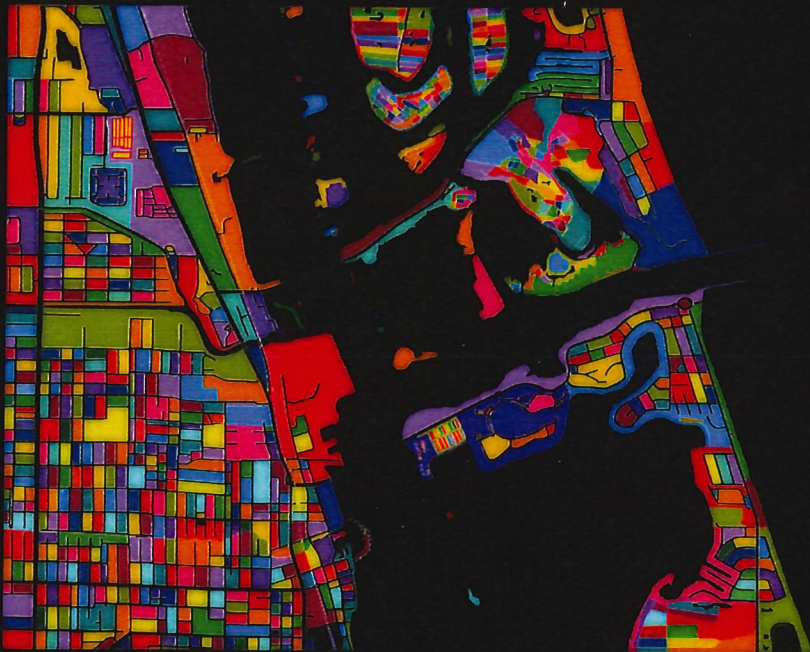


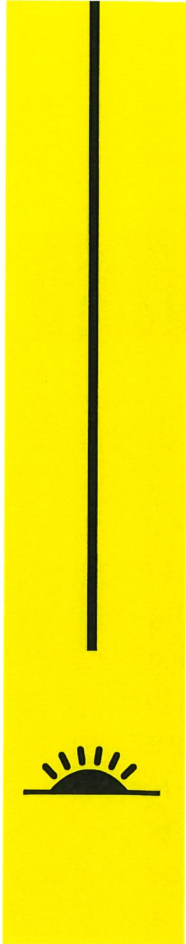
**H.D. KING
WESTERN LAND SITE
PROJECT PROPOSAL**

Fort Pierce



The Sunrise City  Heart of the Treasure Coast

FLORIDA



**PROPOSED BY
JEANNE ARIAS**

The Main Focus

I appreciate all of the time and effort that has already been put into this project by the City of Fort Pierce with the formal Request for Qualifications on the former H.D. King Plant Site, and the proposals that have already been submitted, however, the big focus is still on “doing something,” appropriate for the location.

From conversations with various residents there is talk that the land on the west side of 2nd Street might be deemed surplus and excluded from the RFQs and then offered for sale. This proposal has been crafted on that possibility to give the City of Fort Pierce another option regarding the downtown redevelopment.

Getting down to brass tacks... it’s parcels #3, #4 and #5, the land on the West side of 2nd Street, that I am interested in purchasing for the purposes outlined herein.

I believe my goals for this location will be well within the scope of what you, as City Planners and Community Leaders, would like to see done to enhance the beauty of our downtown, and will greatly contribute to our growing community and local economy.



Western parcel of land as it looks today.

Our Goals

- To develop the property in such a way that it will serve as a “link” between the downtown central business district and the historic Edgertown neighborhood.
- To promote the preservation of historic buildings, encourage proper maintenance of historic buildings, and discourage demolition of old homes so as to preserve and highlight the History of Fort Pierce.
- To develop at the site residential units, professional offices, live/work space, retail space and a quaint authentic bed and breakfast, right down to the oranges on the kitchen counter that let you know that real fresh-squeezed juice is served every morning.

Parcel #3

The more ambitious part of this project is my acquisition and redevelopment of the tract marked parcel #3, shown in the photograph on the previous page and again on page 5.

On this site I want to create a "Hamlet" of Historic Homes. The type of homes that would otherwise be lost either to development, neglect, demolition or abandonment, etc. would be moved to this site and restored/renovated.

The buildings would be of historic interest or architectural interest. As for the landscaping, there would be an emphasis on Florida Native plants and drought tolerant plants.

I will work with the City of Fort Pierce, the St Lucie County Historical Society and the State Historic Preservation Office to pick the right houses to move to the property, and I would be fully responsible for the purchase of said properties, the cost and logistics of moving them to the site, and of course, making all appropriate renovations.



There is enough space for 5-7 homes depending on the size of the homes. This would be the equivalent of 18 to 22 units as

the houses would be converted into duplexes, triplexes, quadruplexes. They would be used as residential and mixed use live/work space. Those homes directly on 2nd Street would have store fronts and when the City puts in the Moore's Creek walking trail, the houses on that side might also have store fronts. My goal also includes designating one of the homes as a Bed and Breakfast.

As for parking, the plan I have drawn up does add 35 more spaces for visitors and residences of The Hamlet at Moore's Creek. The remains of Ave B would be turned into parking. I would have the sidewalk extended along 2nd Street to create additional street parking in front of the homes. Mr. Abraham Chabab, PE, has drawn up preliminary site plans in reasonable detail and they are provided on the next page.

At the City's community meeting on August 24, 2016, one of the main concerns expressed was the destruction and loss of the Historic Character of the downtown area, and the loss of residential housing. We have already lost countless beautiful historical homes to development, hurricanes and termites, etc., and we need to protect the few remaining historic homes that the City has left. I believe this may be a viable solution.

PROJECT PRICE:

I anticipate the cost of the whole project to be between \$700,000 and \$900,000 excluding the cost of the land.

I'd like you to see just how small of an area these 3 parcels of land encompass in comparison with the much larger area that is generally considered as the H.D. King Plant Site.



Parcels 4 & 5

My personal goal is to purchase the empty lots that abut my home on the North and West side, parcels 4 and 5.

The first thing people see when coming south on 2nd Street over Tummy Tickle Hill is my house. It has a great presence, but I want it to make a statement!

As one of the three remaining turn of the century homes in downtown, my home is a very prominent structure and regardless of what is built on the King Power Plant site, my home will still be highly visible. Thus, to enhance the beauty of the house and in keeping with the style of the era, I would like to build a wrap-around porch and decks on the North side. I believe this will add a great deal of curb appeal and charm to the downtown.

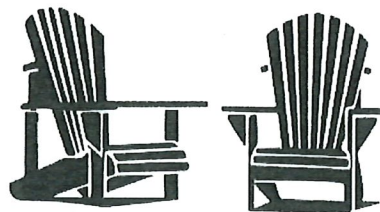
The home directly south of mine, 219 N 2nd Street, is owned by Cebad Investments, LLC and/or Mr. & Mrs. Becht. They already have Fort Pierce City approved plans drawn up by Mr. Mike Menard to add a wrap-around porch and decks to their home. My. Menard has already drawn up a preliminary rendering for my home, (shown on page 8, 9 and 10). The addition would help maintain the consistency and similarities of the two historic homes. However, this will only be possible if I own the City lot to the north of me. When my home was built in 1901, it was built within 3 feet of the property line. The proposed porch and decks are approximately 8 feet deep, thus I would need Parcel #4.

Parcel 5 is also known as the ice house lot. It sits behind my neighbors' house and mine, and it runs parallel to the railroad

tracks. This land would be divided into portions to join with the properties in front of them, (my 2 neighbors). I would point out that this parcels #5 is landlocked to the South, East, and West, and next to the HIGH SPEED railroad tracks.

Our concern is that anything else that would be built back there might destroy the Historic nature of the neighborhood, and especially the three remaining Historic structures that private money has already rehabilitated and preserved. The three of us want to ensure that our respective properties aren't negatively impacted by some inappropriate development as we each have a vested interest in maintaining the character of the downtown area, much more so than any outside developer.

The acquisition of these parcels will



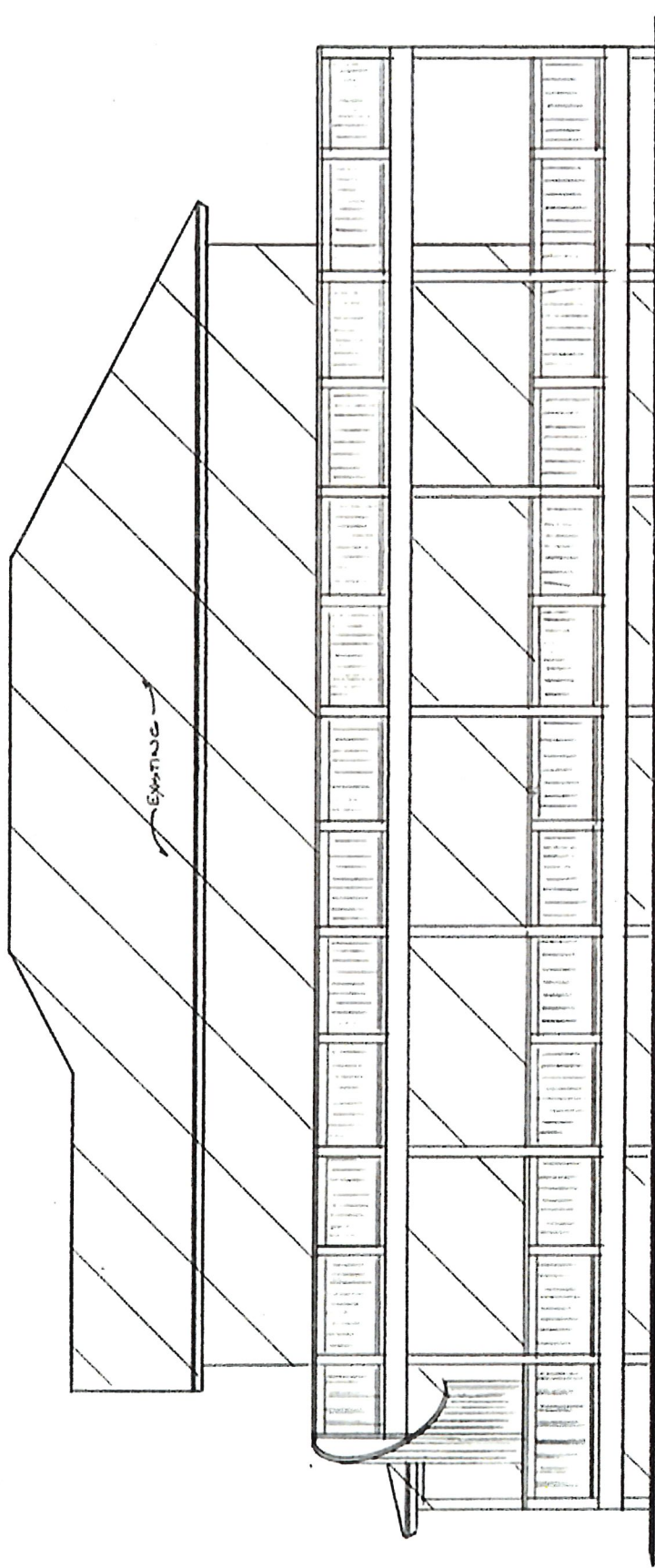
create a buffer zone, particularly if the City approves the highly dense plans put forth by RMA, the Redevelopment Management Associates Firm out of Pompano Beach The planned porch and landscaping would also add more 'green space' to downtown.

PROJECT PRICE:

The construction of the porch and decks should cost approximately \$50,000. I will be funding it myself. Bank statements will be available upon request showing available funds once I can be assured the information can be kept confidential.

South Side View of House





RIGHT SIDE ELEVATION

Architectonic Inc

1000 West 10th Street
Suite 100
Portland, Oregon 97201
Phone: 503.228.1111
Fax: 503.228.1112

ARIAS DECK
17. Project Number

Client

Project Name

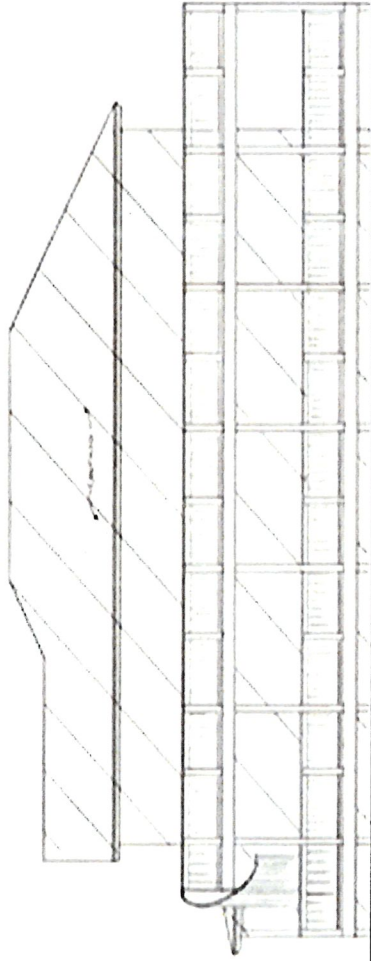
Project Location

NO.	DESCRIPTION	DATE
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2	REVISION	
3	REVISION	
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5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

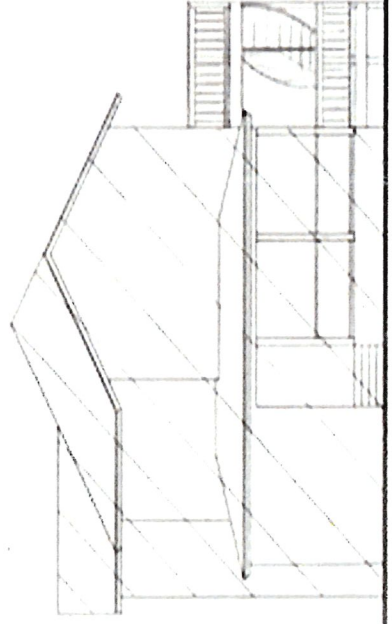
Scale: 1/8" = 1'-0"
A-2

Project Number: 17-188

Page 10



RIGHT SIDE ELEVATION



FRONT ELEVATION



HOUSING HIGHLIGHTS

1901 Victorian
42 Aiken Blvd, Warrenton, SC

1936 Bungalow
509 S. 10th St., Ft Pierce

1926 Shotgun
640 S. 12th St., Ft Pierce

1946 Sears Kit
1201 N. M St., Lake Worth

1901 Victorian
223 N. 2nd St., Fort Pierce

My name is Jeanne Arias. I own the home at 223 N. 2nd Street. I am the sole owner of the property.

I am a Floridian. I have been renovating homes and investing in real estate for over 30 years. I have renovated dozens of homes in South Florida, Georgia and South Carolina. I was a Real Estate Agent in Atlanta, Ga for 5 years, but then I moved back to South Florida in the early 90s at which time I started buying and renovating houses. The first few houses, I assisted the contractor and handyman that I hired so as to learn how to do the actual work myself. The next few houses, I did most of the work myself. Then in 2000, I decided it was easier to hire someone else to do the work, and I oversee all renovations.

On the next few pages you will see some before and after examples of my work.

Before



509 S 10 ST., FORT PIERCE, FL

After



509 S 10 ST., FORT PIERCE, FL

Before



509 S 10 ST., FORT PIERCE, FL

After



509 S 10 ST., FORT PIERCE, FL

Before



640 S 12 ST., FORT PIERCE, FL

After



640 S 12 ST., FORT PIERCE, FL

Before



640 S 12 ST., FORT PIERCE, FL

After



640 S 12 ST., FORT PIERCE, FL

42 AIKEN BLVD., WARRENVILLE, SC



The Team

**Mr. Mike Menard
of Architectonics
806 Delaware Ave,
Fort Pierce, FL 34950**

Mr. Menard will be the architect on the project. He is a long term resident of Fort Pierce and is well known to the City.

**Abraham Chabab, Inc
5428 NW Edgewater Ave,
Port Saint Lucie, FL, 34983**

Mr. Chabab will be the Engineer for the project. He has done the preliminary site plans. Mr. Chabab has been a licensed Professional Engineer in Saint Lucie County since 1993 and is good standing with the county and the state.

**Andros Roofing & Construction, LLC
2706 Atlantic Ave,
Fort Pierce, FL 34947**

Andros Construction will do the build. The company is owned by Lloyd and Mary Constant. Andros Construction is a locally owned and operated company that has been doing roofing and construction in the Fort Pierce area for more that a decade. He is a state licensed General Contractor and Roofing Contractor in good standing with the City and the State. They are a minority owned company with strong ties to the community

**Brownie Moving and Heavy Hauling
175 Boyd Road,
Fort Pierce, FL 34945**

Brownie's will move the houses and some of the site prep. The company has been in business since 1922 and has moved countless of Historic Structures all up and down the East Coast including The Seven Gables House for the City. They are licensed, bonded and insured.

References:

Dan Stroh, Contractor
772-473-8350
935 East Causeway Blvd,
Suite 405
Vero Beach, Fl

Juan Hernandez, Roofer
772-418-4911
103 Maple Dr
Fort Pierce, Fl

Jeff Thompson
All Phase Electric
411 Granada St
Fort Pierce, Fl

David Savage, Sunturst Bank
772-234-7704
1716 Hwy A1A
Vero Beach, Fl

Photo Simulation BEFORE AND AFTER



The respondent for this proposal is:

Jeanne Arias
223 N. 2nd Street
Fort Pierce, FL 34950
561-714-7528
jpony@aol.com