



Bldg. Permit # _____

COA# 20-72

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 421 US Highway 1
Parcel ID #: 2410-603-0008-000-2
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): Tessa Adams
Mailing Address: 3705 Ave T, Fort Pierce, FL 34947
Phone Number(s): 772-237-9719 Email: sigsalon@aol.com

Applicant
Name(s): same as above
Mailing Address: _____
Phone Number(s): _____ Email: _____

Representative
Name(s): Tod Mowery, AICP - Redtail DG
Mailing Address: 100 S 2nd Street, Fort Pierce, FL 34953
Phone Number(s): 772-742-1555 Email: todm@redtaildg.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, Tessa Adams as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Tessa Adams
Signature of Owner

12/4/2020
Date

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|-----------------------------------------|------------------------------------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Shed | <input type="checkbox"/> Door(s) | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Window(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Rehabilitation | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) _____

Other (describe) _____

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

New Phatz Chick n Shack Restaurant. 2,332 sf of new restaurant and 979 sf of outdoor seating area.

Restaurant is set with a historic looking facade and is set up on the street to allow better interaction with the Historic District.

All parking for the restaurant will be behind the structure with a little on the side. Existing access easement driveway remains on south 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): _____

Front setback. Currently showing just over 6 feet versus required 15 foot setback. Without variance, design doesn't promote street side development.

Parking Requirements - Current parking requirements call for 34 spaces versus the 23 spaces shown on siteplan.

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. **colored elevation shows exact existing photo conditions with new building overlaid**
- Material(s) specifications and/or sample(s) **block construction with stucco finish and metal shutters**
- Color samples. **Sample as shown on colored elevation - white with black accent**
- N/A Demolition – Plans for what will be taking the demolished structure's place should be submitted.



December 3, 2020

Brandon C. Creagan
MCRP, LEED Green, Associate Planner
City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950

**RE: 421 US Highway 1
Phatz Chick n Shack new restaurant location – Design Review, Development Review and COA**

Dear Brandon,

On behalf of Phatz Chick n Shack, we are pleased to submit this application for Development Review, Design Review and Historic Preservation Review. Historically, this site was used for many years as a car dealership and almost the entire site was covered with building. The former dealership comprised approximately 14,500 square feet. In 2006 the building was torn down and the site has been vacant since that time. It has most recently been used as a surface lot for a car dealership.

So what does the future hold for this site? Well we are excited to present the new location for Phatz Chick n Shack. They will be relocating from their existing leased site across the street to the new store, which they will own. The new 2,332 sf restaurant will be pushed up to the street to provide a more historic context. The design uses large historic storefront windows, a raised arch entrance that is higher than the building, it will include a unique wavy roof covering the 979 sf outdoor seating area and abundant landscape areas around the building and perimeter. The classic white paint on the stucco finish will be enhanced with classic black trim and designer metal window awnings. The restaurant will have both a parking lot entrance and a street side entrance. It will feel very open and will be a wonderful addition to the downtown district.

It should be noted that there are 2 existing driveway for the site. Both are quite wide. The driveways have been narrowed. The northern driveway is a one way ingress driveway and also provides for garbage truck pickup. The southern driveway is on the existing bidirectional ingress/egress access easement. The easement provides access to the adjacent properties and to the adjacent n/s alley. We had to work around it with our designs.

We look forward to working with staff and seeing this dream come true. These are the types of iconic projects we all love to get behind.

Thank you,

Tod

Tod Mowery, AICP
President

C: Tessa Adams
Hoyt Murphy
Mike Jacquin





DEVELOPMENT REVIEW

Property address or Location 421 US Highway 1

Parcel ID #(s) 2410-603-0008-000-2

Project description Restaurant

Tessa Adams
Property Owner(s)
3705 Ave T
Street Address
Fort Pierce FL 34947
City State Zip
772-237-9719
Phone Number
sigsalon@aol.com
Email Address

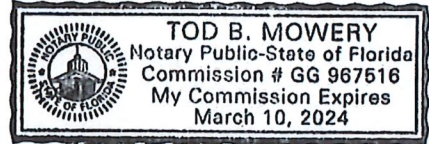
Tod Mowery AICP Redtail DG
Applicant/Representative, Title, Company
100 S.2nd Street
Street Address
Fort Pierce FL 34953
City State Zip
772-742-1555
Phone Number
todm@redtaildg.com
Email Address

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.

Tessa Adams
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST. LUCIE
The foregoing instrument was acknowledged before me this 4th day of DECEMBER 20 20, by TESSA ADAMS who is personally known to me or has produced

Tod Mowery
Signature of Notary as identification.



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 _____

Intake Date Stamp



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.: 2332 Residential: Proposed Units: 0

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

North	South	East	West
C3	C3	C3	C3

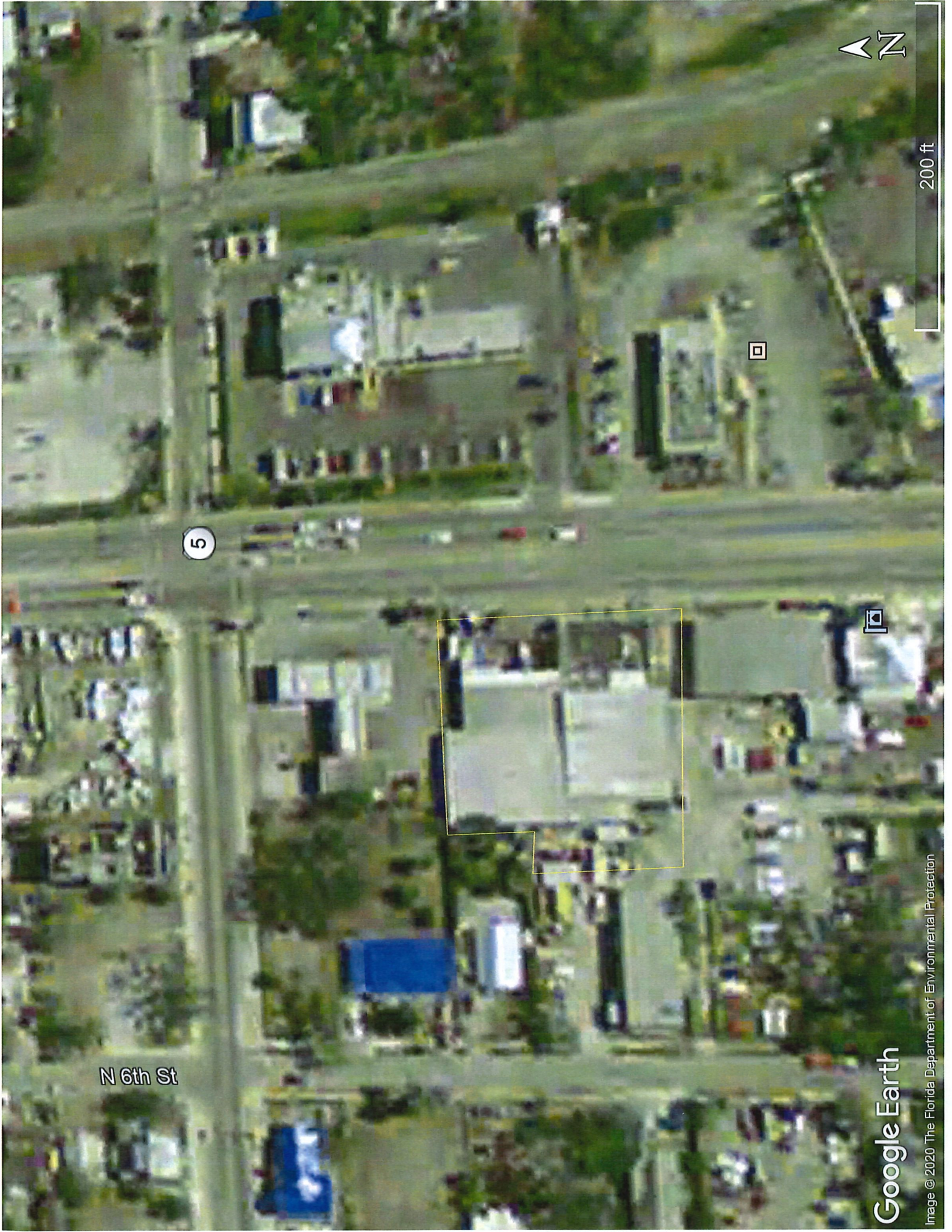
Application Outlook



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)
- N/A Environmental Impact Report
- N/A 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
- N/A Concurrency Review submittals (see Concurrency Review application)



N 6th St

Google Earth

Image © 2020 The Florida Department of Environmental Protection

200 ft



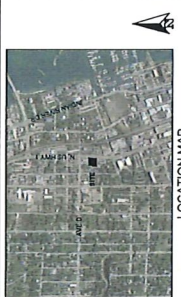
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PROJECT COMMENTS	
SCALE	
1" = 10'	
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FLORIDA
 FT. PIERCE
 PHATZ CHICK N SHACK
 EXISTING CONDITIONS

20-234

EXH



LEGEND

OVERALL PROPERTY LINE

SITE DATA

FOUR LAND USE

CA - RESIDENTIAL COMMERCIAL

CC - GENERAL COMMERCIAL

CD - GENERAL COMMERCIAL

ED - ENTERTAINMENT

EM - EMPLOYMENT

EX - EXHIBITION

FR - FUTURE RESIDENTIAL

HO - HOUSING

IN - INDUSTRIAL

IR - INTERMEDIATE DENSITY RESIDENTIAL

IS - INTERMEDIATE DENSITY RESIDENTIAL

MA - MEDIUM DENSITY RESIDENTIAL

MD - MEDIUM DENSITY RESIDENTIAL

PD - PROFESSIONAL OFFICE

RE - RESIDENTIAL

RS - RESIDENTIAL SINGLE-FAMILY

RT - RESIDENTIAL TOWNHOUSE

SC - SINGLE-FAMILY COMMERCIAL

SM - SINGLE-FAMILY COMMERCIAL

TR - TRADING

UN - UNDEVELOPED

VA - VACANT LOT

VC - VACANT LOT

WC - WAREHOUSE COMMERCIAL

WU - WAREHOUSE COMMERCIAL

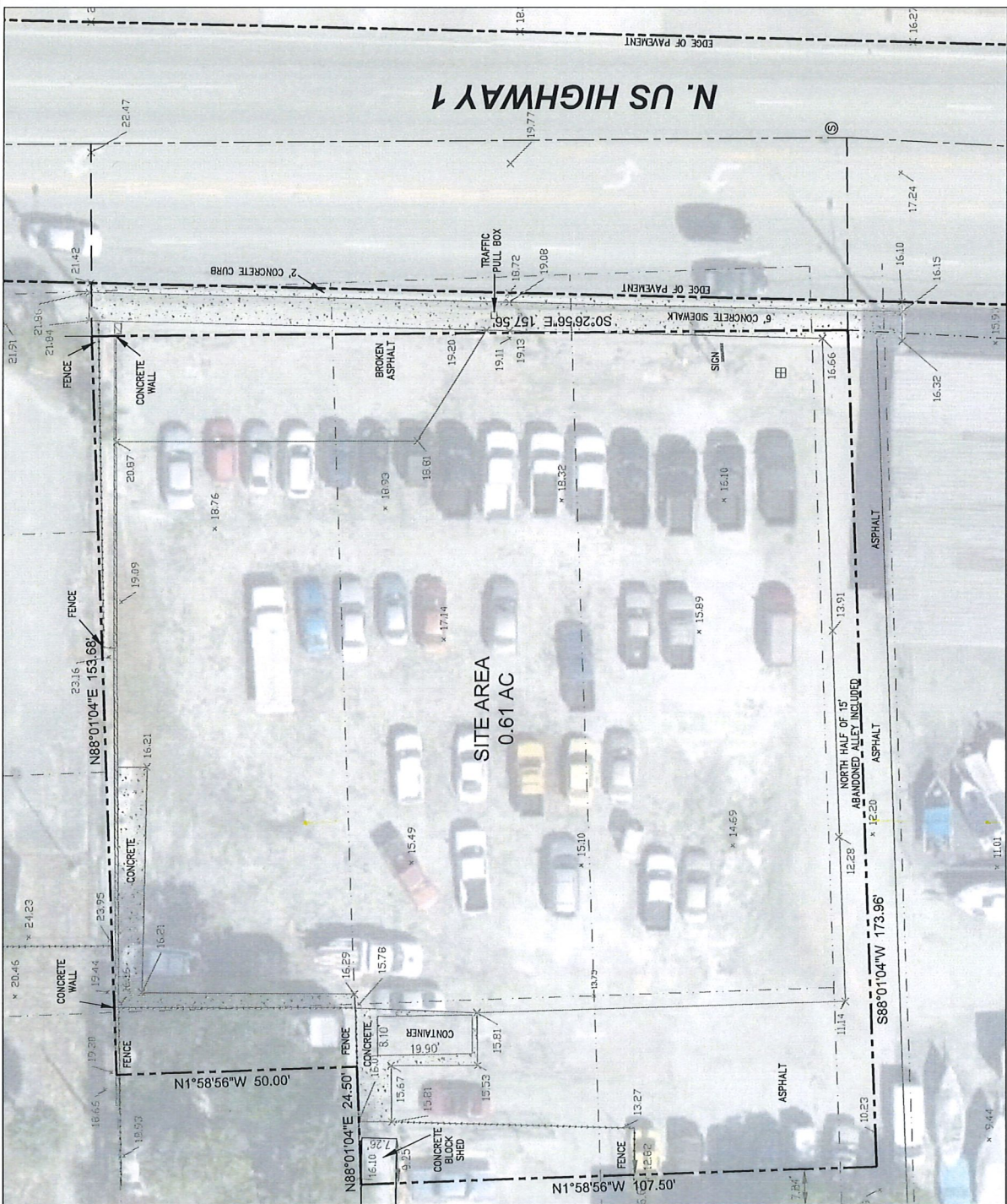
YU - YOUTH CENTER

SITE ADDRESS
 FT. PIERCE, FLORIDA 34909

ENGINEER/SURVEYOR
 WELLS, SUGRA & ASSOCIATES, LLC
 1000 W. PALM BEACH BLVD., SUITE 200
 WEST PALM BEACH, FLORIDA 33411

PLANNER/LANDSCAPE
 REDTAL, LLC
 1000 W. PALM BEACH BLVD., SUITE 200
 WEST PALM BEACH, FLORIDA 33411

GRAPHIC SCALE
 0 10 20
 1" = 10'



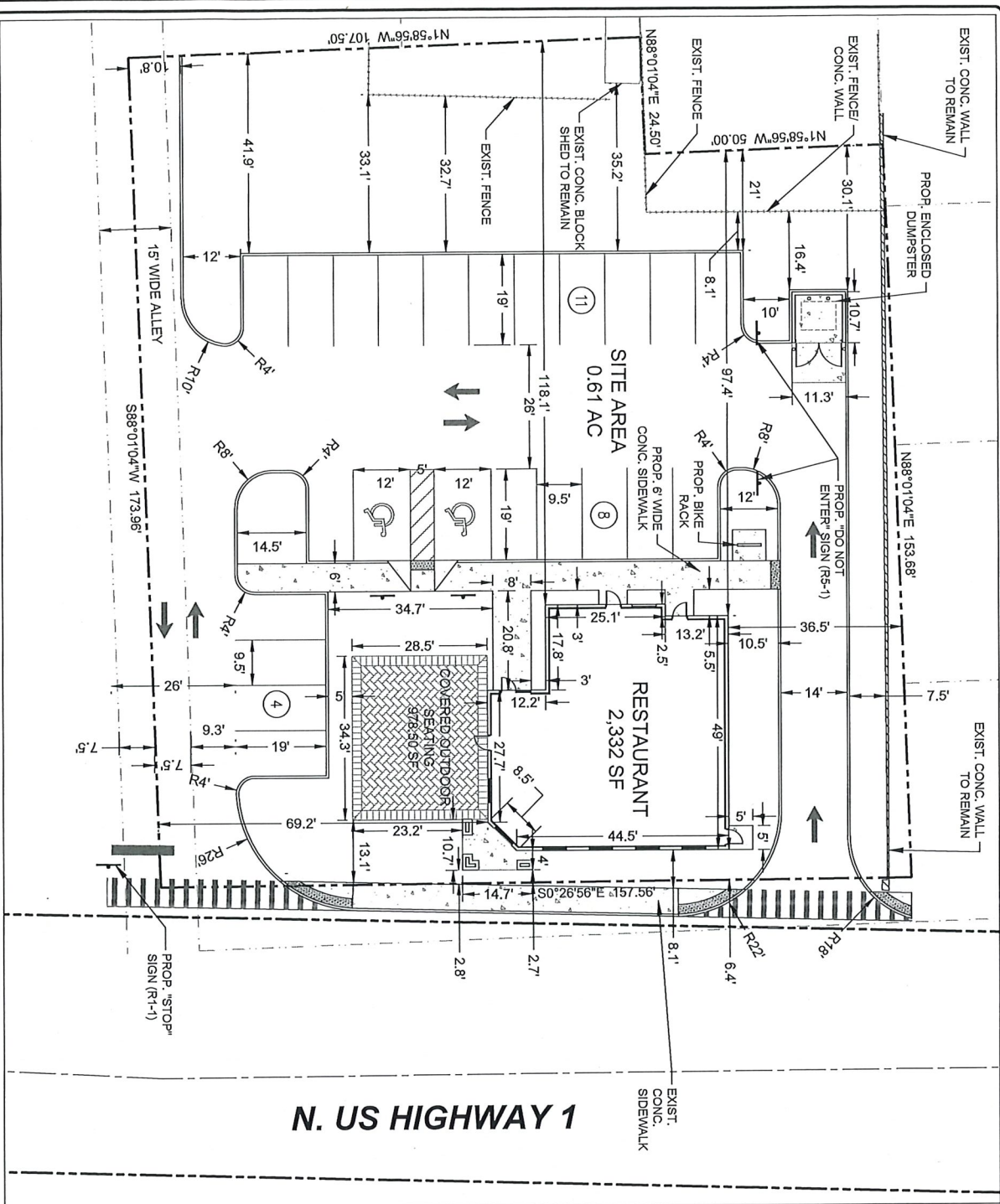
811
 THE ORIGINAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE AND SEAL OF THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. ANY CHANGES TO THE ORIGINAL PLAN SHALL BE MADE BY THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.



Phatz Restaurant - Fort Pierce, Florida
Street Elevation Proposal (East Facade)



THE COMPASSIBLE PLAN IS INTENDED TO SHOW APPROXIMATE ONLY AND SHALL BE MADE BY THE CONTRACTOR. ALL DIMENSIONS SHALL BE TAKEN FROM THE MOST RECENT SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND PRIOR TO CONSTRUCTION.



811
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LEGEND

- EXISTING BUILDING
- PROPOSED CHANGING AND DITCHES
- PROPOSED MANHOLE SPACES
- PROPOSED COVERED CONCRETE SIDEWALK
- PROPOSED COVERED CONCRETE PAVEMENT AREA

SITE DATA

ZONING: C-1 - GENERAL COMMERCIAL

PROPOSED USE: RESTAURANT

PROPOSED SIDEWALK: 6' WIDE CONC.

PROPOSED BIKE RACK: 6' WIDE CONC.

PROPOSED STOP SIGN (R1-1): 3' X 3' X 1/2" ALUMINUM

PROPOSED DO NOT ENTER SIGN (R5-1): 3' X 3' X 1/2" ALUMINUM

PROPOSED BIKE RACK: 6' WIDE CONC.

PROPOSED COVERED CONCRETE SIDEWALK: 6' WIDE CONC.

PROPOSED COVERED CONCRETE PAVEMENT AREA: 978.50 SF

PROPOSED BIKE RACK: 6' WIDE CONC.

PROPOSED STOP SIGN (R1-1): 3' X 3' X 1/2" ALUMINUM

PROPOSED DO NOT ENTER SIGN (R5-1): 3' X 3' X 1/2" ALUMINUM

GRAPHIC SCALE

0 10 20
 1" = 10'

SITE ADDRESS: 421 N. US HIGHWAY 1, FT. PIERCE, FLORIDA 34946

ENGINEER/SURVEYOR: PHATZ CHICK N SHACK, LLC, 2020 N. W. 10TH AVE., FT. PIERCE, FLORIDA 34946

PLANNER/LANDSCAPE: PHATZ CHICK N SHACK, LLC, 2020 N. W. 10TH AVE., FT. PIERCE, FLORIDA 34946

DATE: 11/13/2020

RETAIL
 811

LOCATION MAP

PROPOSED BIKE RACK: 6' WIDE CONC.

PROPOSED STOP SIGN (R1-1): 3' X 3' X 1/2" ALUMINUM

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1 OF 2

20-234

421 N. US HIGHWAY 1
 PHATZ CHICK N SHACK
 SITE PLAN

FT. PIERCE

FLORIDA

DATE

REVISION COMMENTS

DATE

REVISION COMMENTS

DATE

REVISION COMMENTS

DATE

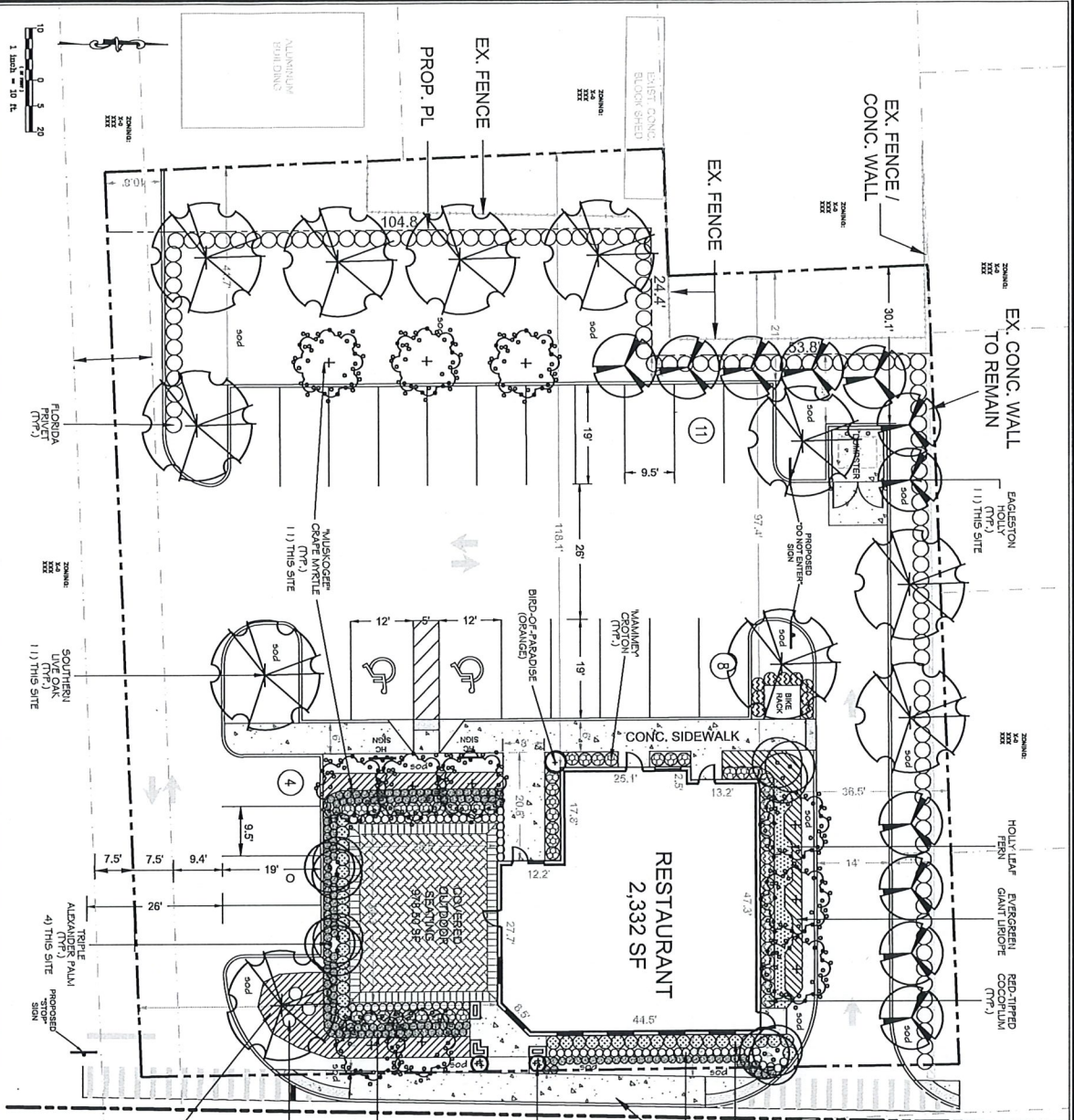
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REVISION COMMENTS

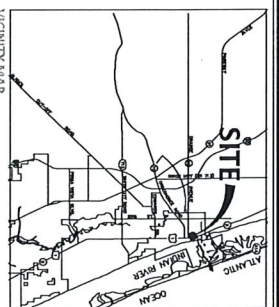
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REVISION COMMENTS



N. US HIGHWAY 1

NOTE:
 ALL PROPOSED TREES ARE 1.2 HT W/ 2.5 DBH, MILL. ALL PALMS ARE 8' CT, MIN.



VICINITY MAP
 Project Name: Phatz Restaurant
 Developer: XXXX XXX
 Parcel ID: 2410-609-008-000-2
 FLU: GC-General Commercial
 Ex. Zoning: C-3 General Commercial

- **REPAIRER & LOW 10' LANDSCAPE AREA**
 Total E&M: 1527.1 SF * 10' E = 15271 SF REQUIRED
 TREES: Total SF: 390 SF * 1.57 = 613.59 = 6.14 = 5 TREES REQUIRED
- **COUNTERSIDE PROPOSED LINE 10' LANDSCAPE AREA**
 R: 441.08 FT X 10' E = 4410.82 SF REQUIRED
 TREES: 441.08 SF / 200 SF = 2.205 = 2.21 = 2 TREES REQUIRED
- **INTERLOCK VEHICULAR USE LANDSCAPE AREA**
 Total VUM SF: 115 SF * 11.655 = 1340.33 SF REQUIRED
 TREES: Total SF: 100 SF * 777.27 / 100 = 777 = 6 TREES REQUIRED
- **TOTAL CODE REQUIRED TREES**
 PROPOSED TREES: 5
 INTERLOCK VUM TREES: 6
 TOTAL TREES REQUIRED: 11
- **TOTAL PROVIDED TREES**
 K&W PROVIDES TREES: 4
 PROPOSED VUM TREES: 16
 INTERLOCK VUM TREES: 37 TREES PROVIDED

NOTES

1. All plants proposed shall be of the highest quality, free from disease and insect damage.
2. All plant material shall be installed in a neat, workmanlike manner in accordance with standard industry practice.
3. All plants shall be installed in accordance with the manufacturer's instructions on label of container.
4. All plants shall be installed in accordance with the manufacturer's instructions on label of container.
5. All plants shall be installed in accordance with the manufacturer's instructions on label of container.
6. All plants shall be installed in accordance with the manufacturer's instructions on label of container.
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9. All plants shall be installed in accordance with the manufacturer's instructions on label of container.
10. All plants shall be installed in accordance with the manufacturer's instructions on label of container.

BOGGS
 PLANNING + LANDSCAPE ARCHITECTURE
 100 AVENUE A, SUITE 25
 FORT MYERS, FLORIDA 34950

REVISIONS

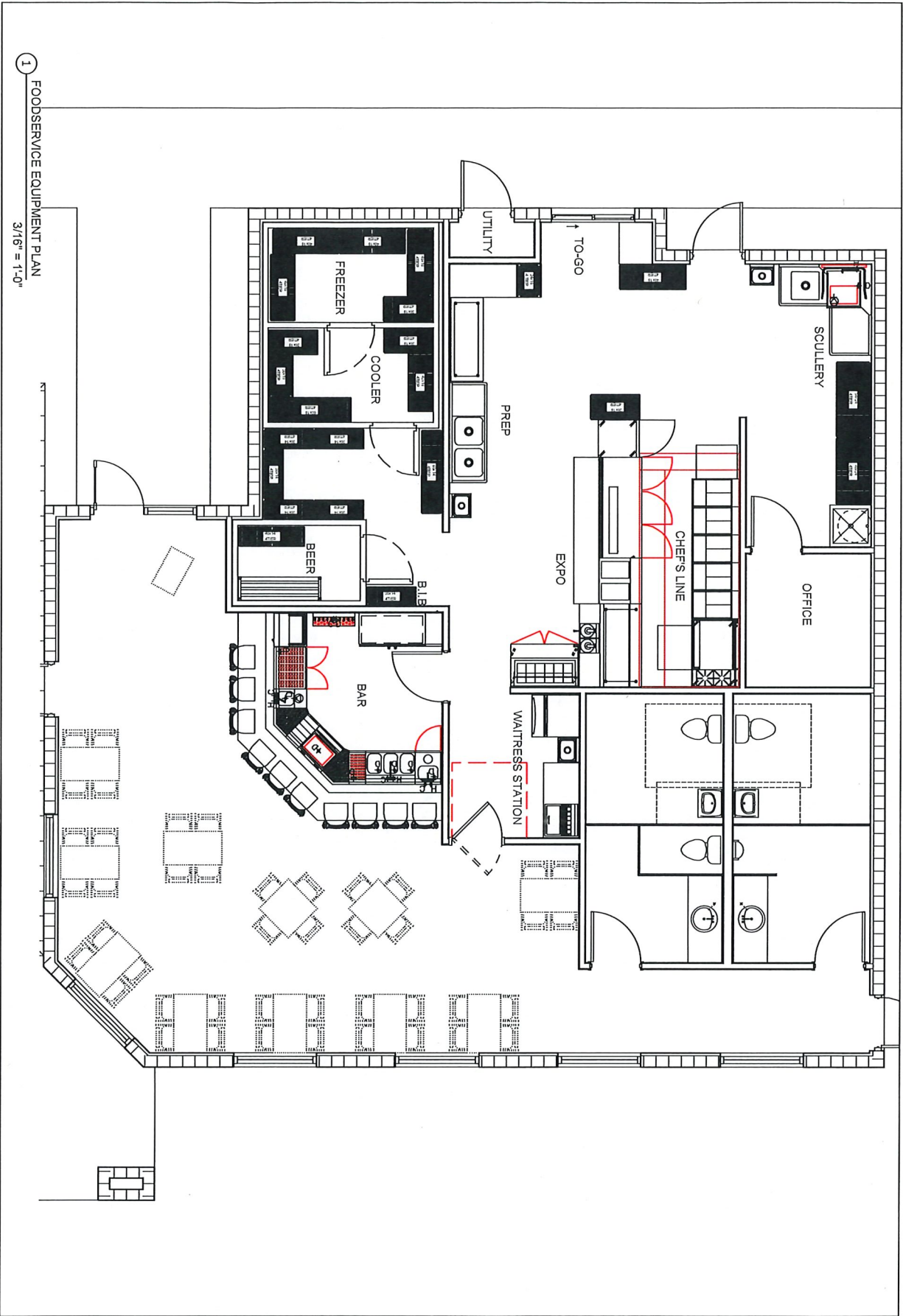
NO.	DATE	DESCRIPTION
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2	11.13.20	ISSUED FOR PERMITS
3	11.13.20	ISSUED FOR PERMITS
4	11.13.20	ISSUED FOR PERMITS

Phatz Restaurant
 Ft. Pierce, Florida
LANDSCAPE PLAN

11.13.20

SCALE: AS SHOWN

SHEET 1 OF 1



1 FOODSERVICE EQUIPMENT PLAN
3/16" = 1'-0"

REVISION	REMARKS	BY	DATE

RESTAURANT
Equipment &
Supplies
SERVING THE PUBLIC

NEW US 1 LOCATION
PHATZ CHICKEN SHACK
421 US HWY 1
FORT PIERCE, FL 34950

PROJECT NAME & ADDRESS

FOODSERVICE
EQUIPMENT PLAN
& DETAILS

DATE: 09/14/2020
SCALE: 3/16" = 1'-0"

DESIGNER: JJK
DRAWN: MBO
CHECKED: VNA

QF-1

