



CITY OF FORT PIERCE

CITY COMMISSION

JUNE 3rd, 2024

APPEAL OF HISTORIC PRESERVATION BOARD DECISION
REGARDING USE OF OUTDOOR SPACE AT 411 N 2nd
STREET: Parcel ID#: 2403-705-0119-000-4.

SUMMARY

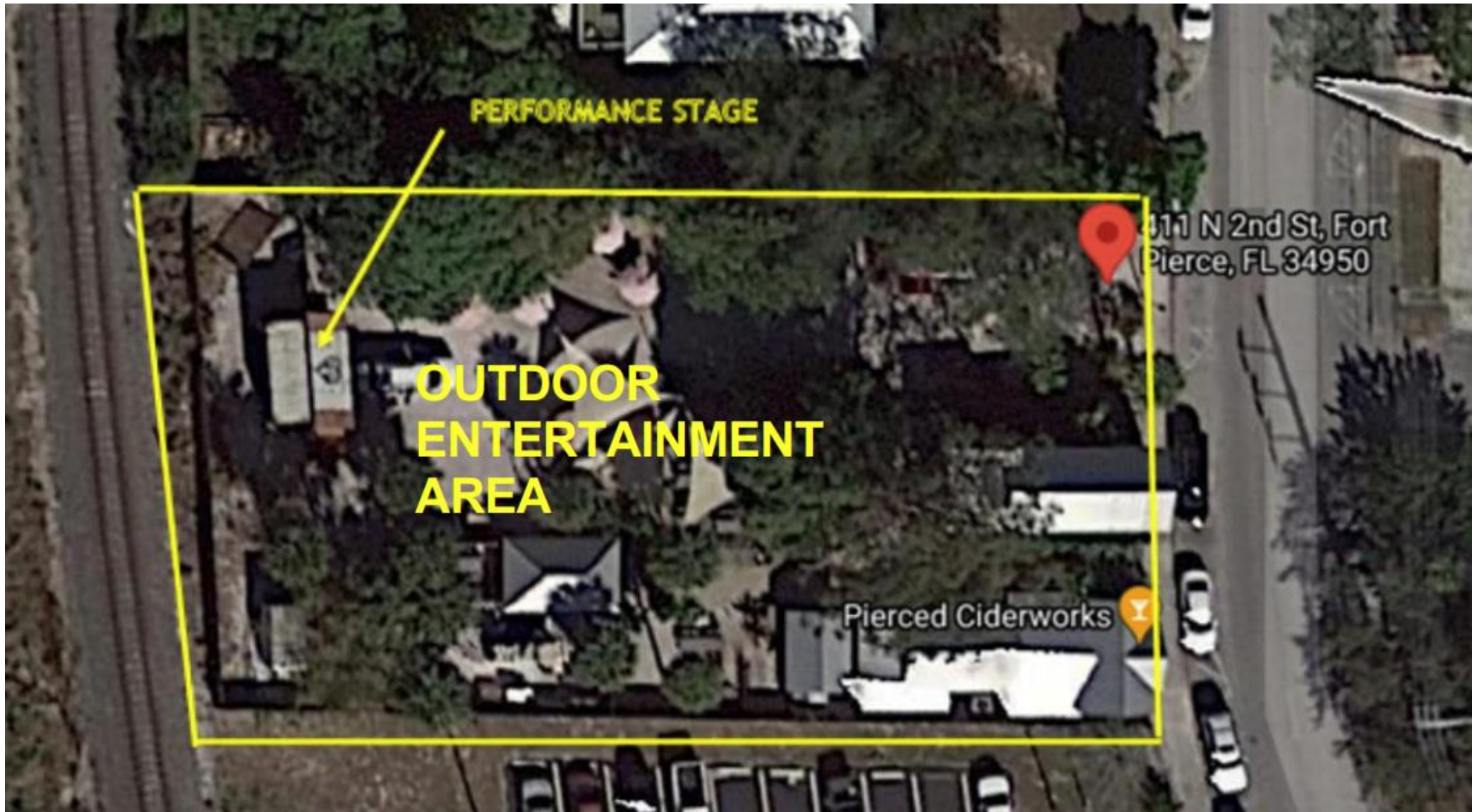
The City hereby appeals, under Sec. 111-53. – Appeals, the decision of the Historic Preservation Board (HPB) made at its meeting of March 25, 2024, in respect of the following application:

A CONDITIONAL USE APPROVAL TO DEVIATE FROM CITY CODE SECTION 125-197, WHICH ALLOWS A MAXIMUM 800 SQUARE FEET FOR OUTDOOR ENTERTAINMENT SPACE.

LOCATION: 411 N 2nd Street. Parcel ID#: 2403-705-0119-000-4.

OWNER: JON NOLLI, PIERCED CIDERWORKS.





PERFORMANCE STAGE

OUTDOOR
ENTERTAINMENT
AREA

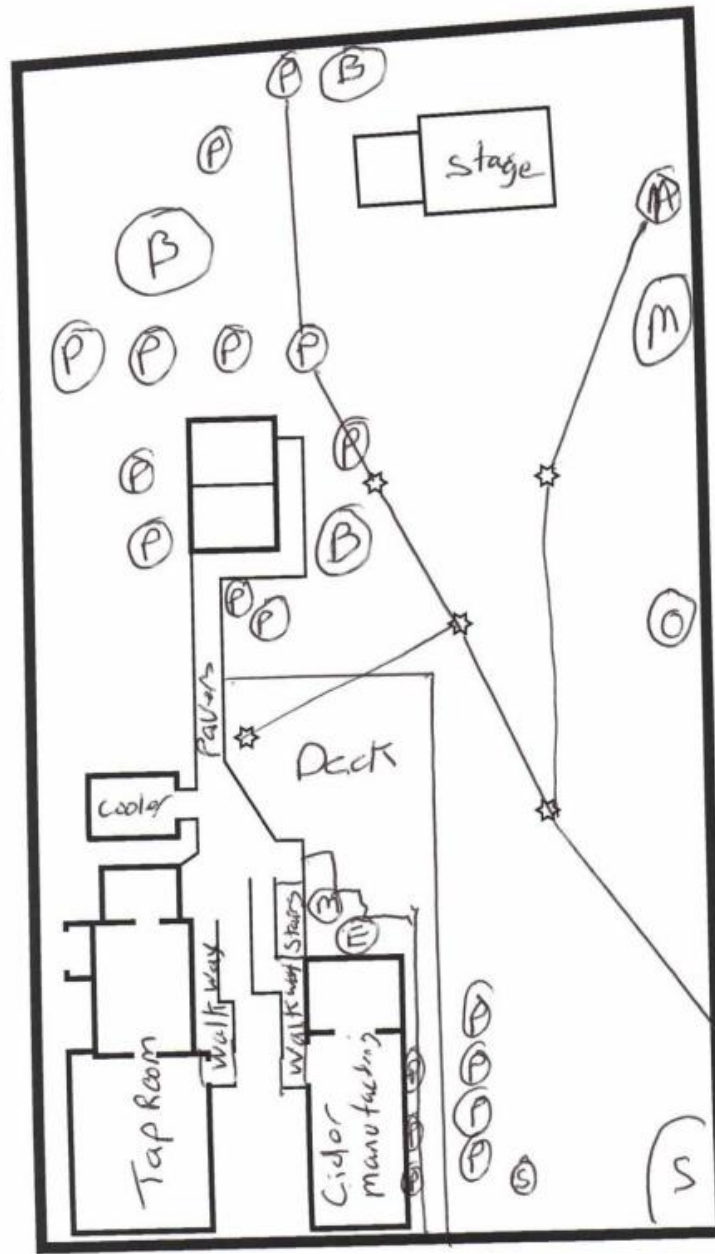
411 N 2nd St, Fort
Pierce, FL 34950

Pierced Ciderworks





- ★ = Electric pole
- Ⓟ = Palm
- Ⓜ = Mango
- ⓑ = Bamboo
- Ⓢ = Seagrass
- ⓔ = Eucalyptus



2nd Street

All parking is Street Parking



GROUNDNS FOR APPEAL

The appellant requests that the City Commission review the decision to allow the increase in area utilized as outdoor entertainment space based on the impact generated by the expansion of the outdoor entertainment space on the health and welfare on immediate neighbors of the subject property. The appellant seeks relief from the anticipated additional noise, activity and disturbance resulting from the expansion of the area available for outdoor entertainment.



BACKGROUND

The property (three contributing historic structures) is in the Edgartown Settlement Zoning District and subject to special zoning regulations which restrict the outdoor entertainment area to 800 sq.ft.

The existing stage on site was approved on September 28, 2021.

November 15, 2023, the Special Magistrate found that House That Cider Built LLC was in violation of the Code and the following corrective actions are to be taken:

- Reduce the area utilized for exterior Restaurant/Pub use to 800 sq. ft. or
- Obtain a conditional use permit through Planning and Zoning to extend the area allowed to be utilized for exterior Restaurant/Pub use.



BACKGROUND

The applicant submitted a conditional use to expand the outdoor Usage of the Pierced Cider works, which was presented to the (Historic Preservation Board (HPB) on February 26, 2024, then continued to March 25, 2024.

At the March 25, 2024, HPB meeting staff advised that the Historic Preservation Board may:

- Approve the request for the proposed conditional use, noting City noise limit of 55dB and adding additional landscaping.
- Approve the request with additional conditions as be requested by the HPB.
- Deny the request for the proposed conditional use.

The HPB determined to approve the Conditional to allow for 5,000 square feet of exterior space to be used for outdoor entertainment subject to the City's noise regulations.

