



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: February 11th, 2016

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 aesthetic will be a Florida Vernacular like style with a standing seam metal roof. Balconies are provided for the office space and the residents. Spatial relationships are shown in the way of depth on the east and west side of the building. The elevations have been updated with architectural embellishments, as shutters have been added to various windows. The color scheme has also been changed to better correlate with the proposed structure to the east and surrounding neighborhood.

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 of 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.