



SEPTEMBER 24/2018

COA 18-71

Owner

City of Fort Pierce

Applicant

Beachside Hospitality Group
 Greg Powers CEO

Representative

Architectonic Inc., Mike Seal

Location

5 Avenue A (Marina Way)

Parcel

2410-503-0041-030-7

Historic Status

The subject side is a noncontributing site located in the Downtown Historic District.

Requested Action

Consideration of an approval for the construction of a new restaurant.

Recommendation

Approval

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

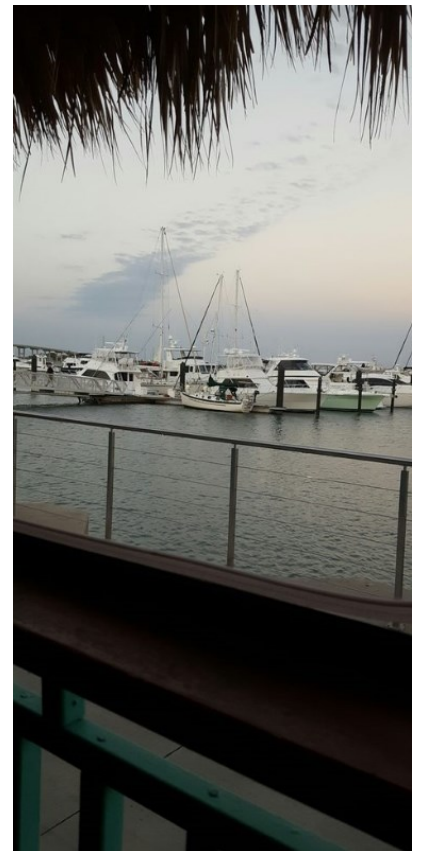


HISTORY

The Downtown Historic District was designated in 2002. It is significant for its association with the commercial, political, and social history of Fort Pierce from its establishment in 1882 through the late 1950s. It is also significant for its architecture, containing historic resources in the Mediterranean Revival, Mission, Art Moderne, Bungalow, Classical Revival, Colonial Revival, Frame Vernacular and Masonry Vernacular styles.

EXISTING CONDITIONS

The 0.225 acre subject site is located in the Downtown Historic District on the north side of Avenue A and is incorporated into the City of Fort Pierce Marina. The site is currently occupied by The Original Tiki Bar & Restaurant built in 1990 and commonly known for tropical fare and atmosphere.





The Original Tiki Bar & Restaurant

APPLICANT REQUEST & STATEMENT

The applicant is requesting consideration of approval for the demolition of an existing restaurant, **The Original Tiki Bar & Restaurant** and construction of a new 199 seat, 7,035 sq. ft. restaurant, **Crabby's Dockside**.

The proposed 2-story building is designed to seamlessly fit into the existing fabric of downtown Ft Pierce. The design features a metal roof, lap siding with accented trim around windows and doors and corners of the building. These features complement the character of the neighboring buildings in the vicinity of the project. Stainless steel cable railing systems on the building also complement the existing railing system in the marina, which suggests the proposed building has been a part of the area for an extended period of time.

The proposed building's color palette has been chosen to be of neutral colors which will balance the overall aesthetic of the adjacent buildings' colors.

At night the restaurant building will be illuminated by colored LED lights. The colors of the lights will correspond with current holidays and events. Examples of illumination are shown below.



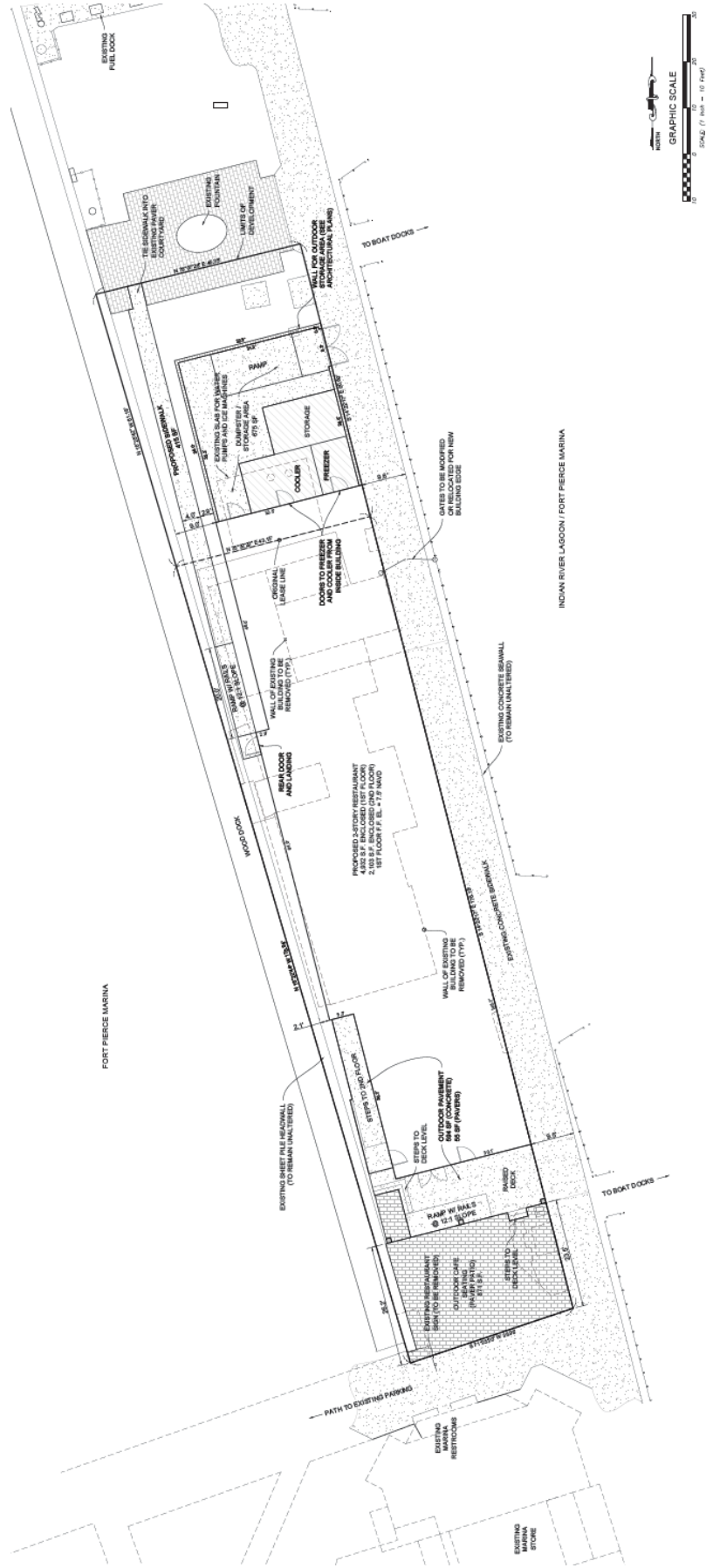
Examples of
the building
illumination



Aerial View of the Subject Site



Street View of the Site



Proposed Site Plan

SITE DATA

START / FINISH DATE: Fall 2018 / Spring 2019

FLOOD ZONE: AE (EL 4.0' NAVD 1988),
Map No. 12111C0179J (Dated 2/16/12)

ZONING: PUR (Planned Urban Redevelopment)

LAND USE: CBD (Central Business District)

LEASE AREA: 0.163 (Original), 0.225 Ac. (Limits of Development)

IMPERVIOUS AREA CALCULATIONS (IMPACTED AREAS ONLY):

Existing Impervious Area to Be Removed:	
Buildings (incl. Deck):	5,609 SF
Walks / Equip. Pads:	1,071 SF
<u>Total:</u>	<u>6,680 SF</u>
Proposed Impervious Areas:	
Enclosed Buildings:	4,932 SF
Pavement (Under Roof):	55 SF
Concrete	596 SF
Pavement (Outside):	671 SF
Concrete	1,585 SF
<u>Total:</u>	<u>8,039 SF</u>

Net Change In Impervious Area: 8,039 SF - 6,680 SF = 1,359 SF

SEATING CAPACITY:

Existing	197 Seats
Proposed	199 Seats
<u>Net Change</u>	<u>2 Seats</u>

OPERATING HOURS: 12 Hours/Day Average

BUILDING AREAS: Inside (Air Conditioned):

First Floor -	4,932 SF
Second Floor -	2,103 SF
<u>Sub-Total -</u>	<u>7,035 SF</u>

Outside Under Roof:

First Floor -	589 SF
Second Floor -	647 SF
<u>Sub-Total -</u>	<u>1,496 SF</u>

Outdoor Uncovered:

Uncovered Seating:	671 SF
Cooler Units:	495 SF
<u>Enclosed Courtyard:</u>	<u>675 SF</u>
<u>Sub-Total -</u>	<u>2,041 SF</u>

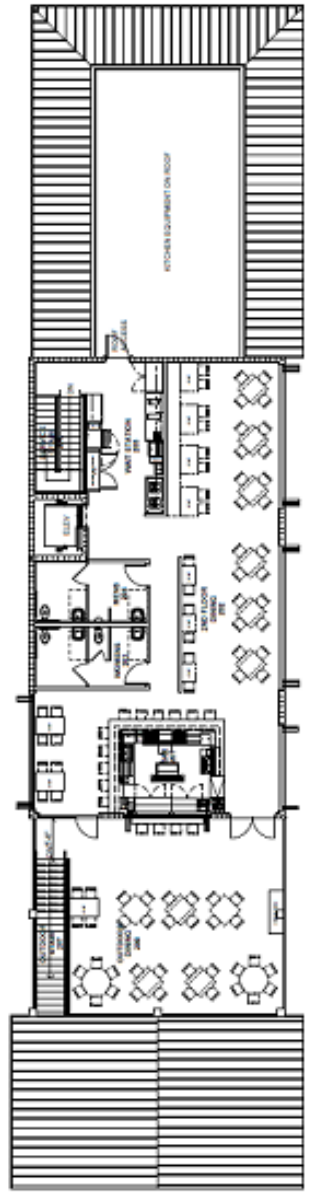
Total Restaurant Related Areas - 10,572 SF

SETBACKS:

Front:	0 Feet
Side:	0 Feet
Rear:	0 Feet

AREAL CALCULATIONS

NO.	DESCRIPTION	AREA (SQ FT)
1	1ST FLOOR	10,100
2	2ND FLOOR	10,100
3	3RD FLOOR	10,100
4	4TH FLOOR	10,100
5	5TH FLOOR	10,100
6	6TH FLOOR	10,100
7	7TH FLOOR	10,100
8	8TH FLOOR	10,100
9	9TH FLOOR	10,100
10	10TH FLOOR	10,100
11	11TH FLOOR	10,100
12	12TH FLOOR	10,100
13	13TH FLOOR	10,100
14	14TH FLOOR	10,100
15	15TH FLOOR	10,100
16	16TH FLOOR	10,100
17	17TH FLOOR	10,100
18	18TH FLOOR	10,100
19	19TH FLOOR	10,100
20	20TH FLOOR	10,100
21	21ST FLOOR	10,100
22	22ND FLOOR	10,100
23	23RD FLOOR	10,100
24	24TH FLOOR	10,100
25	25TH FLOOR	10,100
26	26TH FLOOR	10,100
27	27TH FLOOR	10,100
28	28TH FLOOR	10,100
29	29TH FLOOR	10,100
30	30TH FLOOR	10,100
31	31ST FLOOR	10,100
32	32ND FLOOR	10,100
33	33RD FLOOR	10,100
34	34TH FLOOR	10,100
35	35TH FLOOR	10,100
36	36TH FLOOR	10,100
37	37TH FLOOR	10,100
38	38TH FLOOR	10,100
39	39TH FLOOR	10,100
40	40TH FLOOR	10,100
41	41ST FLOOR	10,100
42	42ND FLOOR	10,100
43	43RD FLOOR	10,100
44	44TH FLOOR	10,100
45	45TH FLOOR	10,100
46	46TH FLOOR	10,100
47	47TH FLOOR	10,100
48	48TH FLOOR	10,100
49	49TH FLOOR	10,100
50	50TH FLOOR	10,100
51	51ST FLOOR	10,100
52	52ND FLOOR	10,100
53	53RD FLOOR	10,100
54	54TH FLOOR	10,100
55	55TH FLOOR	10,100
56	56TH FLOOR	10,100
57	57TH FLOOR	10,100
58	58TH FLOOR	10,100
59	59TH FLOOR	10,100
60	60TH FLOOR	10,100
61	61ST FLOOR	10,100
62	62ND FLOOR	10,100
63	63RD FLOOR	10,100
64	64TH FLOOR	10,100
65	65TH FLOOR	10,100
66	66TH FLOOR	10,100
67	67TH FLOOR	10,100
68	68TH FLOOR	10,100
69	69TH FLOOR	10,100
70	70TH FLOOR	10,100
71	71ST FLOOR	10,100
72	72ND FLOOR	10,100
73	73RD FLOOR	10,100
74	74TH FLOOR	10,100
75	75TH FLOOR	10,100
76	76TH FLOOR	10,100
77	77TH FLOOR	10,100
78	78TH FLOOR	10,100
79	79TH FLOOR	10,100
80	80TH FLOOR	10,100
81	81ST FLOOR	10,100
82	82ND FLOOR	10,100
83	83RD FLOOR	10,100
84	84TH FLOOR	10,100
85	85TH FLOOR	10,100
86	86TH FLOOR	10,100
87	87TH FLOOR	10,100
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89	89TH FLOOR	10,100
90	90TH FLOOR	10,100
91	91ST FLOOR	10,100
92	92ND FLOOR	10,100
93	93RD FLOOR	10,100
94	94TH FLOOR	10,100
95	95TH FLOOR	10,100
96	96TH FLOOR	10,100
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99	99TH FLOOR	10,100
100	100TH FLOOR	10,100

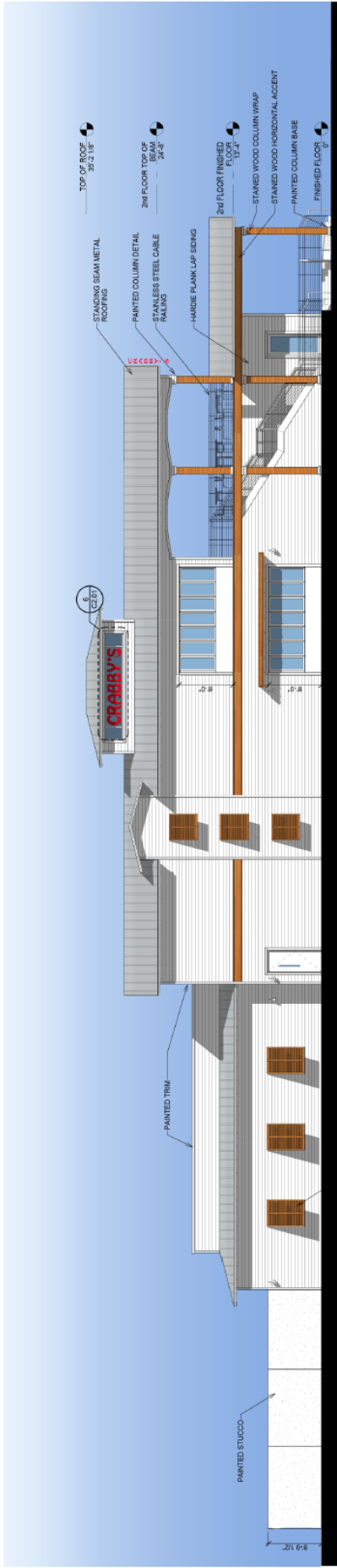


2 2ND FLOOR PLAN
18'-0" x 147'

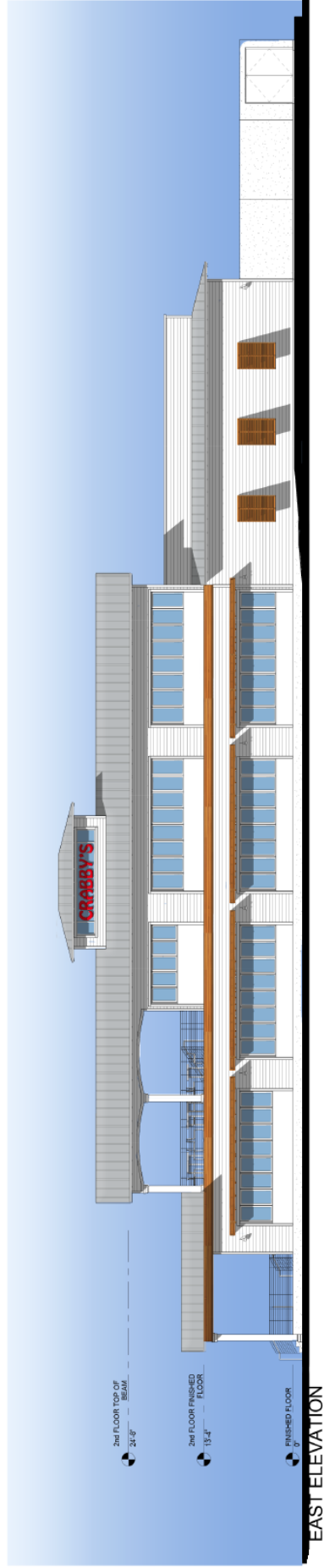


1 1ST FLOOR PLAN
18'-0" x 147'

Proposed Floor Plans



WEST ELEVATION



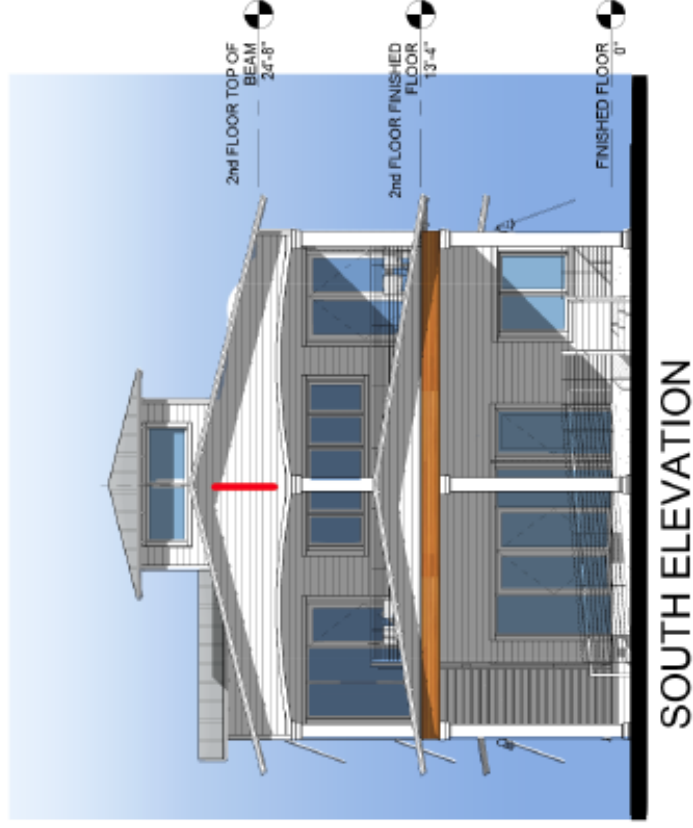
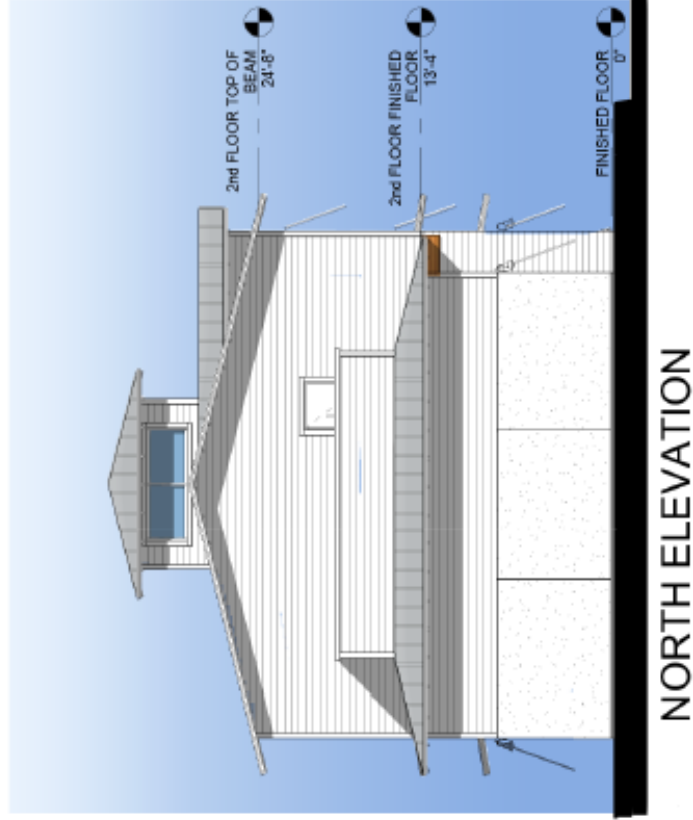
EAST ELEVATION

Building West and East Elevations

CRABBY'S



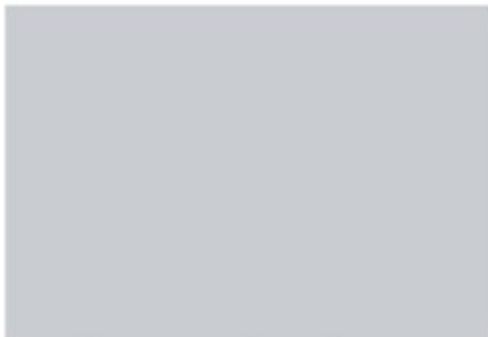
SIGN DETAIL



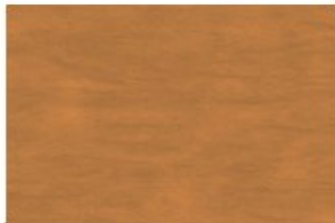
Building North and South Elevations



Standing Seam Metal Roofing
Kynar Finish - Pre-weathered Galvalume



Painted Cement Board Lap Siding
Sherwin Williams - SW6254 Lazy Gray



Stained Wood Accent Trim, Column Wraps,
Decorative Shutters & Window Canopies
Sherwin Williams - SW3513 Spice Chest



Painted Cement Board Lap Siding & Stucco
Sherwin Williams - SW9162 African Gray



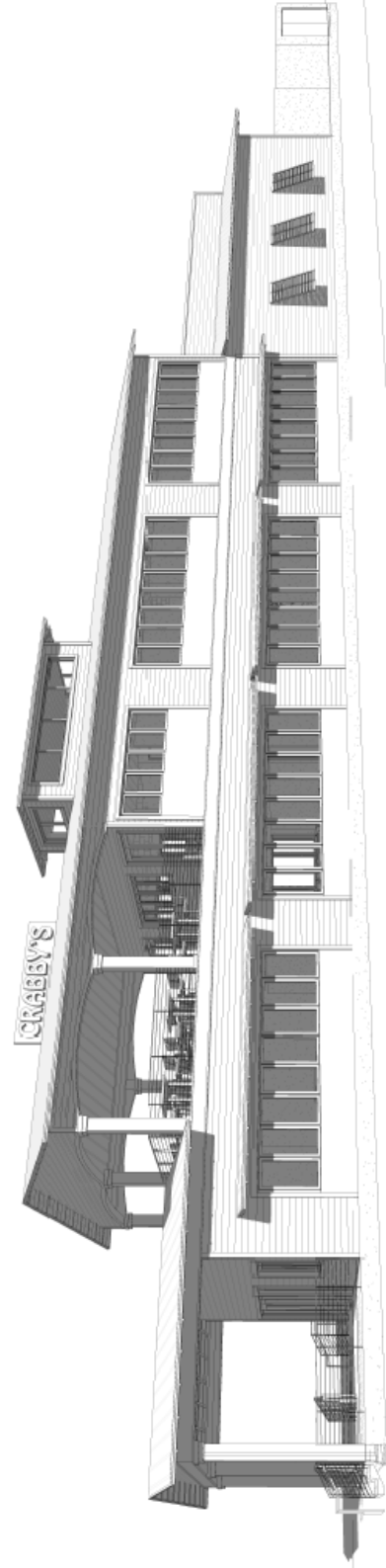
Painted Accent Stucco Trim,
Cement Board Trim, Fascia,
Soffit, Window & Door Trim
Sherwin Williams - SW7757 High Reflective White



Powder Coated Cable Railing System
Stainless Steel Finish



2 VIEW FROM WEST (APPROACH)



1 VIEW FROM EAST (RIVER)

Views of the Proposed Building

Criteria for Demolition (23-49): 528 N 12th St.	Staff Analysis	Criteria for demolition 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?	The structure does not meet national state or local criteria for designation as a significant historic or architectural site or structure.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	There is no significant design or craftsmanship present.	Yes
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	The structure has no historical or architectural significance.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	The existing Tiki Bar contribute to social and cultural character of Downtown District but does not contribute significantly to its historic character.	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?	The structure does not have architectural, historical or cultural value.	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?	After the demolition, a new restaurant—Crabby’s Dockside will be constructed.	Yes



STAFF RECOMMEN- DATION

Given the application meets all criteria for demolition of a structure within a designated historic district the staff recommendation is to approve the demolition request.

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.
- 10) New additions and adjacent or related new constructions 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 Analysis and Recommendation

One of the goals of historic preservation is to create new buildings designed in harmony with both adjacent contributing structures as well as the close surroundings and the overall downtown development patterns.

The proposed building is located at a prominent and unique downtown location on the water front and in the center of the city marina. The design scheme of the proposed restaurant building is compatible with the architectural style of downtown buildings in massing, size, scale, and color scheme. It also doesn't overshadow the neighboring building. The appearance of the structure doesn't seem to be intrusive or dramatically interfering with the marina settings and scenic beauty.

The only think which can be point out is using misplaced elements in the design of the building, like for example shutters where there is no windows. Although they break the monotony of the façade they also cause the architecture to miss its authenticity.

And the only think which is gone and maybe missed by frequent customers of The Tiki Bar is tropical fare and atmosphere.

The overall proposal and design are consistent with the Secretary of Interior Standard 9 and 10. Staff recommends that the Historic Preservation Board approve the request as submitted.



BUILDING OVERLAY ON SITE