



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING AND FPRA DIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

APRIL 23, 2018

COA 18-30

### Owner

RFMD Investments

### Applicant

Shellback Group, LLC  
Thirsty Turtle Seagrille

### Representative

John M. Foster, Architect, AIA

### Location

108 North 2nd Street

### Parcel

2410-503-0069-000-0

### Historic Status

Non-contributing

### Requested Action

Consideration of approval for reconstruction of exit ramp, steps and interior of the building for a new restaurant and installation of a new signs.

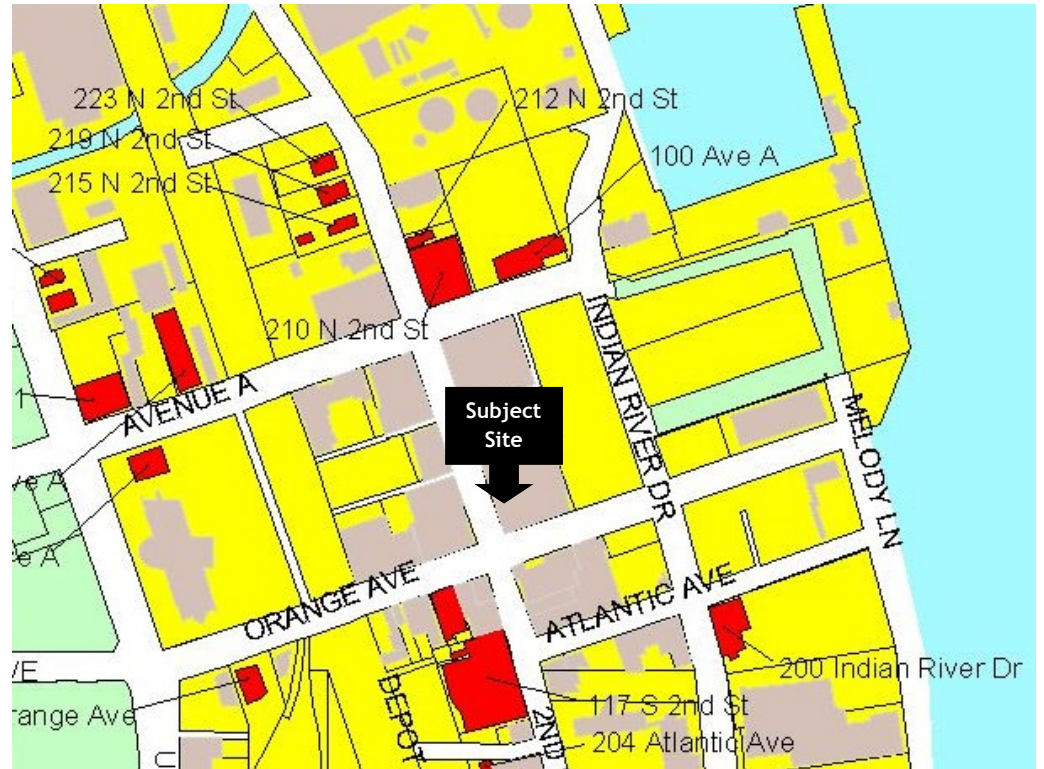
### Recommendation

Approval

### Staff

Maria Lewicka, AICP  
Historic Preservation Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

### Existing Conditions:

The one-story commercial building is considered a non-contributing structure in the Downtown Historic District as it lacks the historical, architectural significance.

The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1954. In 2012 this building underwent extensive remodeling.

## Staff Analysis

### Request:

Consideration of approval for:

- Reconstruction of east ramp and steps per ADA requirements.
- Reconstruction of interior to accommodate 201 seat restaurant.
- Modification of 2nd street entry from single to double storefront doors. Existing custom storefront metal to remain, substitution of insulated, sliding windows for existing glazing.
- Creation of a patio bar by removal of 10' x 28' section of the east wall and installation of insulated sliding pocket doors.
- Installation of "Thirsty Turtle" logo and signs, lettering colors per registered trademark.

Existing building base, trim and colors to remain.



**Building Location—Aerial Photo**

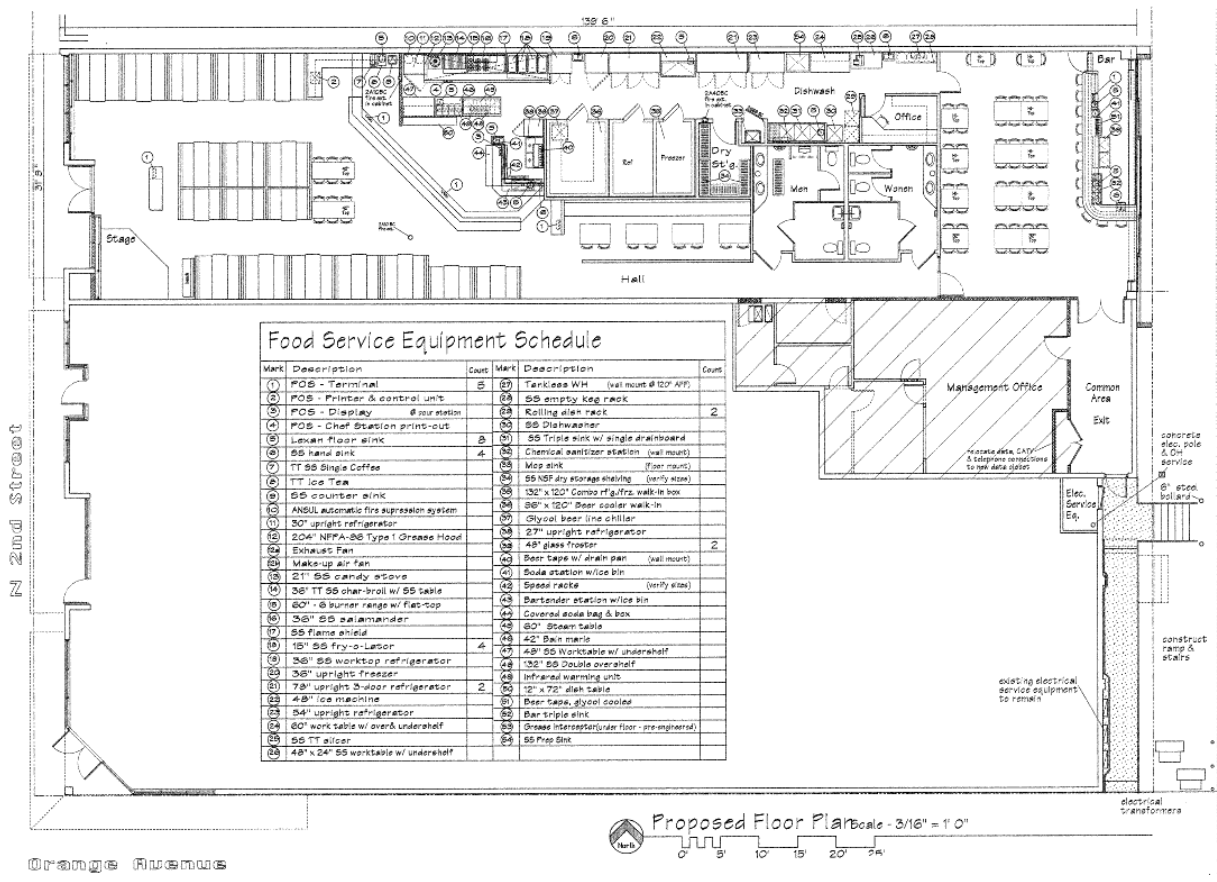
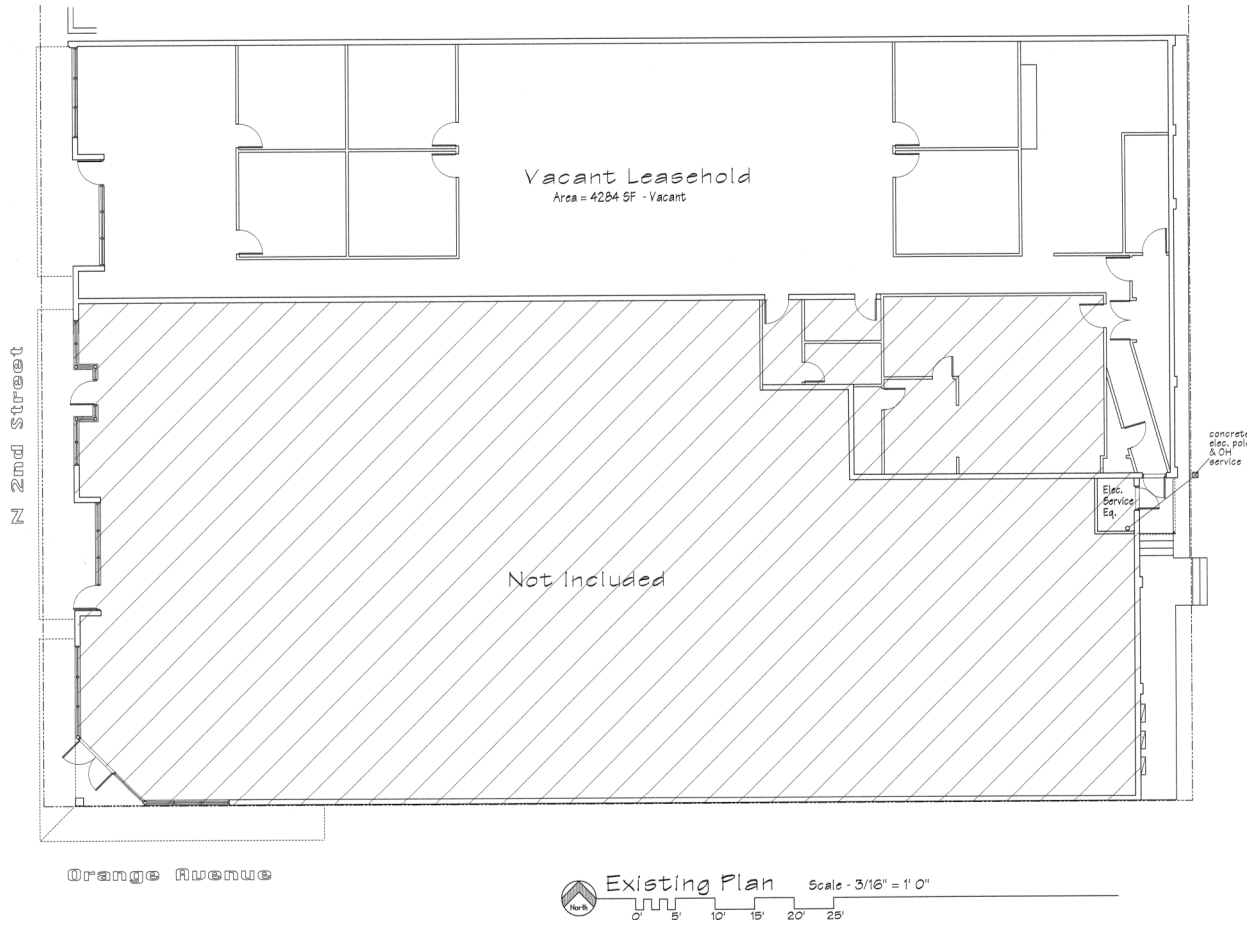




Existing Indian River Drive Façade

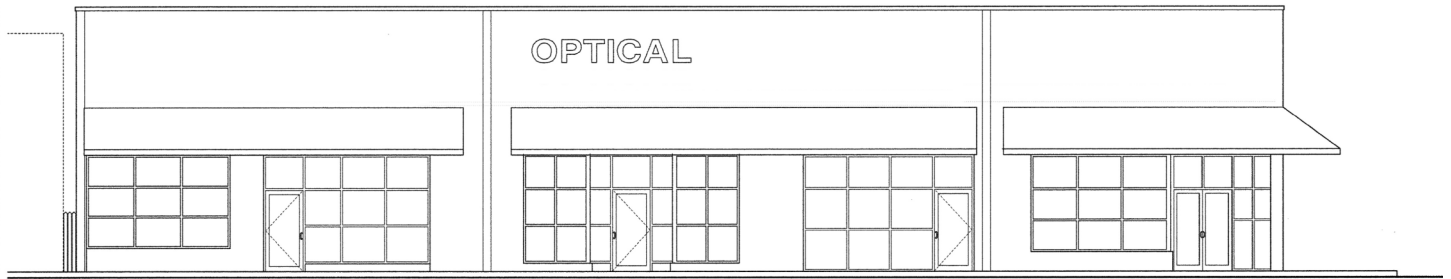


Existing N 2nd Street Façade

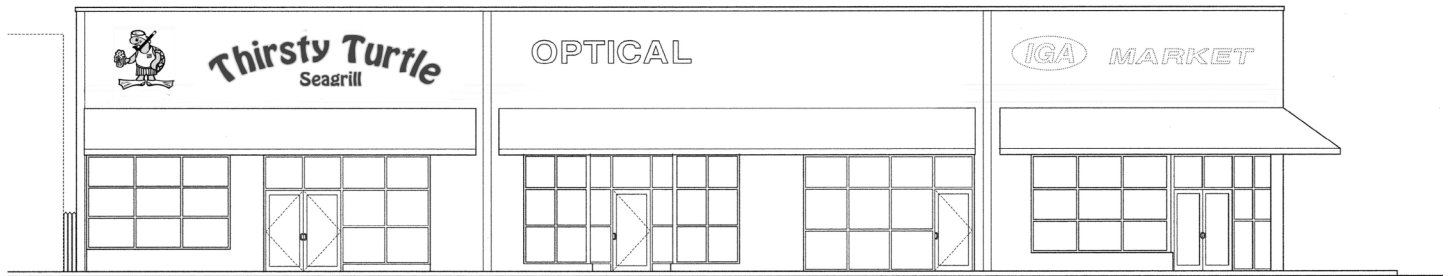


Existing and Proposed Floor Plan





Existing West Elevation



Proposed Restaurant      Existing Commercial Building to Remain

Proposed West Elevation      Scale - 1/4" = 1' 0"

0'   5'   10'   15'   20'   25'



Proposed Restaurant

View from Second Street

Exterior colors of building, trim, storefront & awnings to be unchanged.

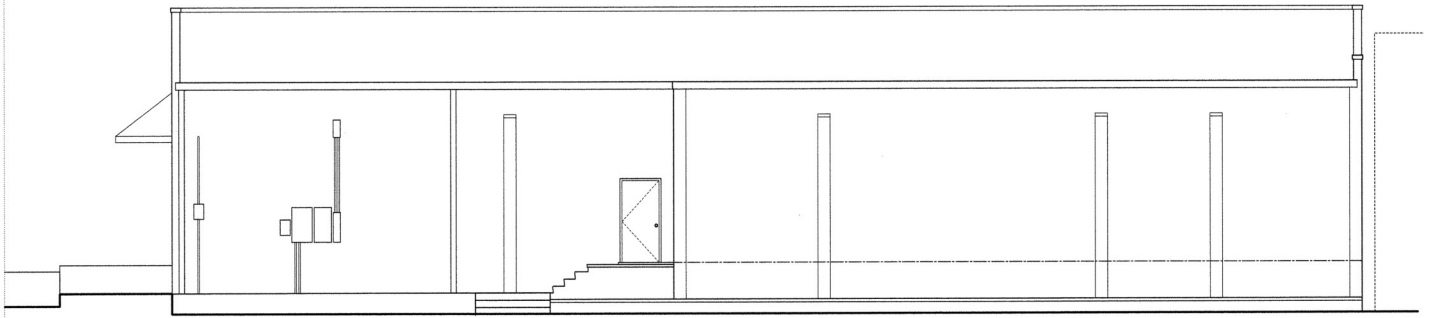
Corporate logo & signage per detail submission.

**Thirsty Turtle**  
Seagrill      108 North Second Street  
Ft. Pierce, Florida      APRIL 6, 2018

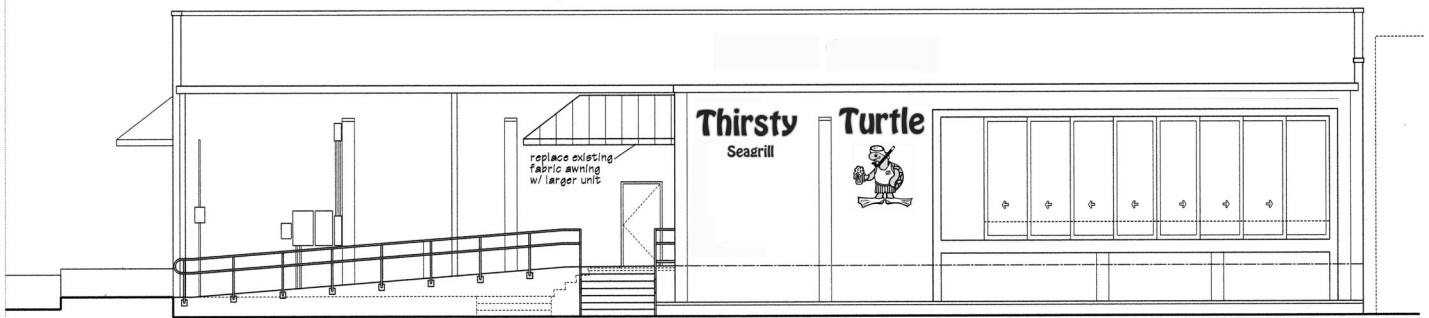
John M. Foster - Architect  
P.E., Florida, Florida State Reg. No. 8891  
Member - American Institute of Architects



## Proposed Building Colors



Existing East Elevation



Proposed East Elevation

Scale - 1/4" = 1' 0"

0' 5' 10' 15' 20' 25'



View from Indian River Drive

Thirsty Turtle

Seagrill

108 North Second Street  
Ft. Pierce, Florida

APRIL 6, 2019

John M. Foster - Architect  
P.O. Box 1000, Ft. Pierce, Florida 34946  
Member - American Institute of Architects



# Thirsty Turtle Seagrille -108 N. 2nd Street, Ft. Pierce, FL



Proposed Signs

### **Secretary of Interior’s Standards for Consideration:**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
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**

The proposed plans reflect minor alterations to a non-contributing structure to accommodate a new restaurant use. The new additions and alterations do not destroy historic materials that characterize the property and are compatible with the massing, size, scale, and architectural features of the structure.

Modification of 2nd street entry from single to double storefront doors which matches the existing storefront in style, design, materials and color does not conflict with the Standards for rehabilitation. Creation of a patio bar by removal of 10’ x 28’ section of the east wall and installation of insulated sliding pocket doors does not destroy distinct historic features of the structure but actually enhances the commercial appearance of the structure from the Indian River Drive view. In addition the proposed, “outside” sitting area will enhance the downtown’s attraction to visitors.

In conclusion, staff recommends approval of the proposed remodeling work, as it meets Standards two, nine and ten of the Secretary of the Interior’s Standards for Rehabilitation.

The signs proposed for the front and rear façades are notably consistent and compatible in size, scale and design to the existing signs along 2nd Street and Downtown area. They meet the requirements of the Secretary of Interior Standard 9, and City sign regulations, therefore Staff Recommends that the Historic Preservation Board approve the proposed signs as requested.