



Bldg. Permit # _____

COA# _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 322 N. 2nd Street, Fort Pierce, FL

Parcel ID #: 2410-503-0041-020-4, 2410-503-0012-010-9, 2410-503-0020-000-5, 2410-503-0034-000-6, 2410-503-0019-000-5, 2410-503-0030-000-8

Type of Designation: Contributing Non-contributing Site within the Downtown Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Fort Pierce Redevelopment Agency

Mailing Address: 100 N. US Highway 1, Fort Pierce, FL 34950-4205

Phone Number(s): 772-465-4170 Email: nmimms@cityoffortpierce.com

Applicant
Name(s): Audubon Development

Mailing Address: 184 Sunset Avenue # 38, Palm Beach, FL 33480

Phone Number(s): 702-592-4200 Email: dale@audubondevelopment.com

Representative
Name(s): Engineering Design & Construction, Inc.

Mailing Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987

Phone Number(s): 772-462-2455 Email: bradcurrie@edc-inc.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, Owned by Fort Pierce Reevaluation District as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

Date

Description of Requested Work

Please indicate the type of work requested:

Fence

Shed

Door(s)

Roof

Window(s)

Signage

Shutter(s)

Porch

Rehabilitation

New Construction

Demolition

Relocation

Site Improvements (describe) See attached project narrative

Other (describe) _____

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

Construction of a mixed use development including retail, restaurants, hotels and residential uses.

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): _____

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.

Material(s) specifications and/or sample(s)

Color samples.

Demolition – Plans for what will be taking the demolished structure’s place should be submitted.



PROJECT NARRATIVE & COVER LETTER
Kings Landing
 Application for Certificate of Appropriateness
 April 6, 2021

Request

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is submitting an application for Certificate of Appropriateness as required by the City of Fort Pierce for a project to be known as Kings Landing. The petitioner wishes to obtain approval for a mixed use development. The proposed development includes a 92,200 sf +/- five (5) story hotel, 40,080 sf +/- of retail, 17,185 sf +/- of restaurant, and 110 residential units with associated site improvements.

Site Characteristics

The subject properties are approximately 7.824 acres +/- and are located east of N. 2nd Street and south of Moore's Creek in Fort Pierce, Florida. The following table identifies the parcels associated with this request.

Parcel ID	Current FLU	Current Zoning
2410-503-0041-020-4	CBD	PD
2410-503-0012-010-9	CBD	PD
2410-503-0043-000-2	CBD	PD
2410-503-0020-000-5	CBD	PD
2410-503-0034-000-6	CBD	PD
2410-503-0019-000-5	CBD	PD
2410-503-0030-000-8	CBD	PD

The parcels are currently owned by the Fort Pierce Redevelopment Agency and are currently cleared and undeveloped. The applicant is proposing the construction of a mixed-use community with associated site improvements. There are applications currently under review by City of Fort Pierce for approval to change the Future Land Use Designation of the parcels and the underlying Zoning designation.

To the north of the subject parcels lies Moore's Creek followed by developed and undeveloped industrial parcels. These parcels have a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial (I-1).

To the east of the subject property is the right-of-way of N. Indian River Drive followed by a marina. The marina has a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Unit Redevelopment Zone (PUR).

South of the property lies the Right-of-Way of Avenue B followed by developed commercial parcels. These parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Commercial Zone (C-4) to the southwest and Planned Unit Redevelopment Zone (PUR) to the southeast.

To the west of the subject property lies the Right-of-Way of N. 2nd Street followed developed commercial parcels and an undeveloped industrial parcel. The parcels southwest of the subject parcel have a Future Land Use designation of Central Business District) and an underlying Zoning designation of Central Commercial Zone (C-4). The parcels northwest of the subject parcel have a Future Land Use Designation of Industrial (I) and an underlying Zoning designation of Light Industrial (I-1).

APPLICATION REQUIREMENTS

Section 23-41 of the City of Fort Pierce Code of Ordinances identifies the requirements for Certificate of Appropriateness submittals. Additionally, the Certificate of Appropriateness Application outlines application requirement.

- 1) Application Fee
Please find the attached \$ 10.00 payment for fees associated with this application.
- 2) Site Plan with dimensions.
Please see attached site plan as requested.
- 3) Architectural Plans
Please see attached architectural plans as requested.
- 4) Photos – One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
Please see attached architectural plans as requested. This were submitted with the design review package and were also included in the RFP package that was awarded for this project.
- 5) Material(s) specifications and / or samples.
Please see attached architectural plans as requested. This were submitted with the design review package and were also included in the RFP package that was awarded for this project.
- 6) Color samples.
Please see attached architectural plans as requested. This were submitted with the design review package and were also included in the RFP package that was awarded for this project.
- 7) Demolition -Plans for what will be taking the demolished structure's place should be submitted.
There are no existing structures on the subject parcel.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

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