE PER 200 SF TOTAL REQUIRED: 96.5 OR 97 SPACES	PROVIDED: 82 PARKING SPACES (4-12' HANDICAP SPACES, 78-9.5' SPACES) THE SITE IS DEFICIENT BY FIFTEEN PARKING SPACES. DEVELOPER WILL PURCHASE SPACES FROM THE CITY OF FORT PIERCE.
CONSTRUCTION SCHEDULE:	DATE OF COMMENCEMENT: 4/16 DATE OF COMPLETION: 4/17	

## SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

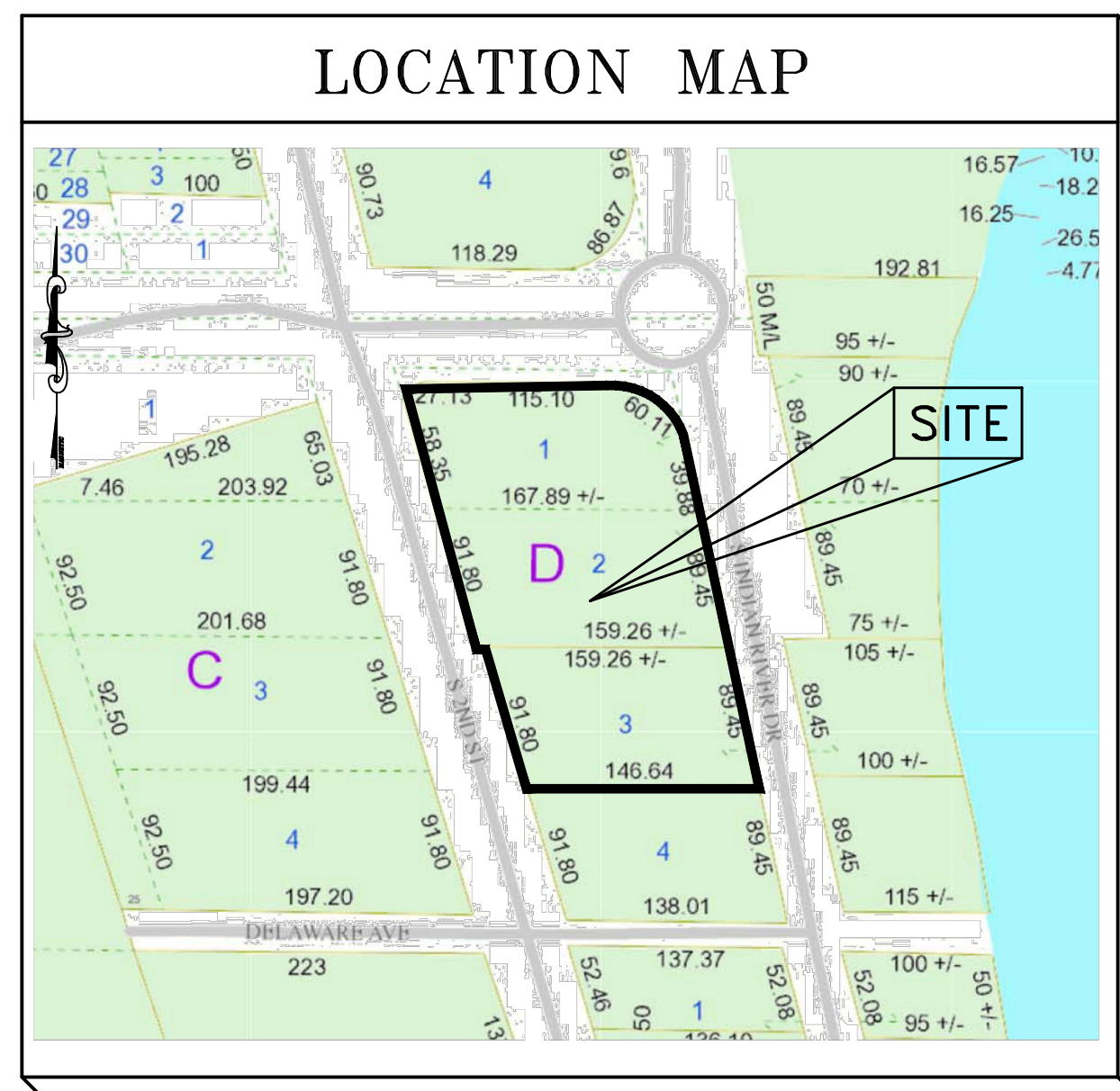
DATE:  
 □ JOSEPH W. SCHULKE, P.E. REG. NO. 47048  
 □ JODAH B. BITTLE, P.E. REG. NO. 57396  
 □ WILLIAM P. STODDARD, Ph.D., P.E. REG. NO. 57605





# PLANNED DEVELOPMENT FOR INDIAN RIVER COMMERCE CENTER

SECTION 10, TOWNSHIP 35 S, RANGE 40 E  
CITY OF FT. PIERCE, FLORIDA



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AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,341.77 SQUARE FEET OR 1.86 ACRES, MORE OR LESS.

SITE DATA	
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DEVELOPER	FDJLA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213
EXISTING USE	UNDEVELOPED
PROPOSED USE	PLANNED DEVELOPMENT
PROJECT LOCATION	SOUTHWEST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE 401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL 2410-808-0017-000-7 & 2410-808-0019-000-1
SITE ADDRESS	401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2410-808-0017-000-7 & 2410-808-0019-000-1
EXISTING LAND USE	CB0 (CENTRAL BUSINESS DISTRICT)
EXISTING ZONING	C-1 (OFFICE COMMERCIAL)
PROPOSED USE:	12,966 SF OFFICE 7,354 SF RETAIL 11 MULTI-FAMILY UNITS
DEVELOPMENT PARAMETERS:	EXISTING C-1 ZONING DEVELOPMENT
MINIMUM LOT SIZE:	10,000 SF 39,999 SF
MINIMUM LOT WIDTH:	70 FT 257 FT
MINIMUM LOT DEPTH:	90 FT 143 FT
MIN. YARD SETBACKS:	
FRONT (EAST):	25' 10.0'
FRONT (NORTH):	25' 10.0'
SIDE (SOUTH):	15' 15.0'
REAR (WEST):	15' 15.0'
MAX. LOT COVERAGE BY BLDGS:	60% 41.6% *3RD FLOOR AREA W/BALCONIES
MIN. OPEN SPACE:	25% 25.1%
MAX. IMPERVIOUS AREA:	75% 74.9%
MAXIMUM DENSITY:	30 UNITS/ACRE 12 UNITS/ACRE
MAX. BLDG. HEIGHT:	65' 65'
AREA CALCULATIONS:	
SITE AREA:	EXISTING PROPOSED
EXISTING TOTAL AREA:	39,361 SF 0.904 AC
PLUS R-O-W ABANDONMENT AREA:	637 SF 0.014 AC
DEVELOPABLE AREA:	39,998 SF 0.916 AC 100.0%
IMPERVIOUS AREA:	29,970 SF 0.688 AC 74.9%
BUILDING AREA (FIRST FLOOR):	8,713 SF 0.200 AC 21.8%
PAVEMENT AREA:	16,798 SF 0.386 AC 42.0%
CONCRETE/SIDEWALK AREA:	4,459 SF 0.102 AC 11.1%
PERVIOUS AREA:	10,028 SF 0.230 AC 25.1%
GREEN SPACE:	10,028 SF 0.230 AC 25.1%
NATIVE VEGETATION/PRESERVATION:	N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING
PARKING CALCULATIONS:	
REQUIRED: RESIDENTIAL:	1.5 SPACE PER UNIT 11 UNITS X 1.5 SPACES / UNIT = 16.5 SPACES
OFFICE:	1 SPACE PER 300 SF 12,966 X 1 SPACES / 300 SF = 43.3 SPACES
RETAIL:	1 SPACE PER 200 SF 7,354 X 1 SPACES / 200 SF = 36.7 SPACES
TOTAL REQUIRED:	96.5 OR 97 SPACES
PROVIDED:	82 PARKING SPACES (4-12' HANDICAP SPACES, 78-9.5' SPACES)
THE SITE IS DEFICIENT BY FIFTEEN PARKING SPACES. DEVELOPER WILL PURCHASE SPACES FROM THE CITY OF FORT PIERCE.	
CONSTRUCTION SCHEDULE:	
DATE OF COMMENCEMENT:	DATE OF COMPLETION
4/16	4/17
GENERAL NOTES:	<ol style="list-style-type: none"> <li>PROPOSED PUBLIC WATER SUPPLY - FT. PIERCE UTILITY AUTHORITY</li> <li>PROPOSED PUBLIC SEWER - FT. PIERCE UTILITY AUTHORITY</li> <li>GARBAGE IS HANDLED WITH CANS STORED ON-SITE. NO DUMPSTER PROPOSED.</li> <li>THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4, X, C &amp; VE-8 PER FLOOD INSURANCE RATE MAP #1211C0179 J, DATED FEBRUARY 16TH, 2012.</li> <li>ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.</li> <li>ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.</li> <li>ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT. PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.</li> <li>EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.</li> <li>THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE DRIVE IS 35 M.P.H.</li> <li>ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.</li> <li>THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.</li> <li>ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.</li> <li>AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.</li> <li>ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.</li> <li>RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.</li> <li>ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA: <ul style="list-style-type: none"> <li>ALL POLES MUST BE BLACK OR BRONZE</li> <li>ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF</li> <li>LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.</li> </ul> </li> <li>ALL STOP SIGNS (R1-1) SHALL BE 30"</li> <li>NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT. PIERCE APPROVAL.</li> <li>AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.</li> <li>CITY OF FT. PIERCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.</li> <li>ALL SOLID NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS. THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.</li> <li>THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N89°51'35"W, ALONG THE NORTH R/W LINE OF DELAWARE AVENUE, PER THE PLAT AND SHOWN THEREON.</li> <li>THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS NGS MONUMENT 'J 123' ELEVATION 25.57' NAVD 1988. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD29 IS BY ADDING 1.499 FT.</li> <li>ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.</li> <li>ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SPWM REGULATIONS.</li> <li>ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.</li> <li>ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 1246, 2014 EDITION.</li> <li>ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY</li> <li>ALL UTILITIES MUST BE PLACED UNDERGROUND.</li> <li>THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.</li> <li>PROPANE TANKS TO BE UNDERGROUND.</li> </ol>

## SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

DATE:  
 □ JOSEPH W. SCHULKE, P.E. REG. NO. 47048  
 □ JODAH B. BITTLE, P.E. REG. NO. 57396  
 □ WILLIAM P. STODDARD, Ph.D., P.E. REG. NO. 57605



INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT  
411 S INDIAN RIVER DRIVE  
FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
SCHEMATIC DESIGN	11-02-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER  
**A106**



REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER  
**A108**



REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER  
**A107**



REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER  
**A109**



INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT  
 411 S INDIAN RIVER DRIVE  
 FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER  
**A110**



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT  
 411 S INDIAN RIVER DRIVE  
 FT. PIERCE, FL



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

REVISION/ISSUE	REV. DATE
SCHEMATIC DESIGN	11-02-2015
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER

**A104**

REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

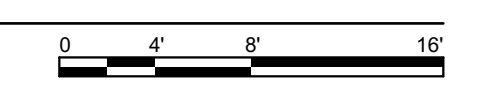
DATE: 12-15-2015

JOB NO. 1519

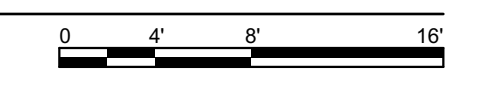
SHEET NUMBER  
**A105**



**2** WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



**1** SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

---

**TO:** Jodah B. Bittle, P.E.  
**FROM:** Clarissa Davis, Planner  
**RE:** Indian River Commerce: PD, Planned Development (Zoning Atlas Amendment)  
**DATE:** November 18<sup>th</sup>, 2015

---

Mr. Bittle,

I have reviewed the proposed Indian River Commerce project located at 401 and 411 S Indian River Drive and have produced the following comments:

1. This review is contingent upon the approval of the Minor Replat application.
2. Photometric Plan is needed.
3. Retail parking requirement is 1 space per 200 square feet. Plans indicate three-hundred. **Code Section 22-60(d)(2)(a)4 Other retail establishments which do not exceed 50,000 square feet of gross floor area; 1space for each 200 square feet of gross floor area.**
4. The small business parking exemption of 1,200 square feet was divided and applied to the retail and office space. A total of 96 parking spaces are required. Please partner with property owners at 415 S 2<sup>nd</sup> Street or/and 505 S 2<sup>nd</sup> Street to establish a joint parking agreement to be submitted prior to City Commission. If not available please submit payment in lieu of for required spaces.
5. Will there be assigned/reserved parking spaces for the residents?
6. Please note what the acreage will be for the residual parcel with and without the right-of-way abandonment.
7. Proposed setbacks are drastically reduced by 60% and 33%. Please note that proposed setbacks should reflect what the abutting zoning district requires, however, the City Commission has the authority to amend or approve what is proposed. Conditions that a setback reduction may be considered can be found in code Section 22-40(b)2.
8. If Minor Plat is approved, please conduct a Unity of Title for the residual properties on west side of Indian River Drive.

9. Please notate within narrative if uses will comply with a specific zoning district within the City code or if uses will be determined and be proposed by the applicant.
10. West and South elevations are not within the submittal.
11. Landscaped area is deficient 4 trees. Please provide.  
**Code Section 22-187(4)b The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area.**

This review is merely preliminary. Official comments will be rendered at the time of building permit. If you have any questions about the review above please feel free to contact me.

Sincerely,





Clarissa Davis, Planner  
(772) 467-3742  
CDavis@City-FortPerice.com



# CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,  
Project Management, Traffic Control and Maintenance

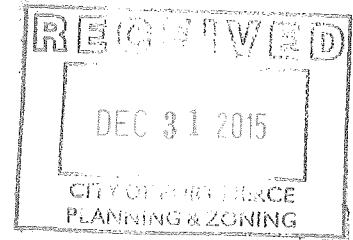
## INTEROFFICE MEMORANDUM

**TO:** Clarissa Davis, Planner  
**FROM:**  John R. Andrews, P.E., City Engineer   
**SUBJECT:** Indian River Commerce Planned Development  
401 South Indian River Drive  
TRC Project No. 15-43900003

**DATE:** December 31, 2015

**CC:**

**Attachment(s):**



This is to advise you that we have completed the review of the following documents as received December 29, 2015

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Planned Development Plans                             | <input type="checkbox"/> P/D Drawings & Approved Site Plan                       |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we  Recommend;  Do Not Recommend

- |  |  |                              |
|--|--|------------------------------|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |
|--|--|------------------------------|

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for comments

JRA/tst

Indian River Commerce Center  
Site Plan  
November 12, 2015

St. Lucie County Public Works/Engineering Comments

1. The applicant is advised that a St. Lucie County Right of way permit shall be required for construction activities within the County right of way for Indian River Drive. Please contact Selena Griffett, P.E. at 462-2153.
2. The applicant is advised that a St. Lucie County Road Improvement Agreement (RIA) together with the appropriate surety may be required for the proposed improvements within the County right of way. Please contact Ron Harris, County Surveyor at 462-1721 for additional details. Please note that a County right of way permit will not be issued until the agreement and surety have been provided.
3. The applicant is advised that a St. Lucie County Right of way permit shall be required for the proposed water and wastewater connections. It is noted that an RIA and surety will not be required provided that FPUA is submitting and signing the permit application. Please contact Selena Griffett, P.E. at 462-2153.
4. What is the status of the SFWMD permit and FDEP permit?
5. Sheet 2; Temporary construction access; the reference to Seaway Drive should be revised to indicate Indian River Drive.
6. Sheet 5; Building setbacks; will the applicant be seeking a variance from the City of Ft. Pierce BOA?
7. Sheet 5; a portion of the proposed brick paver sidewalk will be on private property. The City of Ft. Pierce will require a pedestrian easement.

Ron Harris, PLS  
County Surveyor



TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>  
 Martha Kerr  
 to:  
 'Clarissa Davis'  
 11/16/2015 08:36 AM  
 Hide Details  
 From: Martha Kerr <mkerr@fpu.com>  
 To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19<sup>th</sup>.

- A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
  - W/WW Engineering: Approved
  - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705
- D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
  - W/WW Engineering: No Objection
  - Electric and Gas Engineering Department: We have no objection. Approved as noted
- G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
  - W/WW Engineering: Approved
  - Electric and Gas Engineering: No Comment
- H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
  - W/WW Engineering: No Objection
  - Electric and Gas Engineering: Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted
- I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
  - W/WW Engineering: No Objection
  - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted
- J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,  
*Martha Kerr*

**FPUA**

*Staff Assistant*

*W/WW Engineering Department*

*1701 S. 37<sup>th</sup> Street*

*Fort Pierce, FL 34947*

*Telephone: (772) 466-1600, Ext. 3473*

*Fax: (772) 468-2414*

[mkerr@fpu.com](mailto:mkerr@fpu.com)

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Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to [http://www.fpu.com/important\\_information/privacy.php](http://www.fpu.com/important_information/privacy.php))



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Foglia Contracting Corp.**

**SITE PLAN: Indian River Commerce – 401 S Indian River Drive (PD, Planned Development; Minor Plat) TRC Project #15-43900003**

**REVIEW DATE: 11/16/2015**

**PLANNER: CLARISSA DAVIS**

**REVIEWED BY: Lieutenant Richard Williams**

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Site Plan Approved: \_\_\_\_\_

Site Plan Approved with conditions:  X \_\_\_\_\_

Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_

Site Plan Rejected: \_\_\_\_\_

---

**The Following Revisions Are Necessary:**

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/documents/app2.pdf>.
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Parking Garage Needs to support 38 tons.
4. Please provide an electronic copy of the Site Plan (.dwg or .pdf format)

**Historic Preservation Board**

**6. c.**

Meeting Date: 01/11/2016

---

Information

REQUESTED ACTION

Certificate of Appropriateness 15-44 - Demolition - 436 N. 9th Street

LOCATION

436 N 9th Street

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

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Attachments

Staff Report

Application

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/04/2016

Started On: 01/04/2016 11:09 AM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

JANUARY 11, 2016

COA 15-44

### Owner / Applicant

Bible Way Soul Saving Station

### Location

436 N 9th Street

### Parcel ID

2410-601-0039-000-2

### Historic Status

This Building is a contributing resource in the Lincoln Park Historic District. It is not eligible for individual listing in the National Register of Historic Places.

### Requested Action

Requesting demolition of one (1) contributing structure with no plans for new construction. After the demolition property will be resodded and trees and hedges will be planted for beautification of the site.

### Recommendation

Approve

### Staff

Maria Lewicka  
 Historic Preservation Planner

Kori Benton  
 Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

## HISTORY

- |            |  |
|------------|--|
| 1940       | Date of construction per Florida Master Site File.   |
| 18/3/2002  | City Commission adopts the Avenue D Historic District via Resolution No. 02-40 Structure is listed as contributing.  |
| 2/2/2015   | City Commission rename Avenue D Historic District to Lincoln Park Historic District.   |
| 7/13/2015  | Received Commercial Façade Grant Award for demolition and removal of the building, repainting exterior of usable building, adding new signage and landscaping. |
| 11/12/2015 | The structure was condemned by the City of Fort Pierce Building Department (notice attached).  |
| 10/26/2015 | HPB denied request for demolition.   |

## FINDINGS

### Architectural Significance:

The subject building is associated with the Depression and World War II Period (1930-1945) in Fort Pierce History. This one story wood frame building is a typical example of Frame Vernacular architectural style, articulated in the rectangular, simple floor plan, gable roof and hip-roofed front porch with tapered wood posts, piers foundation and drop siding exterior.

## STAFF ANALYSIS

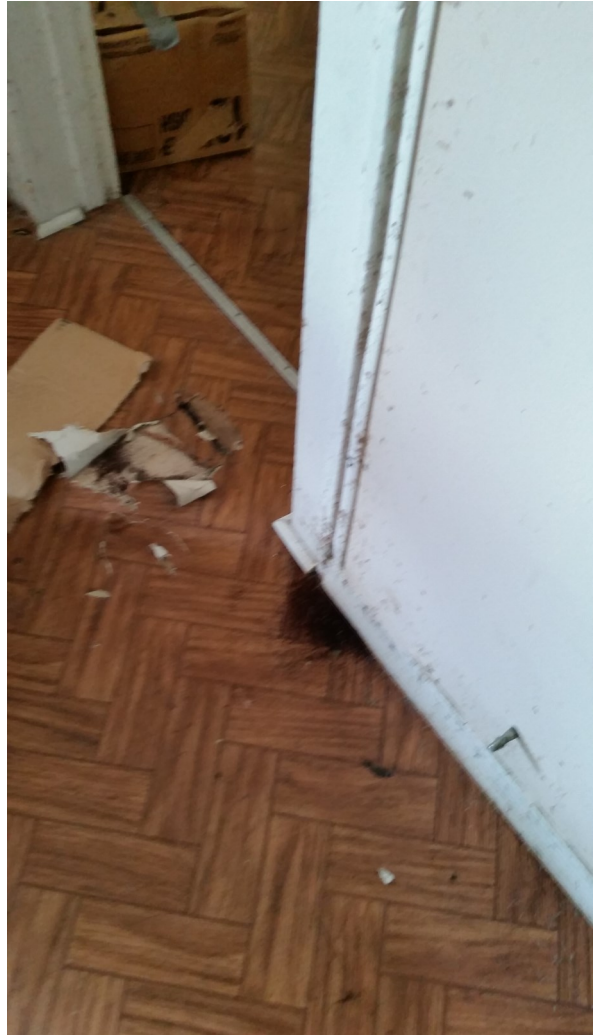
Criteria for Demolition (23-49): 436 N 9th Street	Staff Analysis	Criteria Met?
Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	No. The structure does not meet national or state criteria, but is listed as contributing in the Lincoln Park historic district.	No/Yes
Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No. The materials used represent simple, basic design, Unfortunately lack of maintenance deteriorated structure to a point beyond reasonable rehabilitation.	Yes
Is the structure one of the last remaining examples of its kind in the city, county or region?	No. The Frame Vernacular Style is represented by multiple structures located at the same district.	Yes
Does the structure contribute significantly to the historic character of a designated historic district?	Yes. If restored the structure would contribute significantly to the historic character of the Lincoln Park Historic district. No. The structure has been deteriorated. Its historic integrity is diminished.	No/Yes
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?	No. The structure in its current shape does not promote the general welfare of the city or the Lincoln Park historic district.	Yes
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	No new structure will be constructed. After the demolition applicant will grade and resod the site and will plant trees and hedges to beautify the area (see attached). The proposed landscaping will enhance the visual appearance of the area.	Yes/No

Retention of the structure in its current form and condition does not provide compelling justification for the significant cost of rehabilitation. The historic district would be better served by construction of a new structure representing the original architectural style or by providing landscaping to enhance visual appearance of the area, as proposed by the applicant.

## STAFF RECOMMENDATION

As the application meets the remaining criteria for demolition, Staff recommends **approval** of the application.





**MAYOR**  
LINDA HUDSON

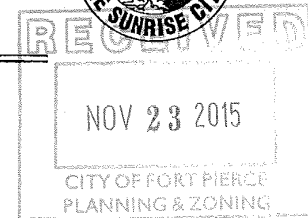
**COMMISSIONERS**  
RUFUS ALEXANDER III  
EDWARD BECHT  
REGINALD SESSIONS  
TOM PERONA

**CITY MANAGER**  
ROBERT BRADSHAW

**BUILDING OFFICIAL**  
MARC MEYERS

# CITY OF FORT PIERCE *Florida*

**BUILDING DEPARTMENT**  
**100 N. U.S. 1 - P.O. BOX 1480**  
**FORT PIERCE, FLORIDA 34954**  
**TEL. (772)467-3000 FAX (772) 467-3849**



November 12, 2015

Tax ID #: 2410-601-0039-000/2

Case #: 15-2009

BIBLE WAY SOUL SAVING STATION  
PO BOX 311  
FT PIERCE, FL 34954

**RE: 436 N 9TH ST**

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

1. Structural members have termite damage. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads (IPMC 304.4)
2. Exterior walls have termite damage. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration (IPMC 304.6)
3. Roof & roof drainage damaged/unsafe. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure (IPMC 304.7)
4. There are several broken windows. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight (IPMC 304.13)
5. Rotten sub-floor. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads (IPMC 305.2)
6. Ceilings are water damaged. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Interior surfaces (IPMC 305.3)
7. Stairs and walking surfaces damaged/unsafe. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair (IPMC 305.4)
8. Structure is damaged/decayed/dilapidated. Unsafe Structure (IPMC 108.1.1)

The building(s), structure(s), or premise(s) is condemned and repair/rehabilitation permit(s) shall be applied for within 30 days. If the building(s) or structure(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing any and all deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

The building or structure has been ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Construction Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 20 calendar days from the date of this notice with a \$200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

File Name: C0062303

Should you have questions regarding this matter, you may contact my office (772) 467-3722.

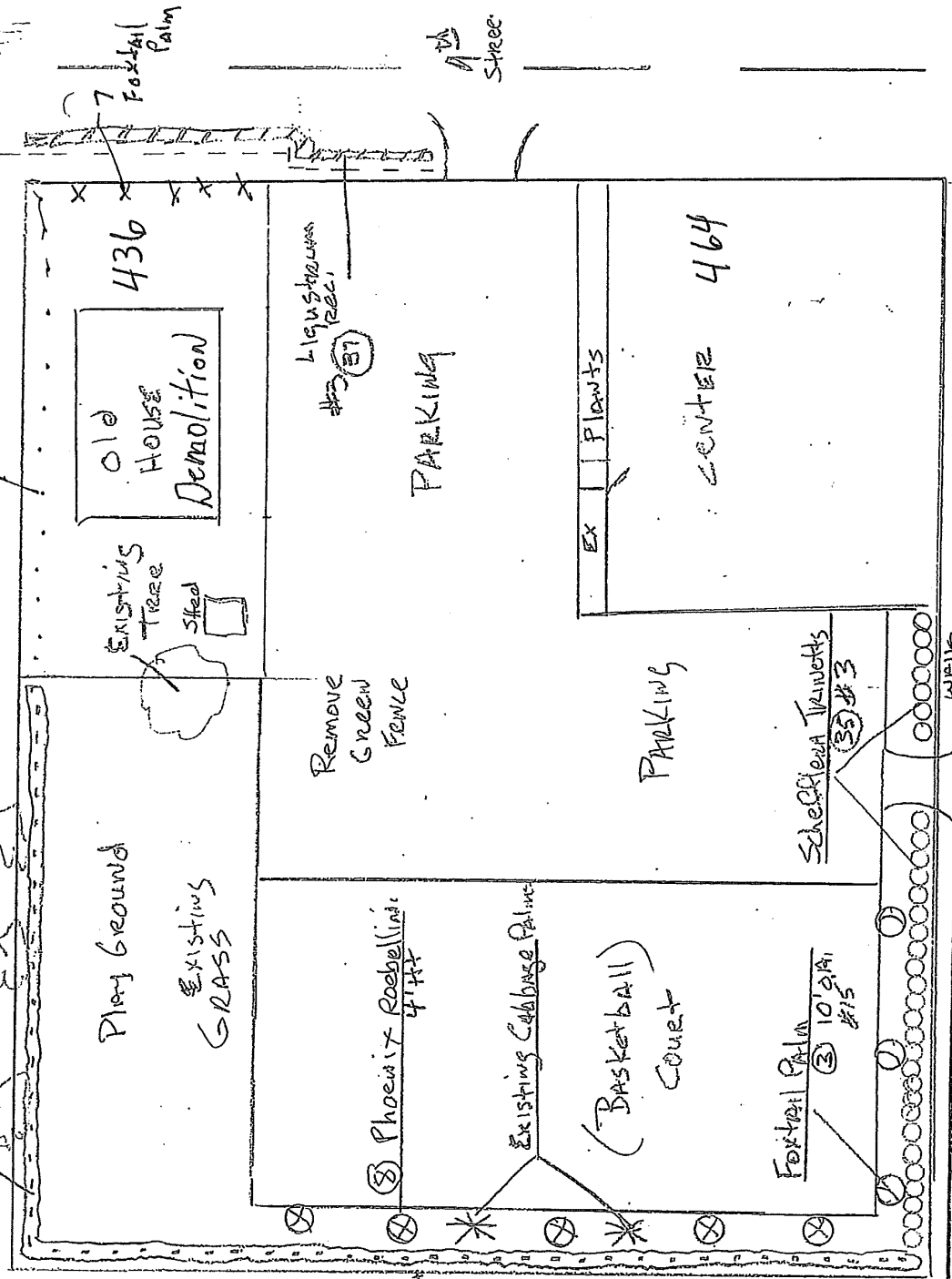
Sincerely,

  
Marc Meyers  
Building Official

Grade +  
50D  
45 Schedule

Existing Trees

Coco Plum #3



- Football Palm 3 #15 10 #11
- Phoenix Roebellini #114
- Schefflera Trinetts 35 #3
- Coco Plum 100 #3
- Ligustrum 37 #3

AVE "D"  
FT PIERCE FLA



# 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:

436 N 9th St. Ft. Pierce, Fl. 34930

Parcel ID #:

Fee+May's RE-SID BIKC Lot 3 (map 24/10C) (OR 278-1515-1025 -775)

Type of Designation:

Contributing    Non-contributing   Site within the X Historic District

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

#### Property Owner/ Applicant Information

Property Owner(s)

Name(s):

Bible Way Soul Squaring Station

Mailing Address:

P.O. Box 311 Fort Pierce, Fl. 34934-0311

Phone Number(s):

772-466-8398

Email: pastorkennymills@aol.com

Applicant

Name(s):

Rev. Kenneth Mills Sr.

Mailing Address:

P.O. Box 311 Fort Pierce, Fl. 34934-0311

Phone Number(s):

772-370-5420

Email: pastorkennymills@aol.com

Representative

Name(s):

Same As Above

Mailing Address:

   "   "   "

Phone Number(s):

Email: \_\_\_\_\_

*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, Bible Way SSS / Kenneth Mills Sr. as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Kenneth Mills Sr.  
Signature of Owner

10-6-15  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

Site Improvements (describe) We will grade the property after the Bld has  
 Other (describe) been demolished and put sod down, and treat scrubs.

Please provide a detailed description of the proposed work to be performed: The Bld at 436 is  
very old + termite infested. the ceiling is falling in and  
the facility is uninhabitable. After the demolition we will  
grade + resode the area. We will also put trees + hedges  
for beautification.

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**

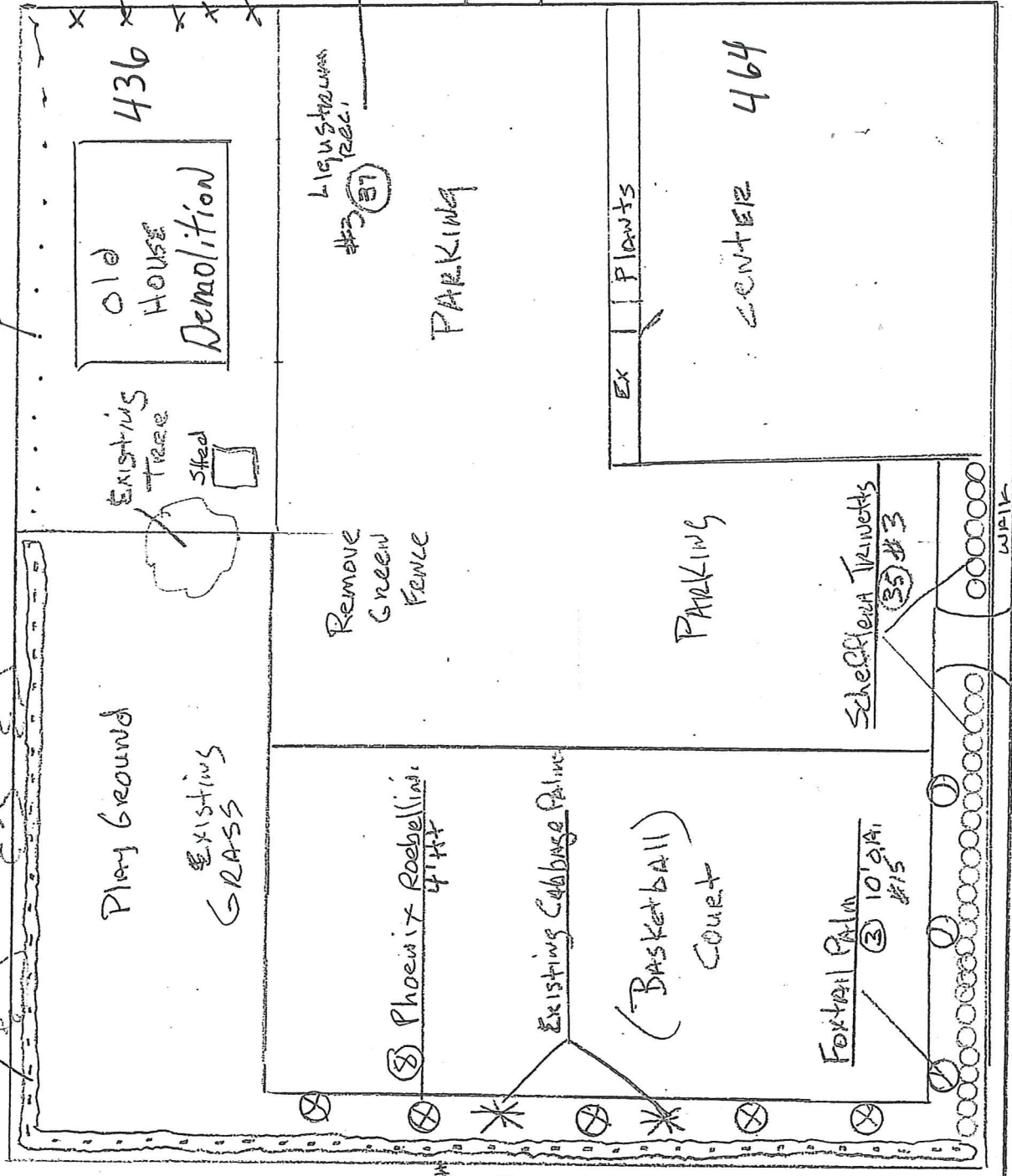
- \$10.00 Application fee
- Site Plan with dimensions. NA
- Architectural Drawings: NA
  - > Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
  - > Drawings should indicate materials to be used.
- Photos - One (1) color photograph 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.  
Plans Submitted. (See Attached)

Grade +  
SOD  
45 Schedule

Existing Trees

Cocoplum #3



- Foxtail Palm 3 #15 10 dia
- Phoenix Roebellini #4 Ht
- Schefflera Trinetts 35 #3
- Cocoplum 100 #3
- Ligustrum 37 #3

Plants

AVE "D"

FT PIERCE FLA



**Historic Preservation Board**

**6. d.**

Meeting Date: 01/11/2016

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Information

REQUESTED ACTION

Certificate of Appropriateness 15-53 - Exterior Wall Sign - 302 S. 2nd Street

LOCATION

302 S 2nd Street

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval with the condition that the bottom section of the sign advertising services be removed and the size of the sign reduced to 12 square feet.

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Attachments

Staff Report  
Application

---

**Form Review**

Form Started By: Maria Lewicka

Started On: 01/04/2016 11:26 AM

Final Approval Date: 01/04/2016



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

JANUARY 11, 2016

COA 15-53

**Owner**

Bestoff LLC

**Applicant**

Brister Signs

**Location**

302 S 2nd Street

**Parcel**

2410-808-0002-010-2

**Historic Status**

Non-contributing

**Requested Action**

Placement of one exterior wall sign, coupled with a variance request to deviate from City Code Section 15-6. (b)(1)c. and Section 15-8(3) a.2. ) which allow the side wall sign to be maximum twelve (12) square feet, whereas the proposed sign is thirty two (32) square feet, 20 feet more than what is allowed.

**Recommendation**

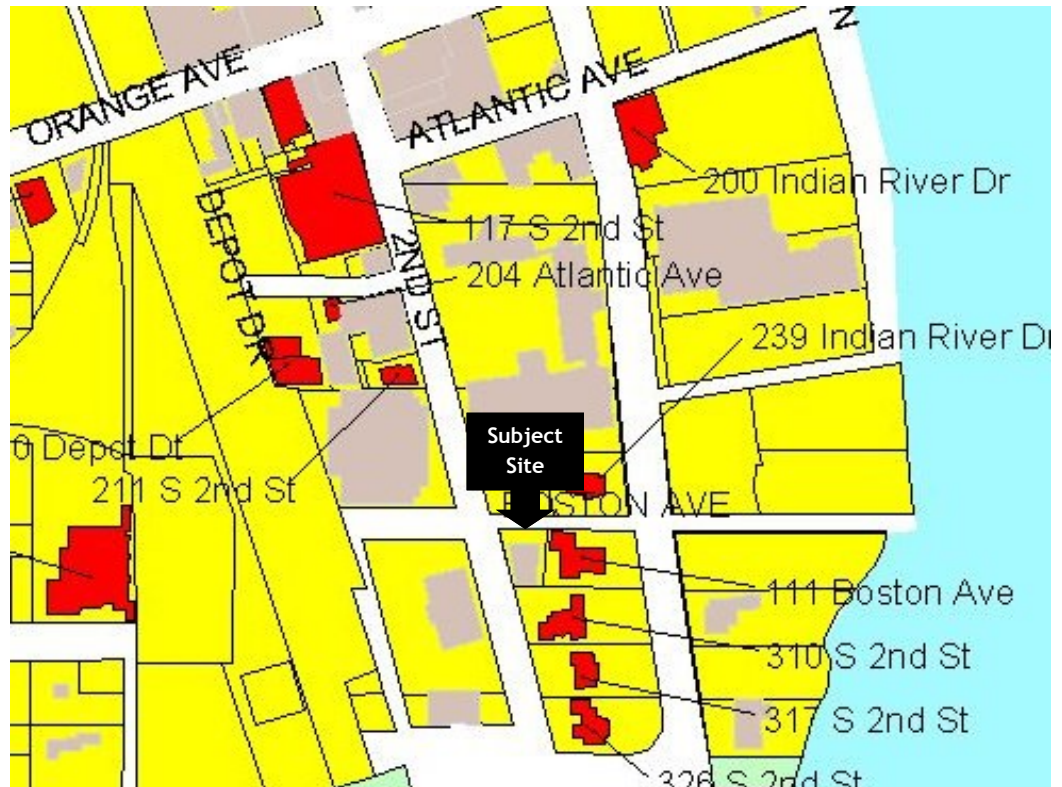
Approval with conditions

**Staff**

Kori Benton  
Senior Planner

Maria Lewicka  
Historic Preservation Planner

### HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

### HISTORY

- 1954 Existing structure was built.
- 2001 Downtown Historic District adopted by the City Commission
- 2009 Structure was extensively remodeled, Storm Shutters were added.
- 2015 Structure underwent additional remodeling.
- 

### Existing Conditions:

Hoskins Turco Lloyd & Lloyd currently occupies the structure. The façades of the structure feature modern storefront windows and doors on the first floor, and a series of windows with Bahama shutters on the second floor.

## Staff Analysis

### Request:

There is existing “Hoskins Turco Lloyd & Lloyd” signage on the principal façade of the building fronting South 2nd Street. The applicant is proposing to remove the existing sign and place one (1) exterior wall sign on the side façade of the building to further advertise The Hoskins Turco Lloyd & Lloyd office located within the subject structure and the services provided by the firm.

The proposed sign is an electric box mounted to the wall , 8 feet wide by 4 feet high with total area of 32 sq. ft. The sign fixtures would project approximately 12 inches from façade.

The proposed sign requires granting of the variance to deviate from City Code Section 15-6.(b)(1)c. and Section 15-8(3)a.2. ) which allow the side wall sign to be maximum 12 square feet, whereas the proposed sign is 32 square feet, 20 square feet more than what is allowed.

### Secretary of Interior Standards for Consideration

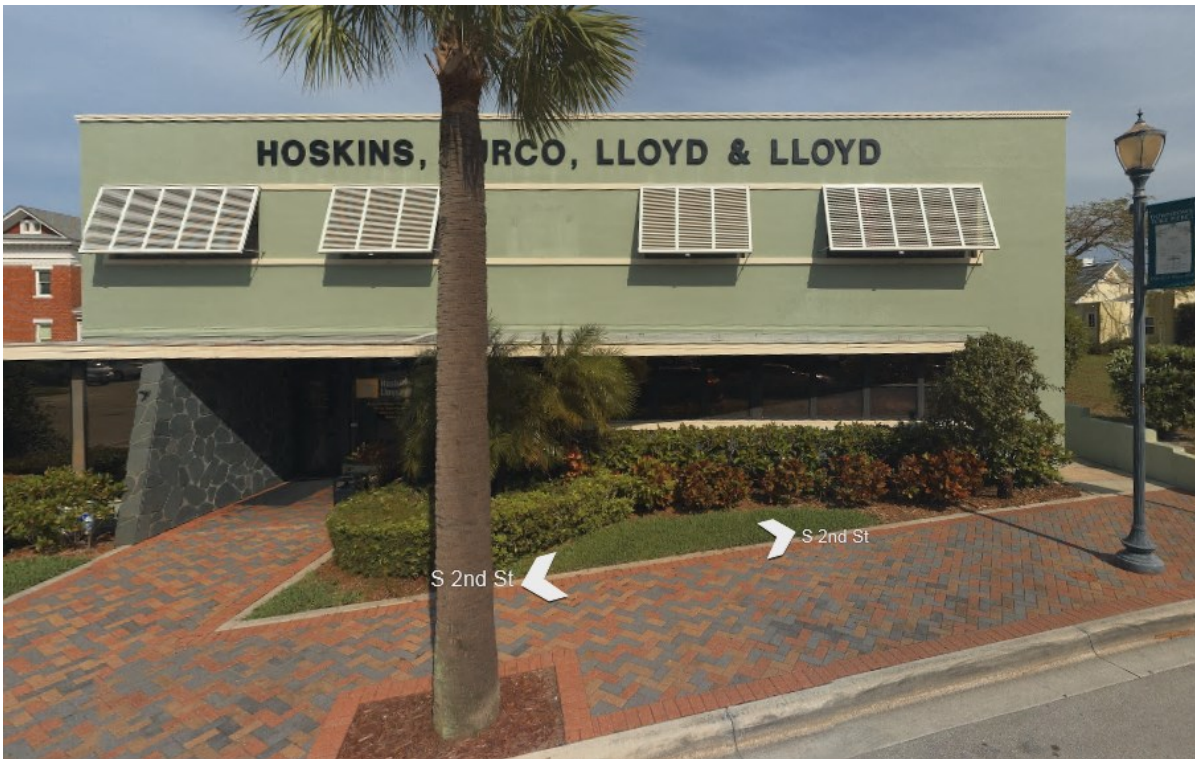
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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



Existing Sign



Proposed Sign – Side Façade



Existing Sign – Front Façade

**Compatibility:**

The proposed sign is in harmony with design of the established façade. The green and white colors compose well with the existing pallet of green painted building, dark green front façade sign and white shutters.

Secretary of Interior Standard 9 further guides that exterior alterations shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The design of the proposed sign composes well with the established architectural features of the façade and existing signage.

**Staff Recommendation:**

The proposed sign is consistent with the colors and design of the building, however it is not consistent in size and scale with the overall signature found in the C-1 Office commercial zoning district (C-1). Also the size of the sign does not conform with the City's sign regulations. Therefore, staff recommends that the Historic Preservation Board approve the overall design of the proposed sign with the condition that the bottom section of the sign advertising services be removed and the size of the sign reduced to 12 square feet.



Staff Recommendation



# 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: 302 S. 2nd St Ft Pierce, FL 34950  
Parcel ID #: 2410-808-0002-D10-2  
Type of Designation:  Contributing  Non-contributing Site within the \_\_\_\_\_ Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): Bestoff LLC  
Mailing Address: 302 S. 2nd St Ft Pierce, FL 34950  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

Applicant  
Name(s): Brister Signs  
Mailing Address: 1051 Old Dixie Vero Beach, FL 32960  
Phone Number(s): 772-562-9263 Email: BristerSigns@~~hotmail~~ aol.com

Representative  
Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

**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, Beth Hoskins as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Beth P Hoskins  
Signature of Owner

10-28-15  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

Site Improvements (describe) add 4'x8' electric Box Sign to Side of Bldg.  
 Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: add 4'x8' electric box Sign to Side

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.

**Historic Preservation Board**

**6. e.**

Meeting Date: 01/11/2016

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Information

REQUESTED ACTION

Certificate of Appropriateness 15-58 - Memorial Wall, Brick Courtyard and Landscaping - Southwest Corner of Avenue D and Means Court

LOCATION

Avenue D

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

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Attachments

Staff Report  
Application

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/04/2016

Started On: 01/04/2016 11:48 AM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

JANUARY 11, 2016

COA 15-58

### Owner

Lincoln Park Council of Ministers Inc.

### Applicant

Lincoln Park Council of Ministers Inc.

### Location

Southwest corner of Avenue D and Means Court

### Parcel

2409-501-0288-000-1

### Historic Status

This property is centrally located in the Lincoln Park Historic District.

### Requested Action

Approval of a Certificate of Appropriateness for the construction of the Memorial Garden of Prayer and Hope.

### Recommendation

Approval

### Staff

Maria Lewicka  
Historic Preservation Planner

Kori Benton  
Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

### HISTORY

- 3/19/1996 Demolition permit issued.
- 18/3/2002 City Commission adopts the Avenue D Historic District via Resolution No. 02-40 Structure is listed as contributing.
- 2/2/2015 City Commission renames Avenue D Historic District to Lincoln Park Historic District.
- 11/18/2015 The Applicant acquires the property.

### Request

The applicant is requesting approval for the construction of a Memorial Garden of Prayer and Hope featuring Memorial Wall, brick court yard with benches, lamp posts and landscaping. All proposed improvements and features are shown on the attached drawing.

### Staff Analysis

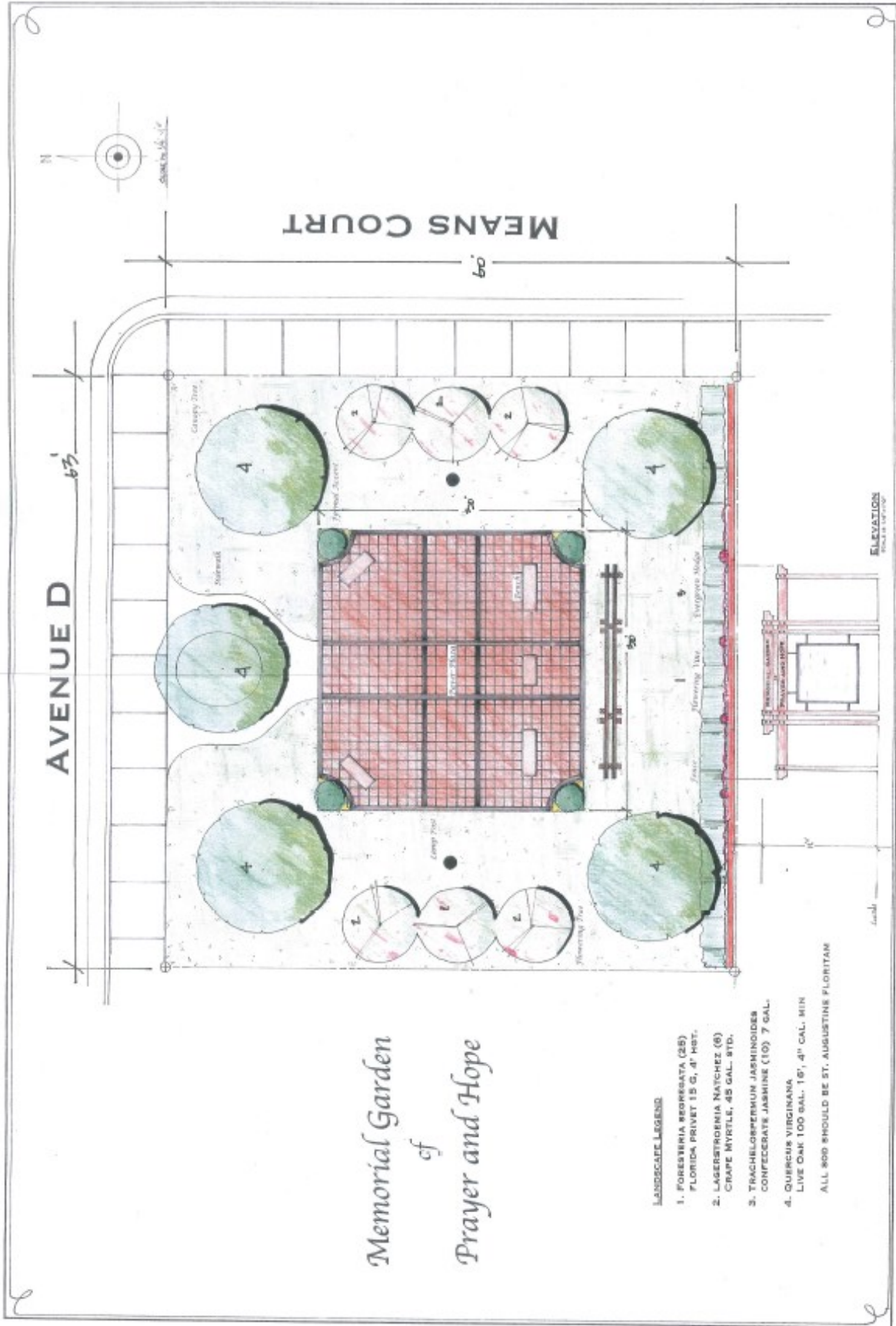
The proposed Memorial Garden would be a beautiful, secluded and meaningful place. The proposed enhancements improve significantly the visual aesthetics of the subject property while providing passive recreational opportunities

**Secretary of Interior Standards for Consideration**

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**Staff Recommendation**

Staff recommends that the Board approve this application for Certificate of Appropriateness.



Memorial Garden  
of  
Prayer and Hope

LANDSCAPE LEGEND

- 1. FORESYTHIA REGINATA (25)  
FLORIDA PRIVET 15 G, 4' HGT.
  - 2. LAGERSTROEMIA NATCHEZ (6)  
GRAPE MYRTLE, 45 GAL. STD.
  - 3. TRACHELOPERMUM JASMINOIDES  
CONFEDERATE JASMINE (10) 7 GAL.
  - 4. QUERCUS VIRGINIANA  
LIVE OAK 100 GAL. 15', 4" CAL. MIN
- ALL 800 SHOULD BE ST. AUGUSTINE FLORTAN

ELEVATION  
INCHES TO FEET



# 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: AVE D FORT PIERCE FLORIDA  
Parcel ID #: 240950102880001  
Type of Designation:  Contributing  Non-contributing Site within the Lincoln Park Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s) Name(s): LINCOLN PARK COUNCIL OF MINISTERS INC.  
Mailing Address: P.O. BOX 583 FORT PIERCE FLORIDA 34954  
Phone Number(s): 772.359.2118 Email: FIRSTBETHELBAPT@BELLOUTH.NET

Applicant Name(s): LINCOLN PARK COUNCIL OF MINISTERS  
Mailing Address: SEE ABOVE  
Phone Number(s): " Email: "

Representative Name(s): DAVID M. CLEVELAND  
Mailing Address: 100 AVE A SUITE 2E FORT PIERCE FL 34950  
Phone Number(s): 772.464.2010 Email: vidand12@YAHOO.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, Eldrew Baldwin Jr. as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

Eldrew Baldwin Jr.  
Signature of Owner

12.4.15  
Date

**Description of Requested Work**

Please indicate the type of work requested:

MEMORIAL WALL

Fence

Shed

Door(s)

Roof

Window(s)

Signage

Shutter(s)

Porch

Rehabilitation

New Construction

Demolition

Relocation

Site Improvements (describe)

BRICK COURTYARD W/LANDSCAPING

Other (describe)

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

CONSTRUCT MEMORIAL WALL  
COURTYARD AND LANDSCAPING

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):

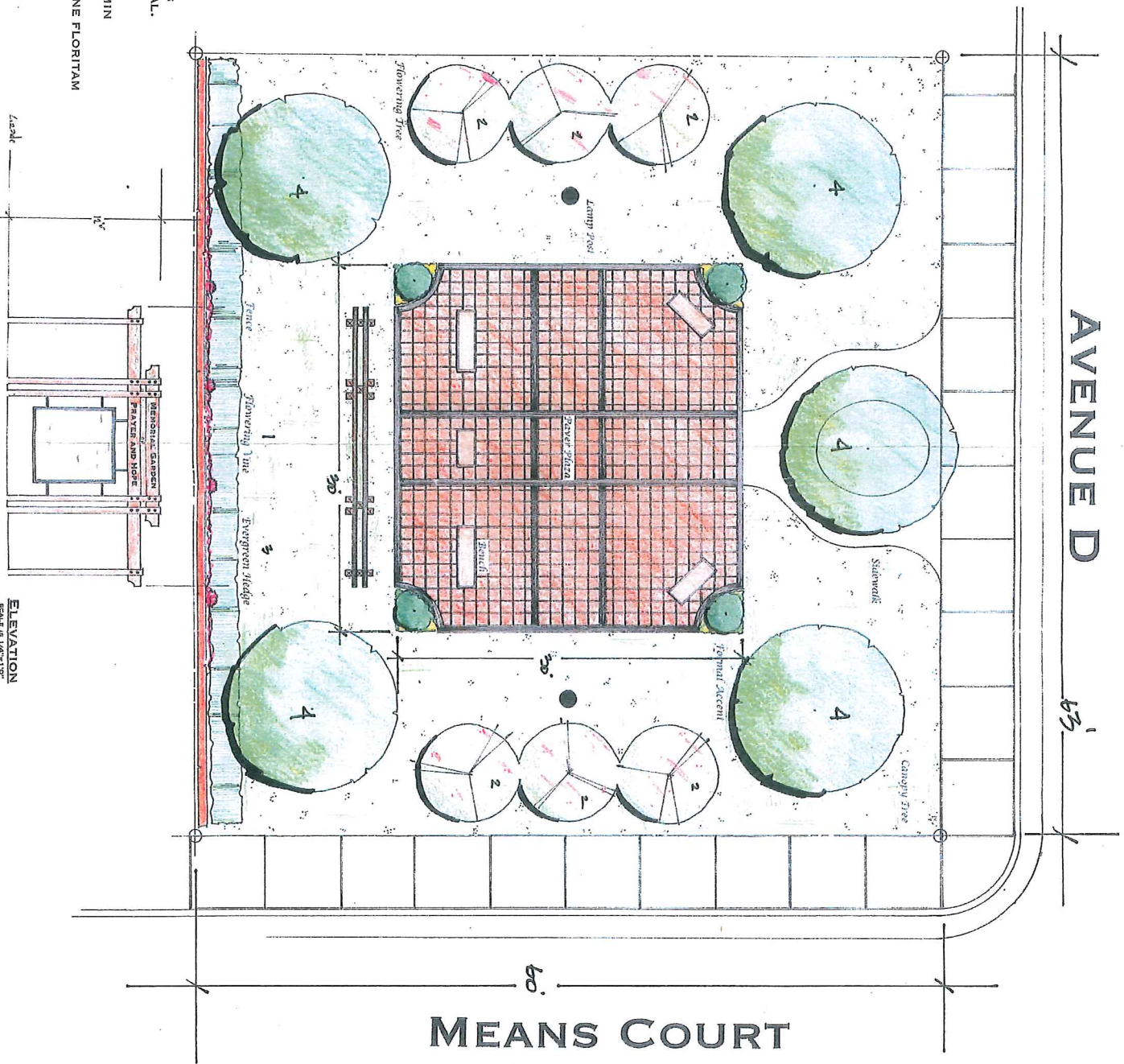
**Application Requirements**

- \$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.

# Memorial Garden of Prayer and Hope

## LANDSCAPE LEGEND

1. FORESTERIA SEGREGATA (25)  
FLORIDA PRIVET 15 G, 4' HGT.
  2. LAGERSTROEMIA NATCHEZ (6)  
CRAPE MYRTLE, 45 GAL. STD.
  3. TRACHELOSPERMUM JASMINOIDES  
CONFEDERATE JASMINE (10) 7 GAL.
  4. QUERCUS VIRGINIANA  
LIVE OAK 100 GAL, 16', 4" CAL. MIN
- ALL SOD SHOULD BE ST. AUGUSTINE FLORITAM

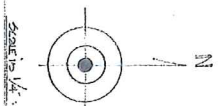


AVENUE D

65'

60'

MEANS COURT



ELEVATION  
SCALE IS 1/8\"/>



**Historic Preservation Board**

**6. f.**

Meeting Date: 01/11/2016

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Information

REQUESTED ACTION

Certificate of Appropriateness 15-60 - Demolition - 521 N. 4th Street

LOCATION

521 US Highway 1

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval with the condition that the existing deteriorated parking and driveway area will be removed and the whole property will be re-sodded.

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Attachments

Staff Report  
Application

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/04/2016

Started On: 01/04/2016 01:28 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

JANUARY 11, 2015

COA 15-60

### Owner / Applicant

Yates N. 4th street LLC

### Location

521 US Highway 1

### Parcel ID

2403-705-0145-000-5

### Historic Status

Non-contributing structure in the Lincoln Park Historic District.

### Requested Action

Requesting demolition of one (1) non-contributing commercial structure located in a designated historic district with no plans for new construction.

### Recommendation

Approval with condition

### Staff

Maria Lewicka  
 Historic Preservation Planner

Kori Benton  
 Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

## HISTORY

1947	Date of construction
18/3/2002	City Commission adopted the Avenue D Historic District via Resolution No. 02-40 Structure is listed as contributing.
2008	Yates N. 4th Street LLC acquired the property.
2/2/2015	City Commission renamed Avenue D Historic District to Lincoln Park Historic District.

## FINDINGS

### Architectural Significance:

The subject building **does not** represent significant architectural style.

### Request:

The property owner is requesting the complete demolition of the building. The owner has not presented immediate plans for reuse of the property.

## STAFF ANALYSIS

Criteria for Demolition (23-49): 521 US Hwy 1	Staff Analysis	Criteria Met?
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?	No. The structure is listed as non-contributing in the Lincoln Park historic district.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No.	Yes
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	No.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	No.	Yes
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?	No.	Yes
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	No. The applicant did not provided plans for the future development of the property. The removal of the demolition may present opportunities to redevelop and significantly improve a premier corner of US Hwy 1, contributing to continuing redevelopment efforts along the highway corridor.	No

## STAFF RECOMMENDATION

The application meets criteria A, B, C, D, & E for demolition of a structure within a designated historic district. The absence of definite plans for re-use of the parcel limits the probability of rehabilitation and reuse of the subject property. The removal of the building may present options for a new construction to support existing efforts to redevelop the US Highway 1 corridor, therefore staff recommends approval of the demolition request with the condition that:

- The existing deteriorated parking and driveway area will be removed and the whole property will be re-sodded.



South Elevation



East Elevation

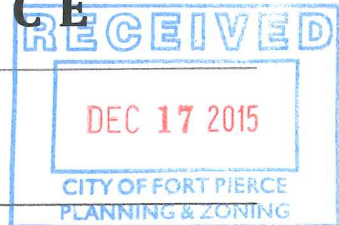


Downstairs interiors



# 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: 521 US Highway 1, Fort Pierce, FL 34950  
Parcel ID #: 2403-705-0145-00/5  
Type of Designation:  Contributing  Non-contributing Site within the \_\_\_\_\_ Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s) Name(s): Yates N. 4th Street LLC  
Mailing Address: c/o Jacqueline Russakis, 1058 12th St. Okeechobee, FL 34974  
Phone Number(s): 863-864-8716 Email: jrussakis@embarqmail.com

Applicant Name(s): see above  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

Representative Name(s): see above  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

**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, Jacqueline Russakis, of Yates N. 4th St LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Jacqueline Russakis 12/10/2015  
Signature of Owner Date  
Managing Partner  
Yates N 4th St, LLC

**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) sod and fill as necessary

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

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

*Demolition*

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:
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- Color samples.

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- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

**Historic Preservation Board**

**6. g.**

Meeting Date: 01/11/2016

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Information

REQUESTED ACTION

Certificate of Appropriateness 15-61 - Outside Dog Run Enclosed by Wooden Fence - 225 Orange Avenue.

LOCATION

225 Orange Avenue

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Denial

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Attachments

Staff Report  
Application

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/04/2016

Started On: 01/04/2016 01:54 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

JANUARY 11, 2016

COA 15-61

### Owner

HOLA Properties LLC

### Applicant

Janet Birdsall, My Yuppy  
Puppy, LLC

### Location

225 Orange Avenue

### Parcel

2410-507-0008-000-7

### Historic Status

Non-contributing structure  
in the Downtown Historic  
District. Not eligible for  
individual listing in the  
NRHP.

### Requested Action

To install fenced area  
for outside dog run.

### Recommendation

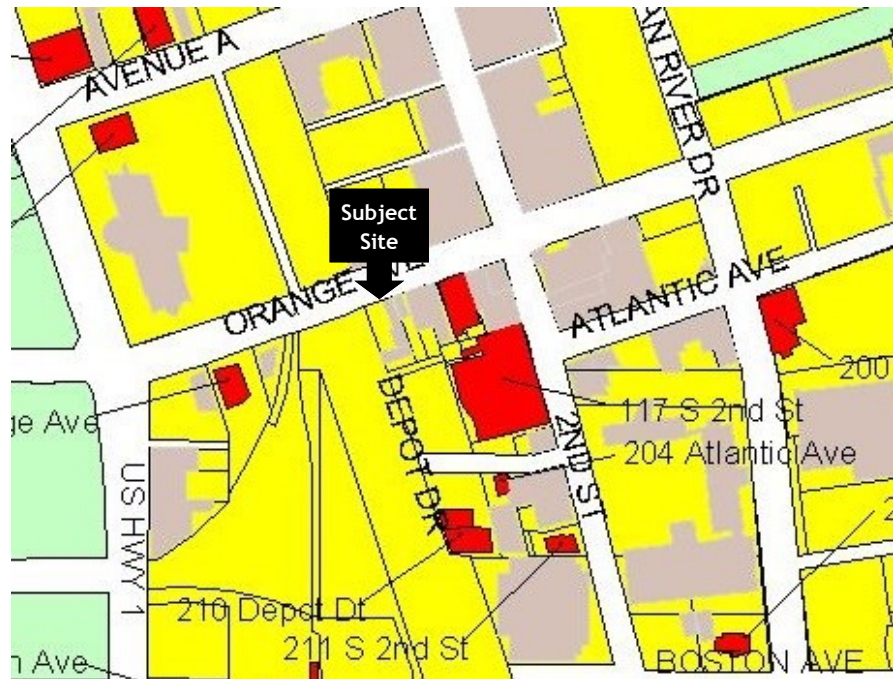
Denial

### Staff

Maria Lewicka  
Historic Preservation  
Planner

Kori Benton  
Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

the fence.

### HISTORY

1925 - Construction of the  
commercial building.

10/26/2015- HPB denied COA  
Application for installation  
of Artificial Turf and Fence.

### STAFF ANALYSIS

#### Request

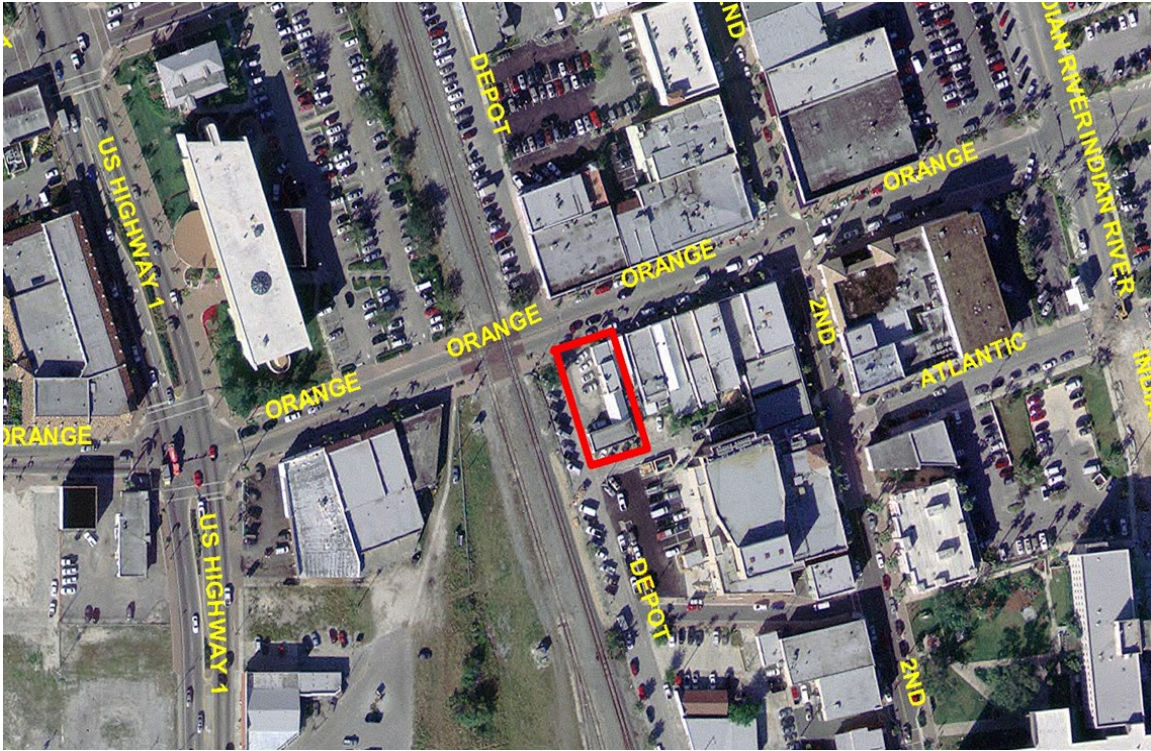
The applicant is proposing to install a 4 ft tall wooden stockade fence in order to enclose a 16 X 24 foot outside fenced area for dogs to run. The enclosed area will be covered by an additional layer of limestone and container planters will be placed around the exterior to decorate

#### Review

The proposed dog run addition offers exterior space for dogs at the existing grooming business.

The proposed style and material of fence does not blend in with the overall appearance and scheme of the structure.

The proposed changes will affect the existing parking area. To ensure adequate vehicle circulation and safety the fenced area should be well-lighted during the evening and nights hours.

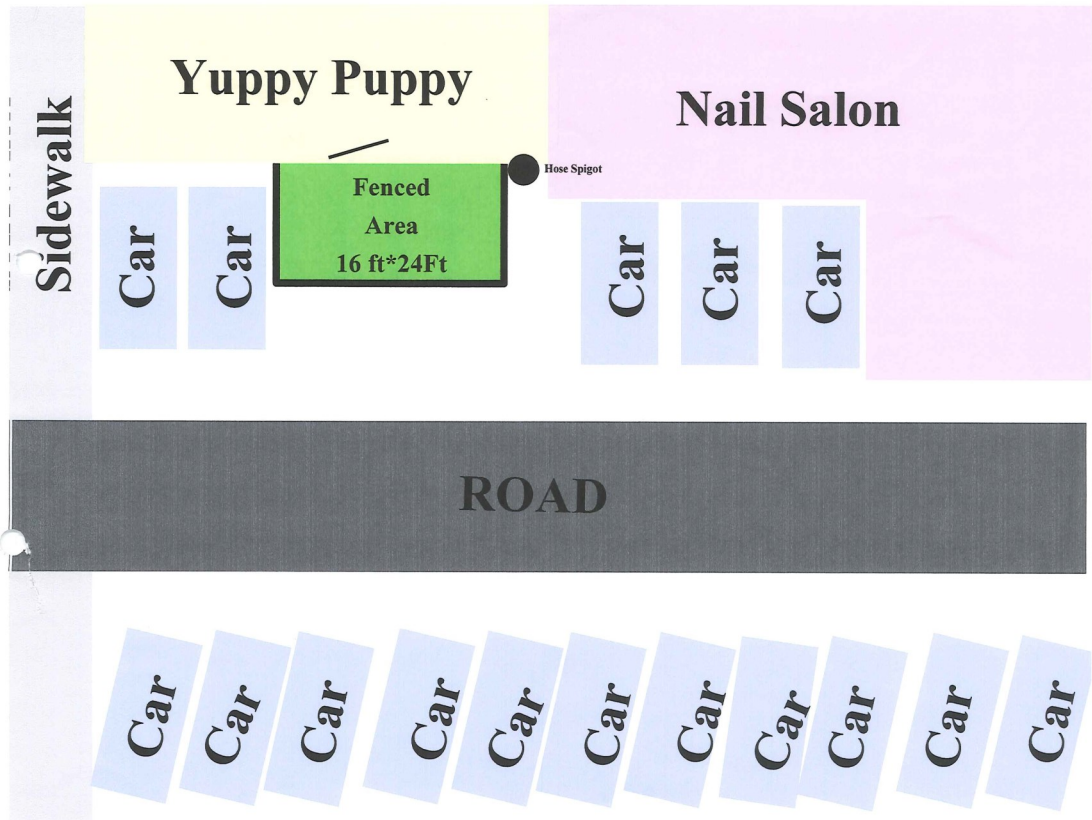


Site location - aerial photo



Existing building elevation

## Proposed site layout



This is what is currently on the ground... We would continue to use the limestone adding another other couple of inches to level the ground.. Lime is a natural odor neutralizer so this is a good choice for those that believe smell is an issue. This product can be disinfected or bleached. Limestone also is very absorable allowing urine to quickly absorb to the ground as well as water and disinfectant.

## Proposed ground cover

## Proposed fence



This is a short version of the privacy fence standing at 4ft tall, 6 inches taller than the wrought iron fencing. This fence should alleviate the issue of the public being able to see the dogs, or the dogs the ability to see people and bark at them.



Container planters will be used to decorate up the fence and give the area curb appeal

## Proposed container planters

**The Secretary of Interior Standards for Consideration**

9. New additions, exterior alternations, or related new constructions 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.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Staff Recommendation**

Staff foresees several conjectural problems and negative impacts connected to the proposed dog running area including noise, smell, safety, traffic circulation, waste disposal and wastewater discharge.

In addition the proposed wooden fence is not compatible with the architectural features of the surrounding downtown properties.

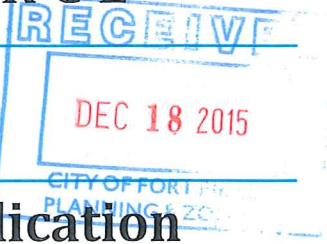
Therefore, considering overall impact of the dog run on the adjacent properties and Downtown area staff recommends a denial of the proposal as it does not meet the Secretary of Standards 9 and 10.



# 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: 225 Orange Avenue

Parcel ID #: 2410-507-0008-000-7

Type of Designation:  Contributing  Non-contributing Site within the Dunlawton Historic District

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

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): Hola Properties

Mailing Address: 2400 S Ocean Dr #4200D 34949

Phone Number(s): 772 971 7424 Email: \_\_\_\_\_

Applicant  
Name(s): Janet Birdsall

Mailing Address: 225 Orange Ave Fort Pierce, 34980

Phone Number(s): 236 4650 Email: myyuppypuppy@yahoo.com

Representative  
Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

*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, HOIT C. MURPHY JR as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

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

12/18/15  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

- Site Improvements (describe) Fence Addition
- Other (describe) \_\_\_\_\_

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

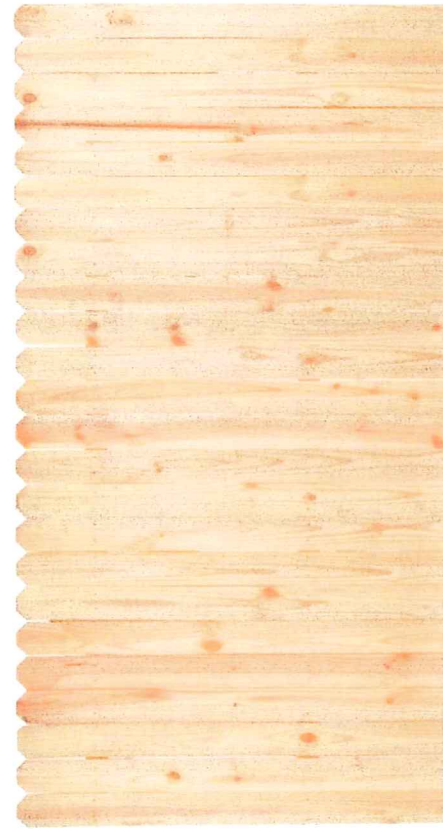
addition of a 16x24 Fenced area  
addition of container planting for beauty curb  
Appeal

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**

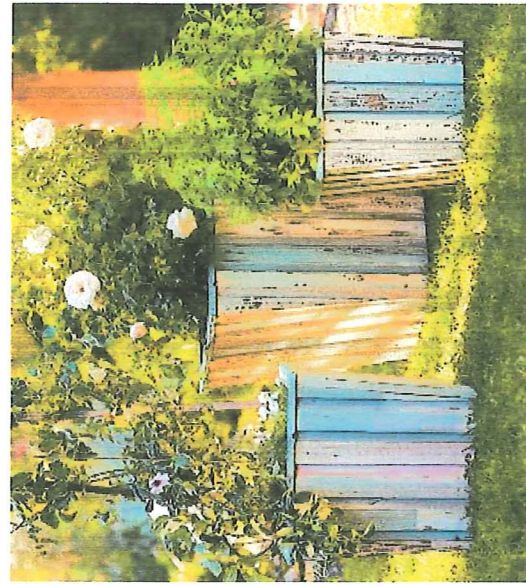
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# Sidewalk

Car

Car



# Yuppy Puppy

Car

Car

Car

# Nail Salon

# ROAD

Car

Car

Car

Car

Car

Car

Car

Car

Car

Car

Car