

Gina's Bake Shop & BlueBird Bistro are Compatible with the Goals of the FPCRA

Gina's Bake Shop & BlueBird Bistro will be located in the historic district of the Oakland Park neighborhood of Fort Pierce. The revitalization of 809 Delaware will improve both the physical and economic character of the neighborhood and create an attractive environment to encourage additional private investment and one that builds and supports the local economy. Furthermore, GBS& BB will employ local residents and utilize local vendors for its supplies and services. An attractive deck will be built onto the property to create a pedestrian friendly environment where customers can access the business on foot as well as by bicycle. A bicycle rack will be installed to accommodate cyclists. GBS&BB will also offer live entertainment, a wine bar and other arts related activities that strengthen the connections between the key cultural facilities and community partners. Lastly, GBS&BB, being in the Peacock Arts District will create an environment that will improve opportunities for frequent and meaningful activity and contact among citizens by creating a place that will attract a diverse population, increase accessibility, and promote a sense of comfort and safety, which will be in keeping with the goals and objectives of both the FPCRA and the Peacock Arts District.



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Bldg Permit # _____

COA# _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: _____

809 Delaware Ave

Parcel ID #: _____

2410-709-0013-005

Type of Designation: _____

Contributing Non-contributing Site within the _____ Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)

Name(s): _____

Gina D. Dean-Bey / Darryl R. Bey

Mailing Address: _____

1005 Kentucky Ave

Phone Number(s): _____

772-971-0001

Email: gdbey@gate.net

Applicant

Name(s): _____

Gina Dean-Bey Darryl R. Bey

Mailing Address: _____

1005 Kentucky Avenue

Phone Number(s): _____

772-971-0001
772-979-6176

Email: gdbey@gate.net

Representative

Name(s): _____

Architectonic Inc.

Mailing Address: _____

806 Delaware Ave. Ft. Pierce, Florida

Phone Number(s): _____

772-460-7751

Email: mmenard@architectonicinc.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, _____

Gina D. Dean Darryl R. Bey

as Owner(s) of the subject property do

hereby authorize the filing of this application on my/our behalf.

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) construct front deck with pergola structure
- Other (describe) _____

Please provide a detailed description of the proposed work to be performed: _____
 the project consists of renovations and additions to convert the structure into a neighborhood bistro / cafe
 with small indoor dining area, kitchen, restrooms and a large outdoor deck dining area to promote a pedestrian friendly environment

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.



VARIANCE

Property address or Location 809 Delaware Ave.
 Parcel ID #(s) 24140-709-0019-005
 Project description Commercial Conversion to a neighborhood bistro cafe

Gina D. Dean - Bey / Darryl R.T. Bey
Property Owner(s)
 1005 Kentucky Ave
 Street Address
 Ft. Pierce FL 34950
 City State Zip
 772-971-0001 772-979-6176
 Phone Number
 gdbey@gate.net darrylbey@icloud.com
 Email Address

Architectonic Inc.
Applicant/Representative, Title, Company
 806 Delaware Ave.
 Street Address
 Ft. Pierce FL 34950
 City State Zip
 772-460-7751
 Phone Number
 mmenard@architectonic inc.
 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.

Darryl R. Bey
 Property Owner(s) signature(s)

STATE OF FL. -- ST. LUCIE COUNTY

The foregoing instrument was acknowledged before me this 10 day of JANUARY, 20 22, by

Darryl Bey who is personally known to me or has produced

De. LS # as identification.

Kelly Williams
 Signature of Notary

(seal)

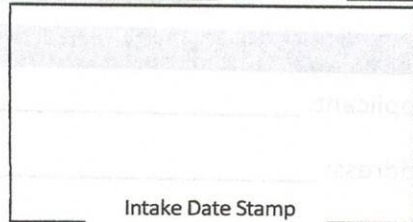


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
 - Existing & proposed structures
 - Landscaping & parking,
 - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Description of request: Sec 125-198 front yard set back & Sec 125-315 reduction in offstreet parking

Reason for request: to be able to convert a business to a bistro / cafe

Existing Use : Business Date Property was Purchased: 4/23/2004

Alterations made to the site since purchase: New Roof

Has a request for this variance been denied in the past? Yes No

If yes, what has changed since the denial? _____

Application Outlook

Pre-Application Meeting

Wednesday Afternoons



Application Intake Meeting

Call to schedule



Technical Review Committee

3rd Thursday



Board of Adjustment

4th Thursday

Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

Architectonic Inc

Criteria:

- 1.) This property is located along the Delaware Avenue Commercial Conversion Zone and Peacocks Art District. This structure is a contributing structure within the Oakland Park District and was originally designed as a single-family residence.
- 2.) No special conditions or circumstances result.
- 3.) Do the Commercial Conversion Zone and the property size being 54' w x 130' d. A variance is required for use of the property. For example: Today's zoning ordinance requires 46' wide drive isle with 90 degrees parking and 10' Landscape buffer which is wider than the property.
- 4.) The minimum variance required is a reduction of the front yard setback of 15' and reduction in parking from 23 spaces without the 1200 s.f. exemption of 11 spaces with the exemption 4 spaces by allowing patrons to utilize the on-street parking.
- 5.) By granting this variance you will be expanding the downtown Pedestrian friendly feel into the Delaware Avenue / Peacocks Arts District.

TYPE OF RENTAL	DATE	AMOUNT
Special Event (one day)	30 days prior	\$250.00 Fee
On Call Supermarket	30 days prior	Security Deposit
Parking Fee	30 days prior	250.00 Fee
Restroom Fee	30 days prior	

Please note that this is a general estimate and does not constitute a contract. Please refer to the actual contract for terms and conditions. We reserve the right to change prices without notice.

TYPE OF RENTAL	DATE	AMOUNT
Major Banquet (including bathroom)	Up to 8-hour rental (event time)	\$1,000
Major Banquet (excluding bathroom)	Up to 8-hour rental (event time)	\$800
Load in / Load Out Day	Days before or after event day	\$250
Date Change Fee	After approval of event	\$100
On-call staff fee	Each day of event	\$75
On-site staff fee	Hourly	\$30



806 Delaware Ave, Fort Pierce FL 34950 | 772-460-7751
 1790 A1A Ste 209, Satellite Beach FL 32937 | 321-732-4077



www.architectonicinc.com
 AR26003348



JANUARY 24, 2022

COA 21-76

Owner/Applicant

Gina D. Dean-Bey/Darryl R. T. Bey

Location

809 Delaware Avenue

Parcel

2410-709-0013-000-5

Historic Status

Contributing site located in the Oakland Park Historic District.

Requested Action

Installation of an accessory structure.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



AERIAL VIEW OF THE SUBJECT SITE

HISTORY

The St. Lucie County Property Appraiser's Record Card indicate the structure was built as a private residence in 1920 and the Florida Master Site File indicates the structure was built 1924.

ARCHITECTURAL

SIGNIFICANCE

The subject one (1)-story wood frame residential structure embodies characteristics of a Bungalow styling, expressed by a gable roof and wide eaves. The exterior wall fabric is drop siding.

REQUEST

The applicant is requesting approval for renovations and additions to convert the existing structure into a neighborhood bistro/café with outdoor deck dining area including:

- Construction of a large outdoor deck dining area with pergola structure.
- Small indoor dining area, kitchen and restrooms.

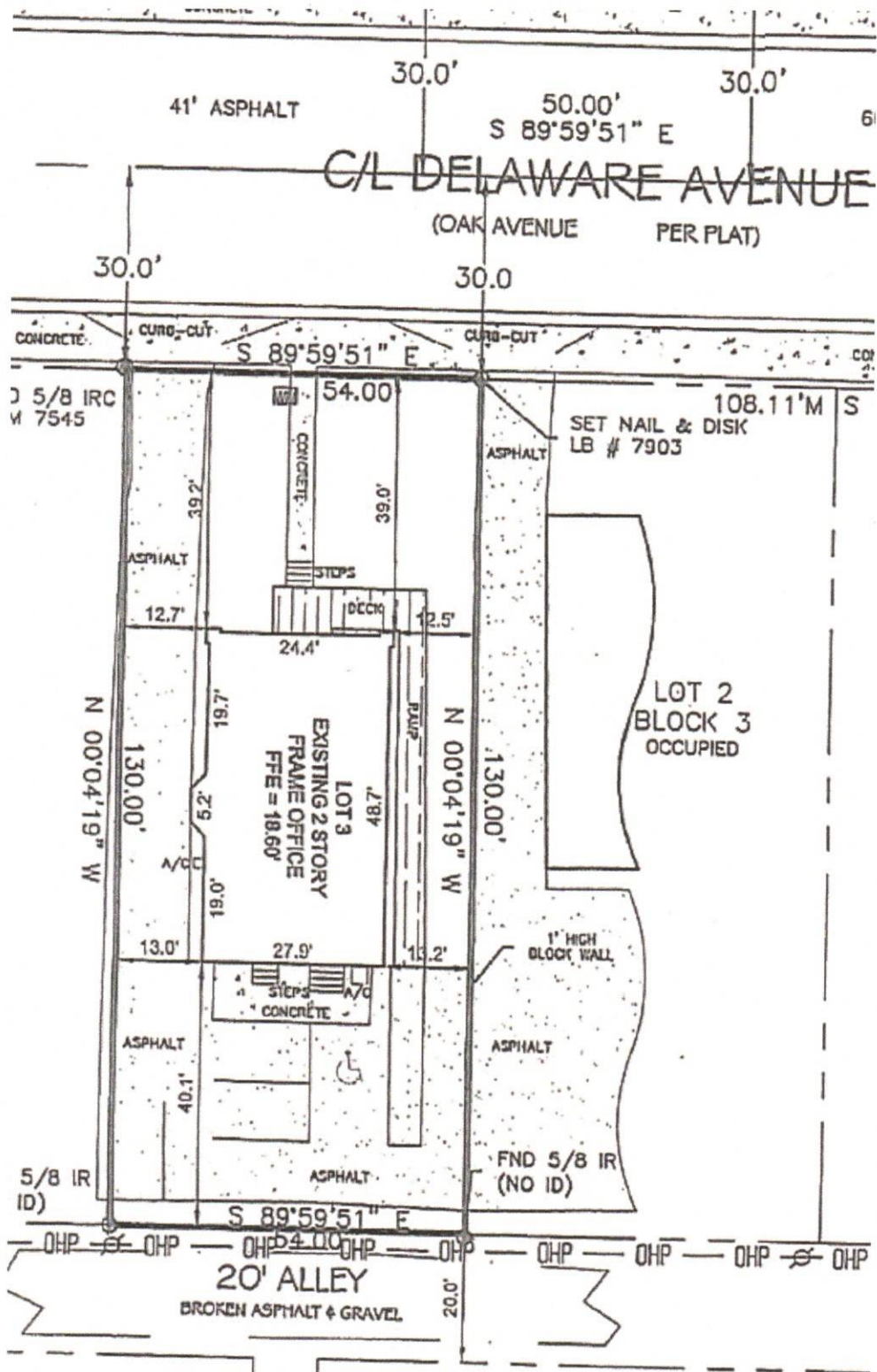
The requested bistro/café requires variances to deviate from City Code Section 125-198, which requires the minimum depth of front yard to be 25 feet whereas the proposed depth of front yard is 10 feet. Additionally, Section 125-315, requires 11 parking spaces whereas four (4) parking spaces are provided.



AERIAL VIEW OF THE SITE

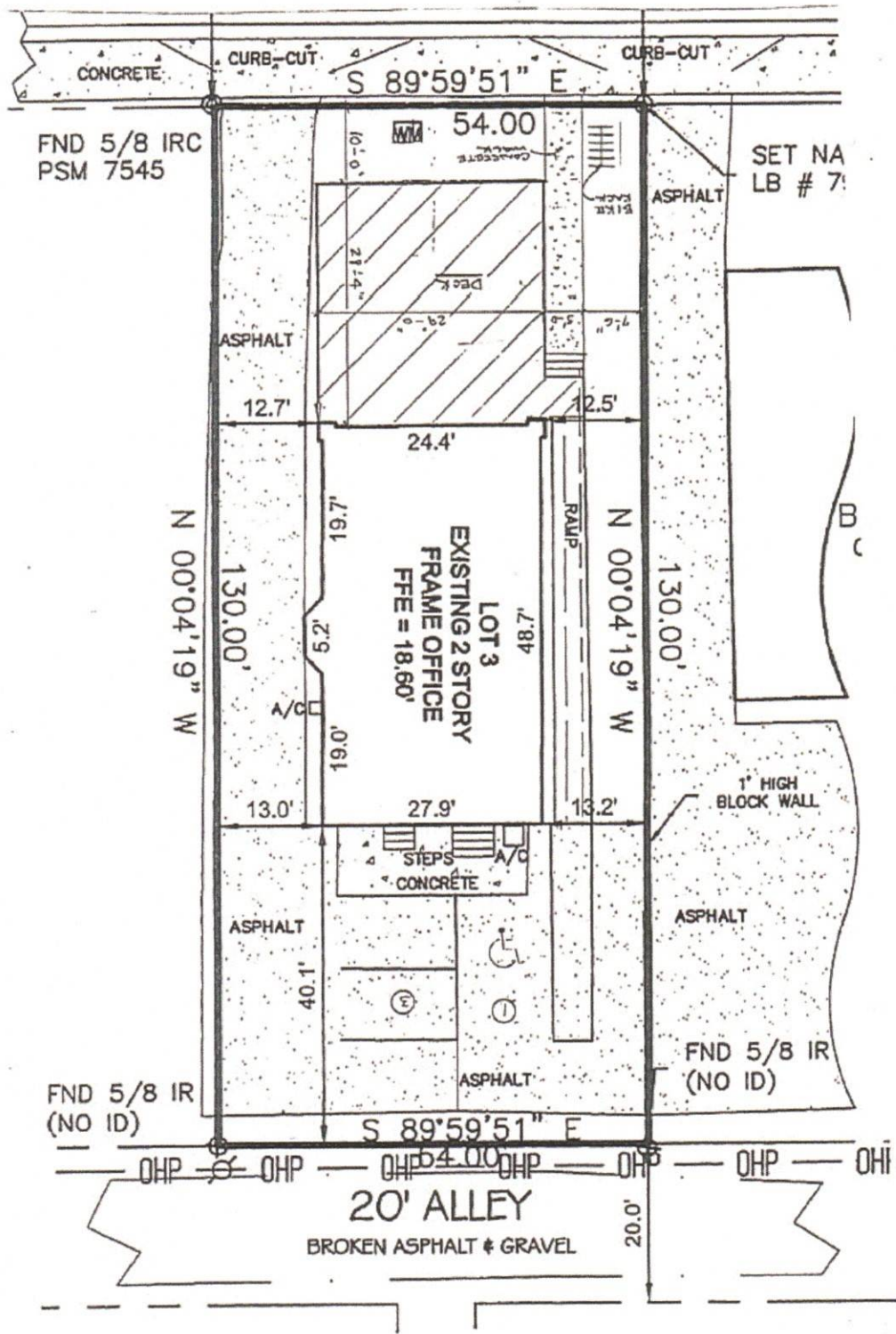


DELAWARE AVENUE FAÇADE



EXISTING SITE PLAN

DELAWARE AVENUE



PROPOSED SITE PLAN

REQUESTED VARIANCE

The applicant requests variances to deviate from City Code Section 125-198, which requires the minimum depth of front yard to be 25 feet whereas the proposed depth of front yard is 10 feet; and from City Code Section 125-315, which requires 11 parking spaces whereas 4 parking spaces are provided.

Sec. 125-198. Office Commercial Zone (C-1).

(2) Yards.

a. *The minimum depth of the front yard will be 25 feet.*

Sec. 125-315. Off-street parking and loading.

(d) **Number of required off-street parking spaces.** *Off-street parking spaces shall be required in the following proportions, except that where alternative standards apply to a use, the greater requirement will be used:*

Restaurants and bars, except fast food restaurants: One space for each 100 square feet of gross floor area.

(4) Exemptions and special area standards.

a. *Small businesses. No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed 1,200 square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of 1,200 square feet.*

VARIANCE CRITERIA/APPLICANT RESPONSES

In order to determine whether request for Variance meets all the criteria in Section 125-100 of the City Code, below please find the applicant's provided responses to the following questions:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

This property is located along the Delaware Avenue Commercial Conversion Zone and Peacocks Art District. This structure is a contributing structure within the Oakland Park District and was originally design as a single-family residence.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain.

No special conditions or circumstances result.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the interpretation of the code for the zoning district.

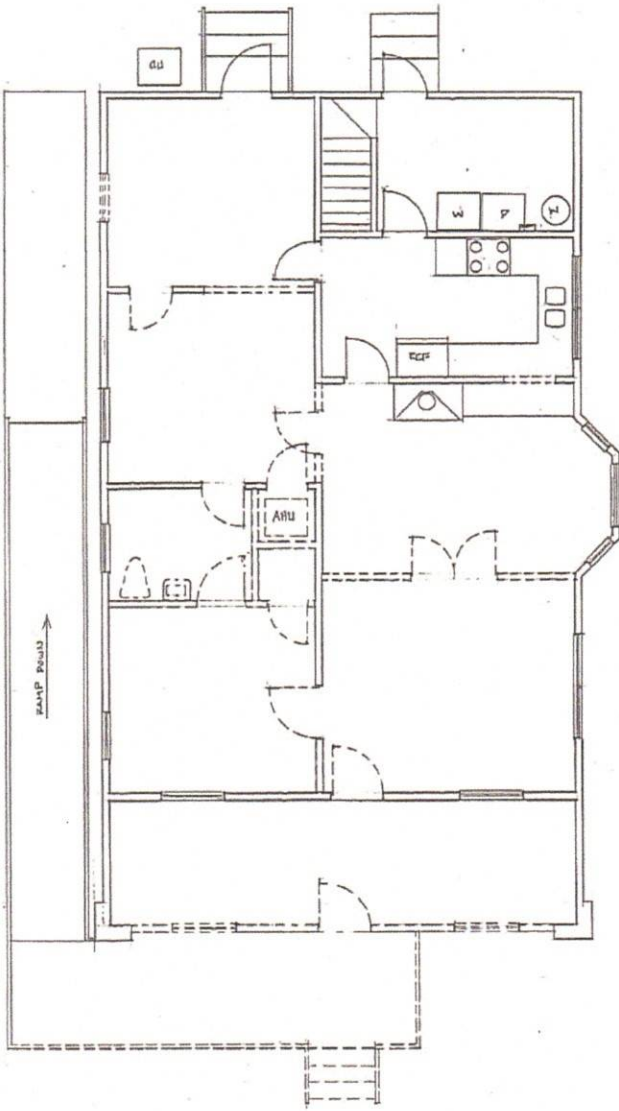
Do the Commercial Conversion Zone and the property size being 54-feet wide and 130-feet deep. A variance is required for use of the property. For example: today's zoning ordinance requires 46-feet wide drive isle with 90 degrees parking and a 10-foot landscape buffer, which is wider than the property.

4. What is the minimum variance that would give the reasonable use of the land, building or structure?

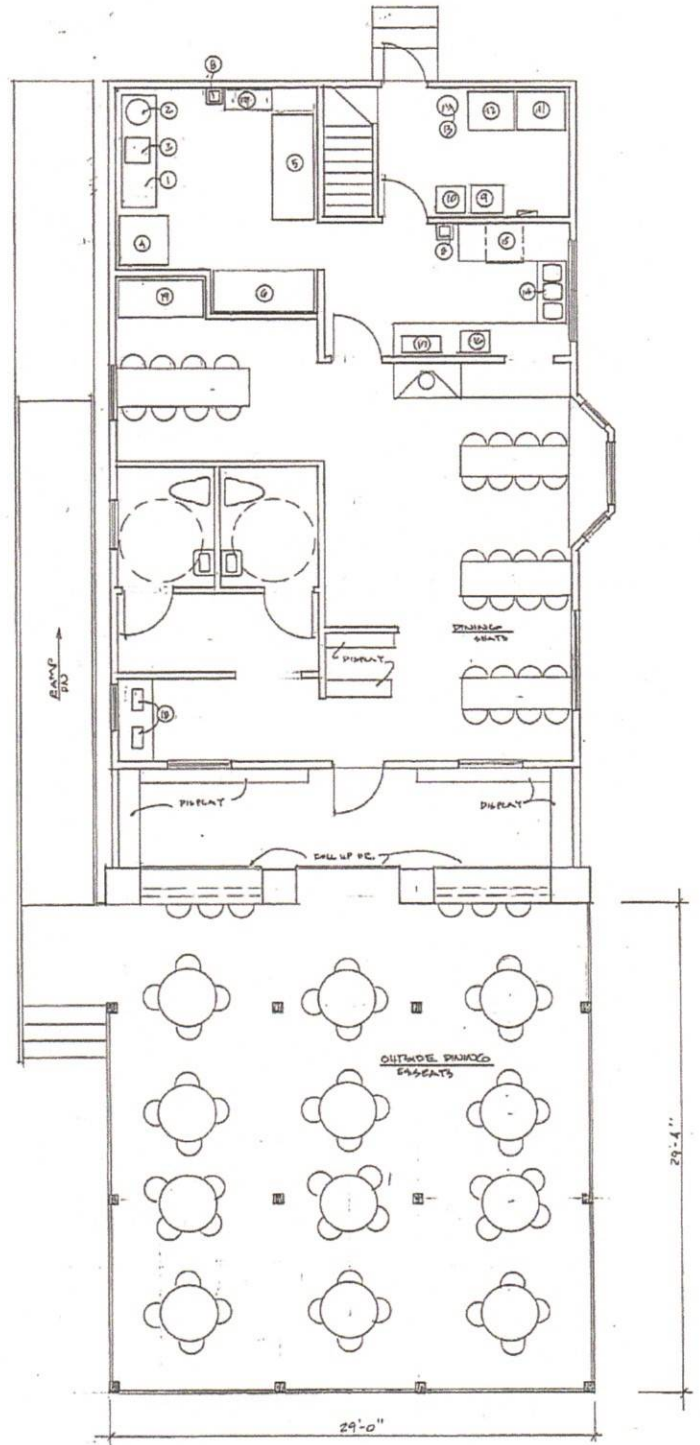
The minimum variance required is reduction of the front yard setback of 15 feet and reduction in parking from 11 spaces, with the exemption, to four (4) spaces by allowing patrons to utilize the on-street parking.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

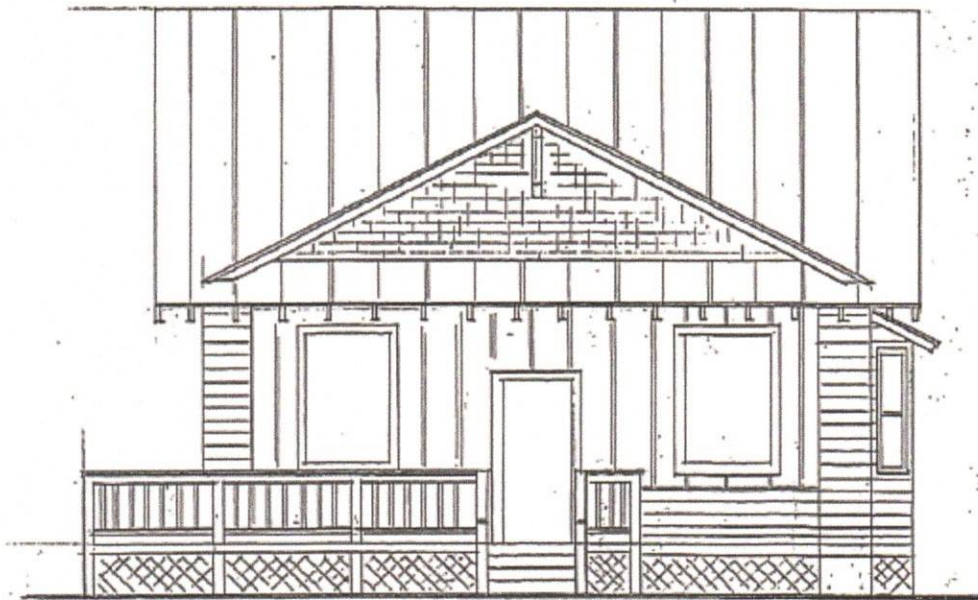
By granting this variance you will be expanding the downtown pedestrian friendly feel into the Delaware Avenue/Peacocks Art District.



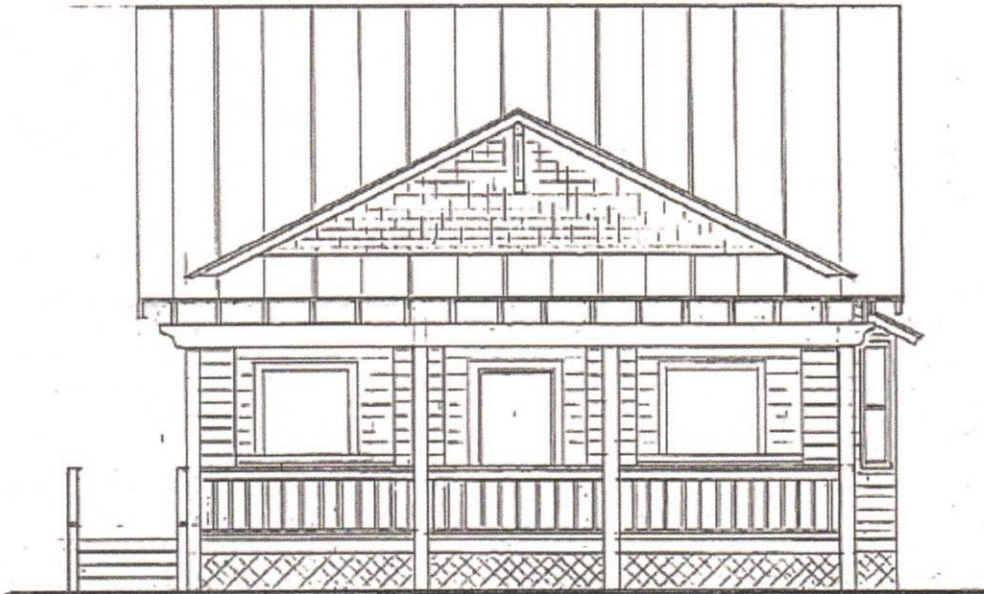
EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



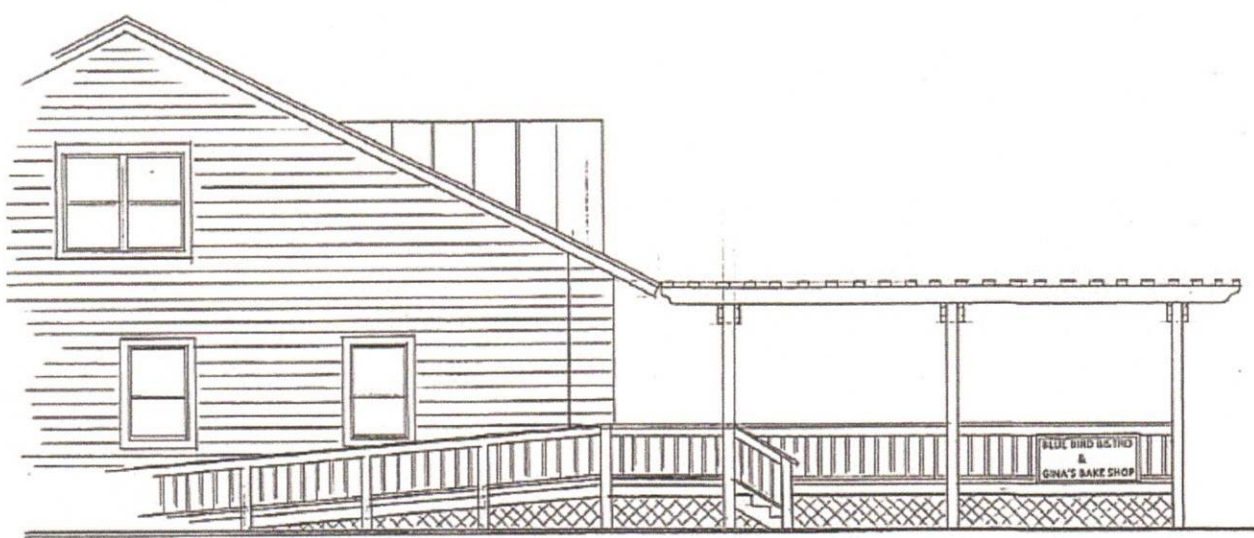
EXISTING FRONT FAÇADE



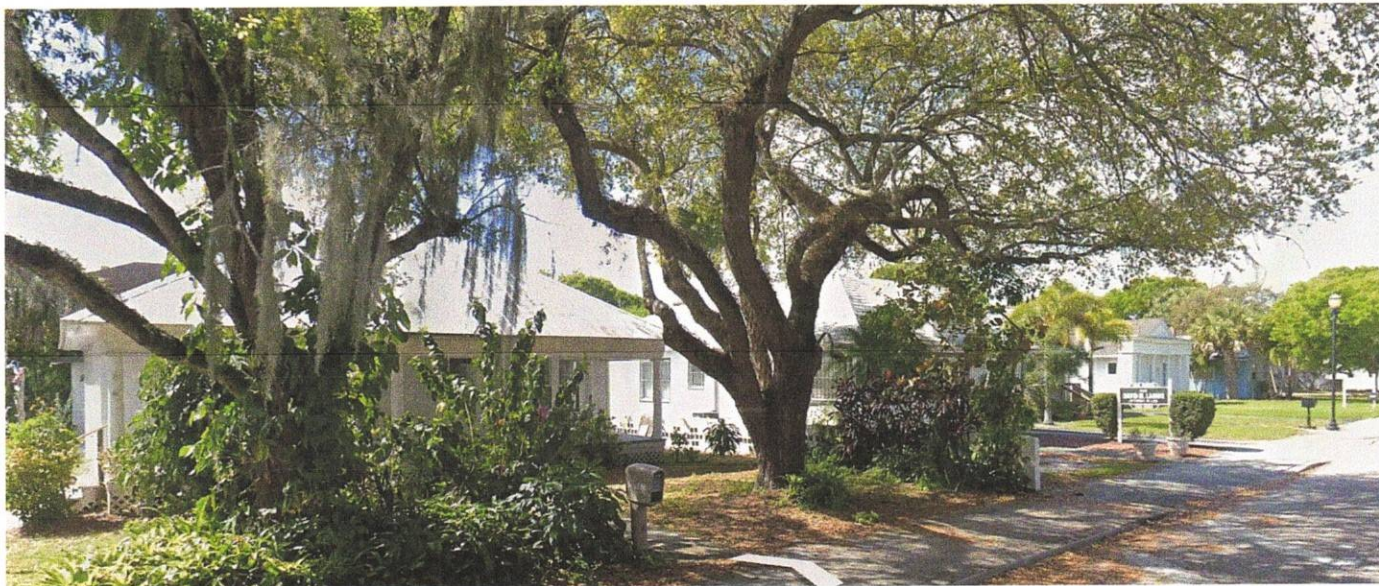
PROPOSED FRONT FAÇADE



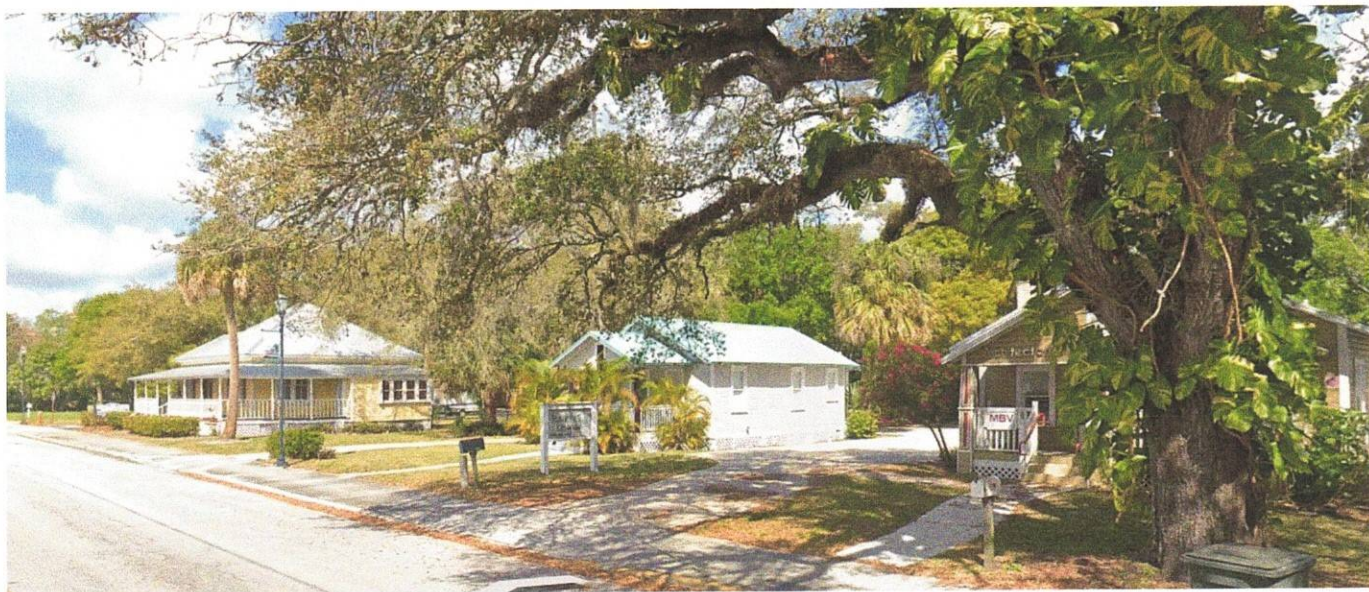
EXISTING SIDE FAÇADE



PROPOSED SIDE FAÇADE



DELAWARE AVENUE/SOUTH SIDE



DELAWARE AVENUE/NORTH SIDE

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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

One of the goals of historic preservation is to create new structures designed in harmony with adjacent contributing structures, the surroundings, and overall development patterns.

Delaware Avenue is one of the most beautiful old Fort Pierce streets. Sidewalks on both sides of the street are shaded by old live oak trees and sheltered from the automobile traffic by rows of parallel parking spaces, creating a perfect walking environment. Currently there is limited pedestrian activity as there are not many uses open to interaction with pedestrians. The applicant's proposed café/bistro with open deck located close to the sidewalk is anticipated to bring movement and life to the street and is a desired use for the corridor.

In addition, the proposed open deck is within the required setbacks. However, the structure is light and open and does not create a visual barrier. There are several other structures on Delaware Avenue which encroach into the required setbacks, yet they are all in harmony with adjacent surroundings and street development patterns.

Most of the offices and other uses located along Delaware Avenue provide sufficient parking on their sites and ample street parking remains largely unused. Therefore, although there would be shortage of seven (7) required parking spaces on the café site, there are plenty of street parking spaces available to café customers as well as wide sidewalks for easy, safe and attractive walking connection.

Therefore, based upon Secretary of Interior's Standard #9 and #10, staff recommends that the Board approve the applicant's request.

Additionally, staff recommends approval of the requested variances as the applicant provided sufficient information and compelling reasons to determine that requirements of City Code Sec. 125-3 of the City Code - Criteria for granting variances (1) through (5)- have been met.

Example: Neighborhood Bakery

A neighborhood bakery concept statement might be similar to the following: "The [Bakery Name] will provide the residents of [neighborhood name] with fresh-baked artisan breads, cakes and cookies on a daily basis. All breads are scratch-made from locally sourced ingredients, and we will carry a line of gluten-free products and a line of dairy-free products, as well as other efforts to maintain sensitivity to special diets. The bakery's extended hours, beginning at 5 a.m. and ending at 9 p.m. each week day, will provide service to locals on their way to and from work, as well as maintaining a casual, drop-in environment for late evening visits and daytime fresh-baked goods. The bakery will hold weekly promotions via its Facebook page, as well as offering coupons in the neighborhood newspaper." This statement provides the who, what, why and how with a focus on the bakery's unique aspects, specifically its allergen-awareness and extended hours.

Considerations

A bakery with a niche market, such as a cupcake bakery, might focus more on its ability to do custom cupcake designs for special occasions and include statistics related to a general interest growth in cupcakes if it is the first cupcake-focused bakery in the area. If your bakery targets a particularly high-income clientele, your concept statement might discuss how your location makes it convenient for this clientele to reach you, as well as how your quality ingredients and baking experience justify the higher costs. The concept statement generally goes on your business plan, but you can also use this statement, or a modified version of it, in press releases about your bakery and in your other marketing efforts.