

**Certificate of Appropriateness**  
**COA 21-19**  
**King's Landing Mixed Use Development**  
**322 North 2<sup>nd</sup> Street**



Historic Preservation Board Meeting  
December 14, 2021

## MAY 24, 2021, HPB MEETING

The HPB approved the project presented at that time with the following conditions and recommendations:

- If the project will be redesigned to exceed eight stories in height it would come back to the HPB for review
- Project will incorporate a parking garage
- Staff will review the final landscape details, crosswalk safety, way finding signs and overall signage
- Project will define entries for both pedestrians and vehicles coming to the project
- Encouraged a review of parking supply by the Planning Board and City Commission

## NOVEMBER 15, 2021, HPB MEETING

- A Motion to Approve Failed
- A Motion to Deny Was Not Made



## HISTORY

- In **2002**, Downtown Fort Pierce was designated as a historic district due to the architectural significance.
- The Downtown Historic District is the foundation for the City's commercial, political, and social history from settlement in 1882 through the late 1950's.

## BACKGROUND

- **November 14, 2018**: the City of Fort Pierce and the FPRA issued a Request for Qualifications (RFQ No. 2019-003) for the redevelopment of several parcels generally known as the former H.D. King Plant site
- **December 2, 2019**: the City/FPRA and Audubon Development, Inc., (Audubon) entered into a development agreement
- **May 4, 2020**: the City adopted the Future Land Use Map Amendment and Rezoning to allow for the mixed-use development
- **June 21, 2021**: the City approved the abandonment of a portion of the road right-of-way of Avenue B
- **May 24, 2021**: The Historic Preservation Board (HPB) approved a Certificate of Appropriateness (COA)
- **October 25, 2021**: The Planning Board recommended approval to an Amendment to the Planned Development and a Site Plan (Development and Design Review)
- **November 15, 2021**: Application for an Amendment to the COA review and approve changes to the height and refinements to building elevations



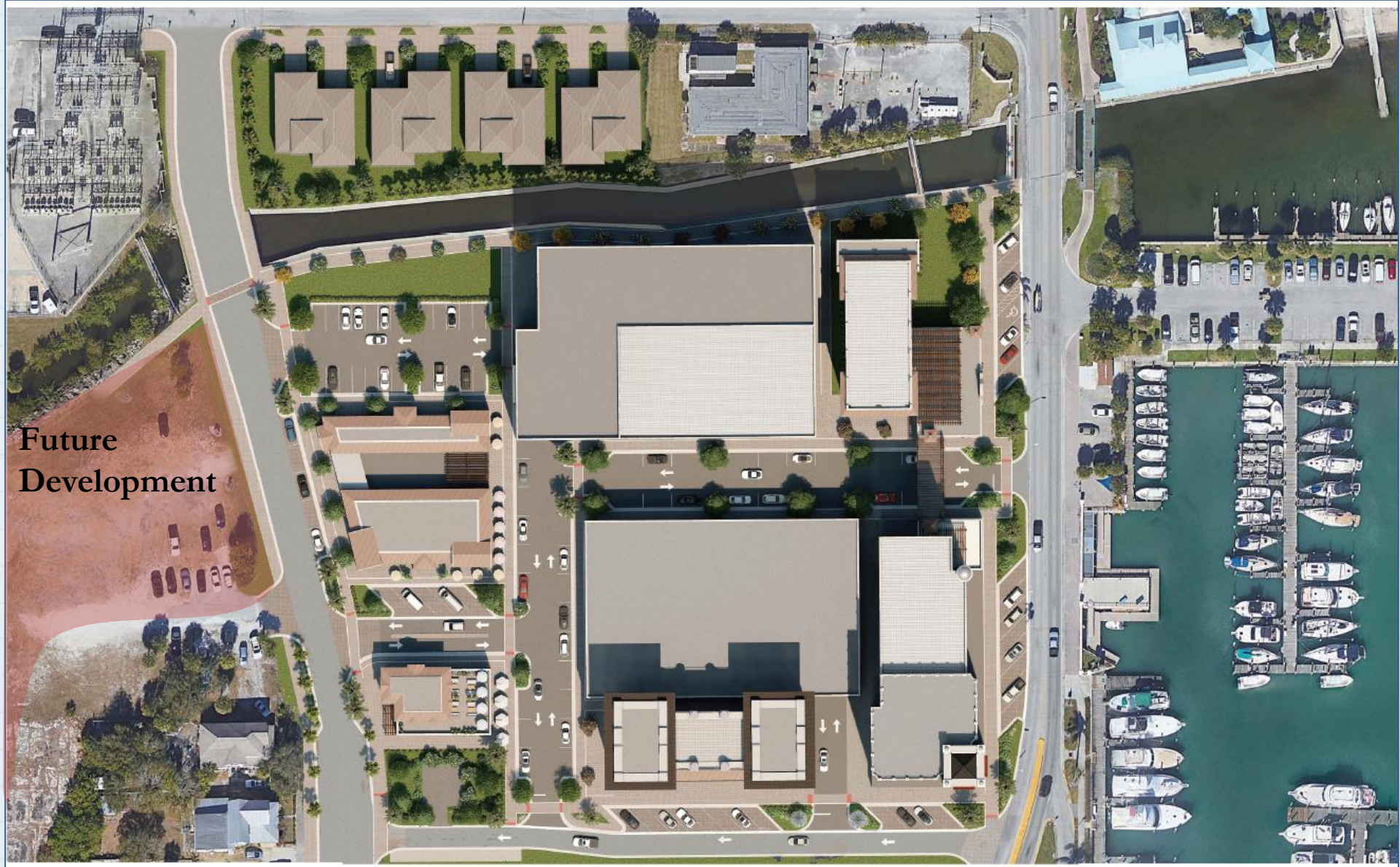
## PROJECT SUMMARY

The project proposed is a mixed-use development with associated site improvements which includes the following:

- 114 Residential Units — 106 Condos & 8 Townhomes
- 35,085 SF – Restaurant Use 140 Room Hotel
- 17,290 SF – Retail Use
- 170 space Parking Garage and 129 Surface Parking Spaces Totaling 299 Parking Spaces



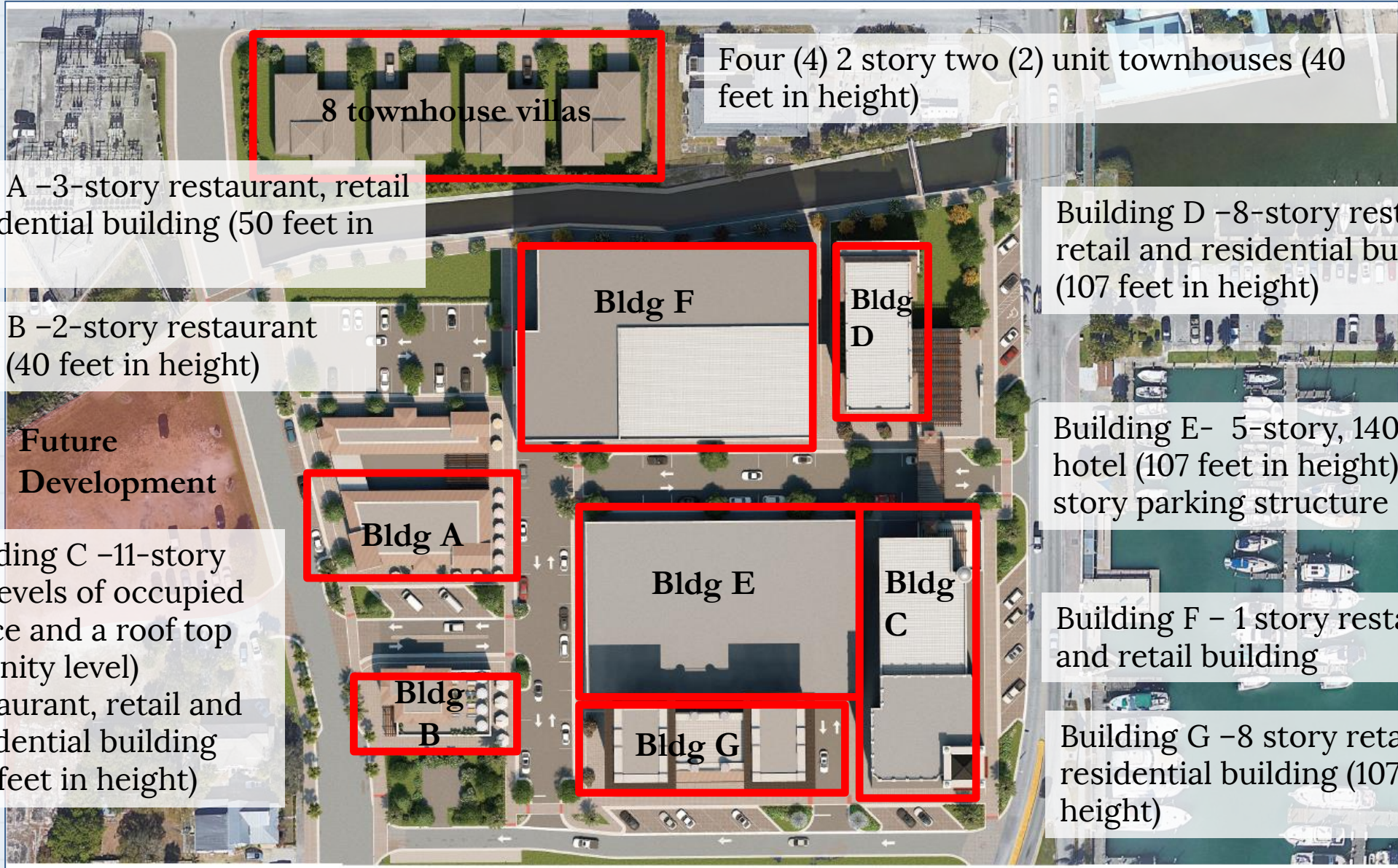
# PROPOSED SITE PLAN



Future  
Development



# PROPOSED SITE PLAN



8 townhouse villas

Four (4) 2 story two (2) unit townhouses (40 feet in height)

Building A - 3-story restaurant, retail and residential building (50 feet in height)

Building B - 2-story restaurant building (40 feet in height)

Future Development

Building C - 11-story (10 levels of occupied space and a roof top amenity level) restaurant, retail and residential building (121 feet in height)

Bldg F

Bldg D

Building D - 8-story restaurant, retail and residential building (107 feet in height)

Bldg A

Bldg E

Bldg C

Building E - 5-story, 140 room hotel (107 feet in height) and 3-story parking structure

Bldg B

Bldg G

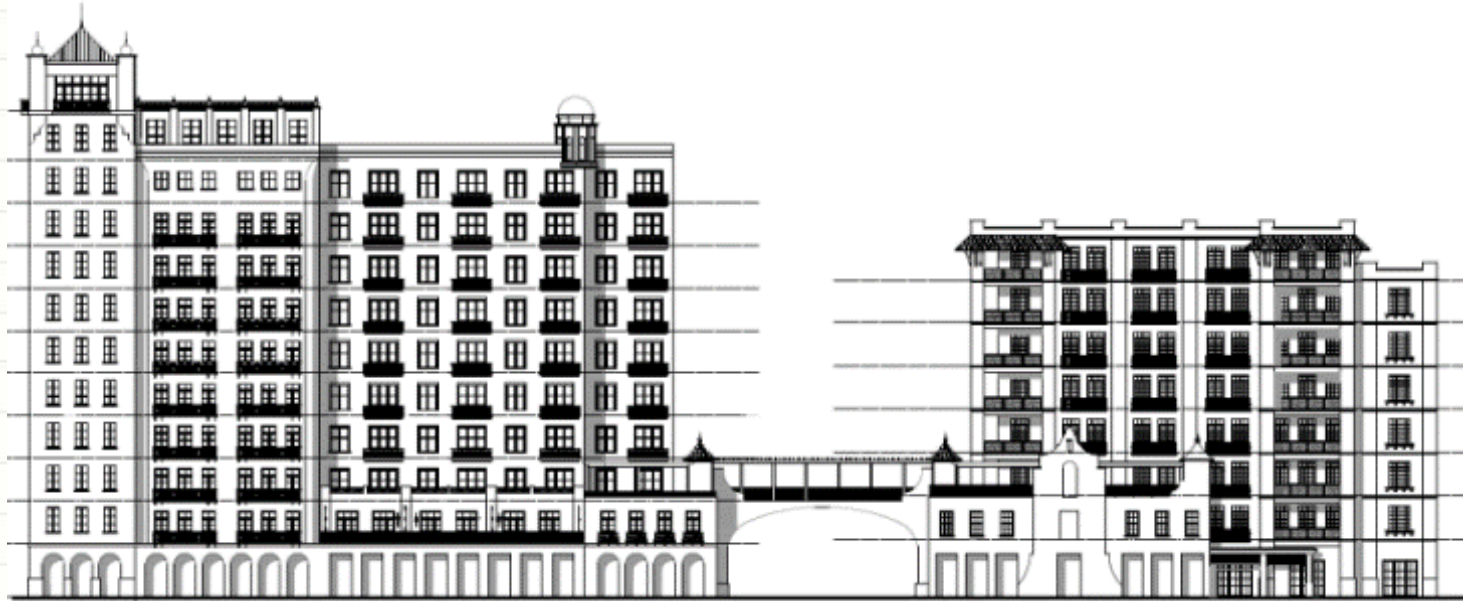
Building F - 1 story restaurant and retail building

Building G - 8 story retail and residential building (107 feet in height)





**EAST ELEVATION – MAY 24, 2021**



**REVISED EAST ELEVATION – NOVEMBER 15, 2021**





**SOUTH ELEVATION – MAY 24, 2021**



**REVISED SOUTH ELEVATION — NOVEMBER 15, 2021**



## The Historic Preservation Board may:

- Approve the proposed revised COA as presented
- Approve the proposed revised COA with conditions or recommendations
- Deny the proposed revised COA



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