

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, July 28, 2025 - 2:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
  - a. Minutes from the June 23, 2025 meeting
5. **PUBLIC HEARINGS**
  - a. Certificate of Appropriateness PZCOA2025-00022  
Kings Landing Mixed-Use Development  
At or near 322 North 2nd Street
6. **NEW BUSINESS**
7. **COMMENTS FROM THE PUBLIC**
8. **CONSIDERATION OF ABSENCES**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Historic Preservation Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

**Historic Preservation Board - 2:00 PM**

**4. a.**

**Meeting Date:** 07/28/2025

**Re:** Historic Preservation Board Minutes - June 23, 2025, meeting

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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**Information**

**SUBJECT:**

Minutes from the June 23, 2025 meeting

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**Attachments**

Historic Preservation Board Minutes 6/23/25

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 06/24/2025 09:05 AM

Final Approval Date: 06/26/2025

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

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## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JUNE 23, 2025, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Betty Jo Starke, Chair; Charlie Hayek; Susan Garrett; Anthony Westbury; Jacob Vinson; Minnie Spivey

Absent: KeAndrea Davis

Staff Present: Kev Freeman, Planning Director  
Felicia Holloman, Assistant City Attorney  
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

- a. Minutes from the May 27, 2025 meeting

Motion was made by Charlie Hayek, and seconded by Jacob Vinson to approve the minutes from the May 27, 2025 meeting.

AYE: Charlie Hayek, Susan Garrett, Anthony Westbury, Jacob Vinson, Minnie Spivey, Chair  
Betty Jo Starke

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness PZCOA2025-00017  
Single-Family Residence - 524 N. 15th Street**

The clerk introduced Certificate of Appropriateness 2025-00017 for a single-family residence at 524 N. 15th Street.

The chair called the proceeding to order.

The Board Attorney explained the Quasi-Judicial Hearing procedures.

When acting as a quasi-judicial body, the Board is held to certain procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court, but are more formal than the other aspects of today's meeting. Quasi-judicial proceedings must follow basic standards of notice and due process, and decisions must be made based on competent substantial evidence. Therefore, board members have a duty to conduct quasi-judicial proceedings more like judges than legislators. This afternoon, the Board will follow the same uniform procedure in all quasi-judicial hearings.

The clerk confirmed the City complied with the advertisement and notice requirements.

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Garrett - no  
Mr. Westbury - no  
Mr. Vinson - no  
Ms. Spivey - no  
Mr. Hayek - no  
Chair Starke- no

The chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation: Mr. Freeman stated the application is for new construction of a 1,268-square-foot Single Family Home on a vacant lot with a number of trees. The site area is .17 acres and the zoning is R-4 with a Future Land Use of Residential Medium Density. Mr. Freeman showed the street view, site plan, landscape plan and the architectural design palette. He noted the renderings show lots of trees, but the landscape plan does not show the same number of trees. Mr. Freeman said the Secretary of Interior's Standards for consideration are 9 and 10. Mr. Freeman recommended that four conditions be added.

Board questions for staff: Mr. Hayek asked if the recommendations would be the same for agenda items a and c, so both properties look more historical. Mr. Hayek asked if the city code requires trees and shrubs in single-family homes. Mr. Westbury asked for additional photos of the site.

Applicant Presentation: none

Board questions for applicant: none

Staff final comments: none

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: Chair Starke suggested that the applicant prune the bigger trees instead of only having palm trees.

Motion was made by Charlie Hayek, and seconded by Minnie Spivey to approve Certificate of Appropriateness PZCOA2025-00017 for the single-family residence located at 524 N. 15th Street with the following conditions:

1. The color of the new home shall comply with the City's Architectural Standards Color Palette.
2. A tree mitigation calculation shall be submitted prior to submittal of building permit.
3. A minimum of four trees (palms count as one tree) be provided and irrigated on site prior to final Certificate of Occupancy. (City Code 123-36 (2)).
4. The public right-of-way which abuts the property shall be sodded and maintained by the owner to the back edge of the pavement prior to final Certificate of Occupancy. (City Code 123-37 (4))
5. Existing trees on property should be maintained as feasible.
6. Add shutters or banding on the primary elevations of the home to give it a more historical look.

AYE: Susan Garrett, Anthony Westbury, Jacob Vinson, Minnie Spivey, Charlie Hayek, Chair Betty Jo Starke

Passed

b. **Certificate of Appropriateness PZCOA2025-00018  
Re-Roof of Detached Garage - 701 S. 7th Street**

The clerk introduced Certificate of Appropriateness 2025-00018 for a re-roof of a detached garage at 701 S. 7th Street.

The chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Westbury - no  
Mr. Vinson - no  
Ms. Spivey - no  
Mr. Hayek - no  
Ms. Garrett - no  
Ms. Starke - no

The chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation: Mr. Freeman said the application is to re-roof a stand-alone garage away

from the contributing home in the Oakland Park historic district. The site area is .23 acres with a zoning of R-1 and a Future Land Use of Residential Low Density. Mr. Freeman showed the street view along with the proposed steel roof, and he noted no landscape would be removed. He said the structure is in conformity with the home and is not too visual from the street. He said the Secretary of Interior Standards for consideration is 9 and 10.

Board questions for staff: Mr. Hayek asked if the roof could match the roof of the existing home.

Applicant Presentation: none

Board questions for applicant: none

Staff final comments: none

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by Jacob Vinson, and seconded by Anthony Westbury to approve Certificate of Appropriateness PZCOA2025-00018 for a re-roof of a detached garage located at 701 S. 7th Street with the following condition.

1. The re-roof should match the roof of the existing home.

AYE: Anthony Westbury, Jacob Vinson, Minnie Spivey, Charlie Hayek, Susan Garrett, Chair  
Betty Jo Starke

Passed

c. **Certificate of Appropriateness PZCOA2025-00008**  
**Single Family Residence - 511 N. 14th Street**  
(Rehearing)

The clerk introduced the rehearing of Certificate of Appropriateness 2025-00008 for a single-family residence located at 511 N. 14th Street.

The chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Vinson - no  
Ms. Spivey - no  
Mr. Hayek - no  
Ms. Garrett - no  
Mr. Westbury - no  
Ms. Starke - no

The chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation: Mr. Freeman said the application was heard by the Board on April 28, 2025, and the applicant is asking for reconsideration of the conditions put on the approval. He stated the Board approved the Certificate of Appropriateness with the recommendation of faux windows and shutters. Mr. Freeman stated staff prepared illustrations to demonstrate the opinions and recommendations of the Board. He said the applicant does not wish to add the additional embellishments and the applicant wants the Board to reconsider.

Board questions for staff: none

Applicant Presentation: Monique Neal, applicant, sworn, said she is asking for an amended Certificate of Appropriateness and is willing to add the bands but not the shutters. She said the new house next door does not have any shutters.

Board questions for applicant: Ms. Spivey asked what was behind the side window. Ms. Starke asked how old the house was next door. Mr. Hayek asked if the banding would be a different color than the wall.

Staff final comments: Mr. Freeman said he had been instructed by the City Commission to adopt architectural guidelines for the city and a change in review parameters. He said staff have been struggling with applicants' understanding. Mr. Freeman highlighted that if the city, the Historic Preservation Board and the City Commission want to see improvements in the historic districts, they need to promote more porches, more interaction with the street, promote Florida-style housing, and maintain the character of the district in a modern way. Mr. Freeman said staff gets resistance from developers and applicants. He noted the improvements do not need to be shutters and banding, but a better visual interpretation of what goes into the historic district so it does not look like a subdivision. Mr. Freeman said you will see a whole variety of homes built in historic districts over the years due to the criteria changing.

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: Mr. Hayek stated banding is more expensive than shutters. He said the Historic Preservation Board is there to help the neighborhood and the Board wants new homes to be up-to-date and street acceptable without breaking the budget. Mr. Hayek suggested adding porches for a neighborhood feel. Chair Starke asked about having standards applied in order to have neighborhoods with a community and neighborly feel.

Motion was made by Anthony Westbury, and seconded by Charlie Hayek to approve Certificate of Appropriateness PZCOA2025-00008 for a Single Family Residence located at 511 N. 14th Street with the following conditions:

1. Banding should be incorporated into the final design
2. Large areas of solid blank wall should be avoided.
3. Landscaping Plan be submitted with a subsequent Building Permit in accordance with City Code of Ordinances Sec. 123-36. - Landscaping design standards for single and two-family residential structure.

AYE: Minnie Spivey, Charlie Hayek, Susan Garrett, Anthony Westbury, Jacob Vinson, Chair  
Betty Jo Starke

Passed

**6. NEW BUSINESS**

Chair Starke asked for a basic template to be provided that incorporates neighborhood friendliness. Ms. Garrett suggested guidelines that address specific districts as opposed to being city-wide.

Mr. Freeman said there have already been commercial negotiations with developers to provide an understanding of what is expected. He said planning needs to meet with the developer before the design is prepared because they are reluctant to change the design after the drawings are already done. Mr. Freeman noted that lot sizes are consistent in the Lincoln Park Historic District. He said staff need to come up with a formula that incorporates flexibility so that not every property looks the same and consistency is achieved by the Historic Preservation Board.

Ms. Starke noted that developers have rights, but neighborhoods have a right to quality of life and certain standards.

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**8. CONSIDERATION OF ABSENCES**

Motion was made by Anthony Westbury, and seconded by Charlie Hayek to approve the absence of Ms. Davis.

AYE: Minnie Spivey, Charlie Hayek, Susan Garrett, Anthony Westbury, Jacob Vinson, Chair  
Betty Jo Starke

Passed

**9. ADJOURNMENT**



CITY OF FORT PIERCE  
HISTORIC PRESERVATION BOARD

APRIL 28, 2025

PZCOA2025-00017

524 N 15TH ST - NEW BUILD

**OWNER:** L 1 Ventures LLC

**APPLICANT:** Albert Wagner  
Construction Inc

**LOCATION:** 524 N 15TH ST Fort  
Pierce.

**PARCEL:** 2409-503-0018-000-4

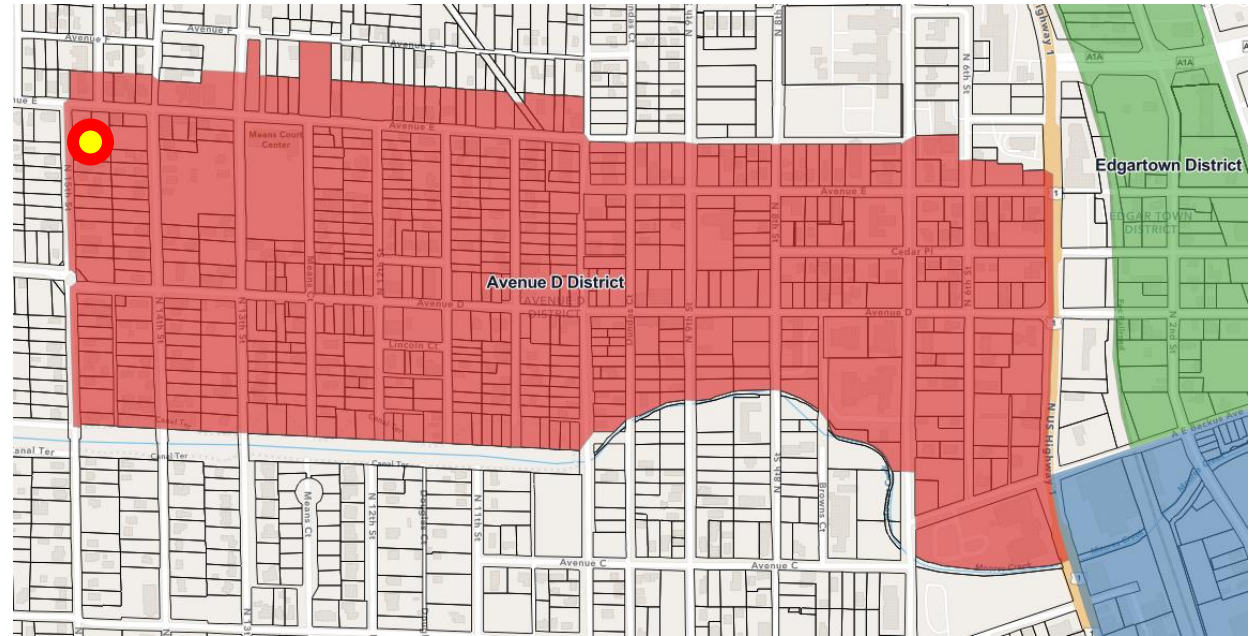
**HISTORIC STATUS:**

Non-Contributing

Lincoln Park (Avenue D Historic  
District)

**REQUEST**

The application for a new build construction of a 1268 sq/ft Single Family Home on a vacant lot.



# SITE LOCATION

**SITE AREA:** 0.17 Ac

**Zoning:** R-4

**Future Land Use:** Residential  
Medium Density

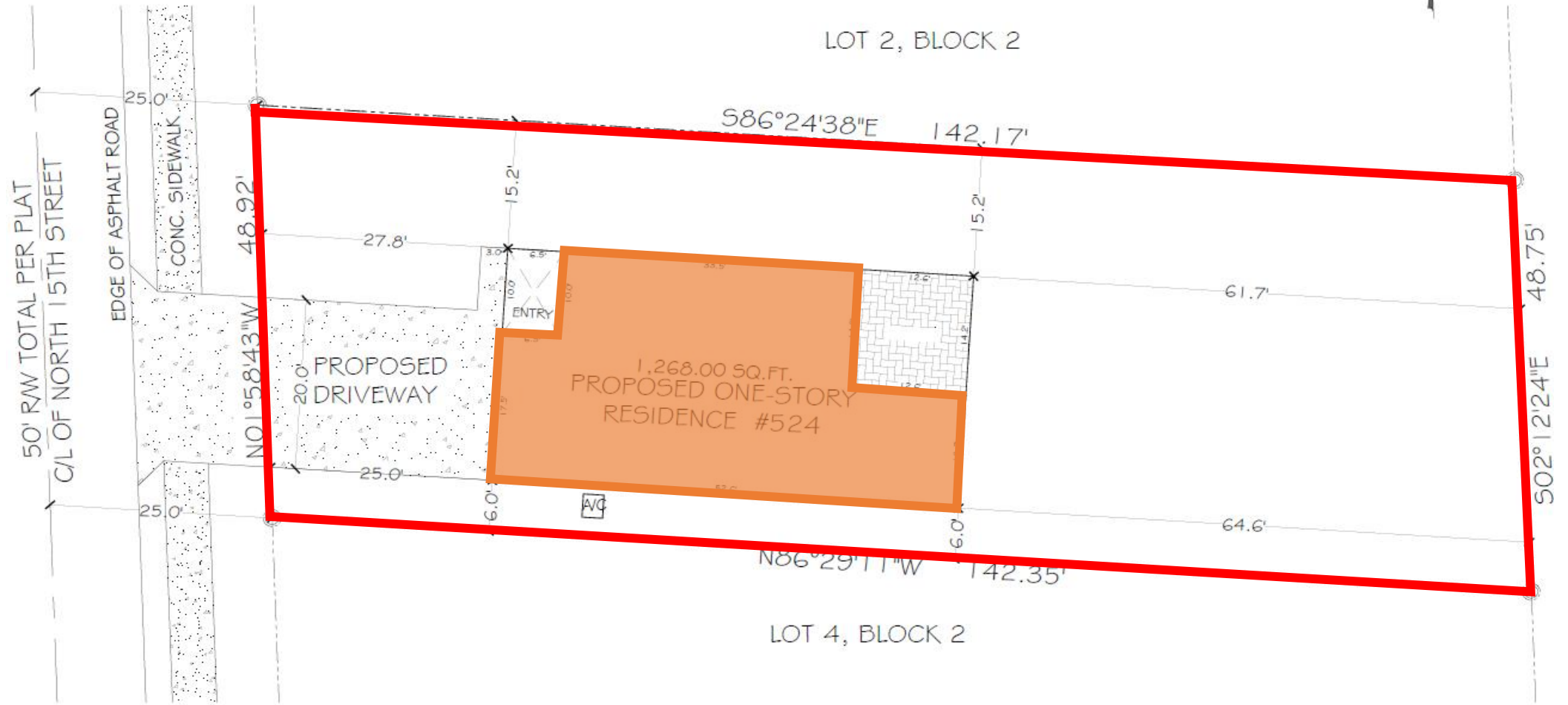
**Legal Description:**  
GOLDSMITH'S S/D BLK 2 LOT 3  
AND W 7.5 FT OF VAC ALLEY ADJ  
ON E (OR 1683-1167)



# STREET VIEW © 2025 Google



# SITE PLAN



PROPOSED SITE PLAN

SCALE: 3/16"=1'-0"





# ARCHITECTURAL (note that the Landscape Plan does not reflect the renderings)



FRONT VIEW  
SCALE: 1/4" = 1'-0"



LEFT VIEW  
SCALE: 1/4" = 1'-0"



REAR VIEW  
SCALE: 1/4" = 1'-0"



RIGHT VIEW  
SCALE: 1/4" = 1'-0"



# ARCHITECTURAL Design Palette

## PRIMARY COLORS



## SECONDARY ACCENT

**(USE MINIMALLY)**  
*for awnings, decorative trim and patterns, metal balconies, etc.*



## SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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 construction 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.

## RECOMMENDATION

The subject single-family home is proposed on a prominent site on the edge of the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing.

Staff recommend that a conditions be attached:

1. The color of the new home shall comply with the City's Architectural Standards Color Palette.
2. A Tree mitigation calculation shall be submitted prior to submittal of building permit.
3. A minimum of four trees (palms count as one tree) be provided and irrigated on site prior to final Certificate of Occupancy. (City Code 123-36 (2)).
4. The public right-of-way which abuts the property shall be sodded and maintained by the owner to the back edge of the pavement prior to final Certificate of Occupancy. (City Code 123-37 (4)).

## RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request



CITY OF FORT PIERCE

HISTORIC PRESERVATION BOARD

APRIL 28, 2025

PZCOA2025-00018

701 S 7 TH ST – RE-ROOF GARAGE

**OWNER:** James D Anderson

**APPLICANT:** Rack'D Roofing & Construction

**LOCATION:** 701 S 7TH ST Fort Pierce

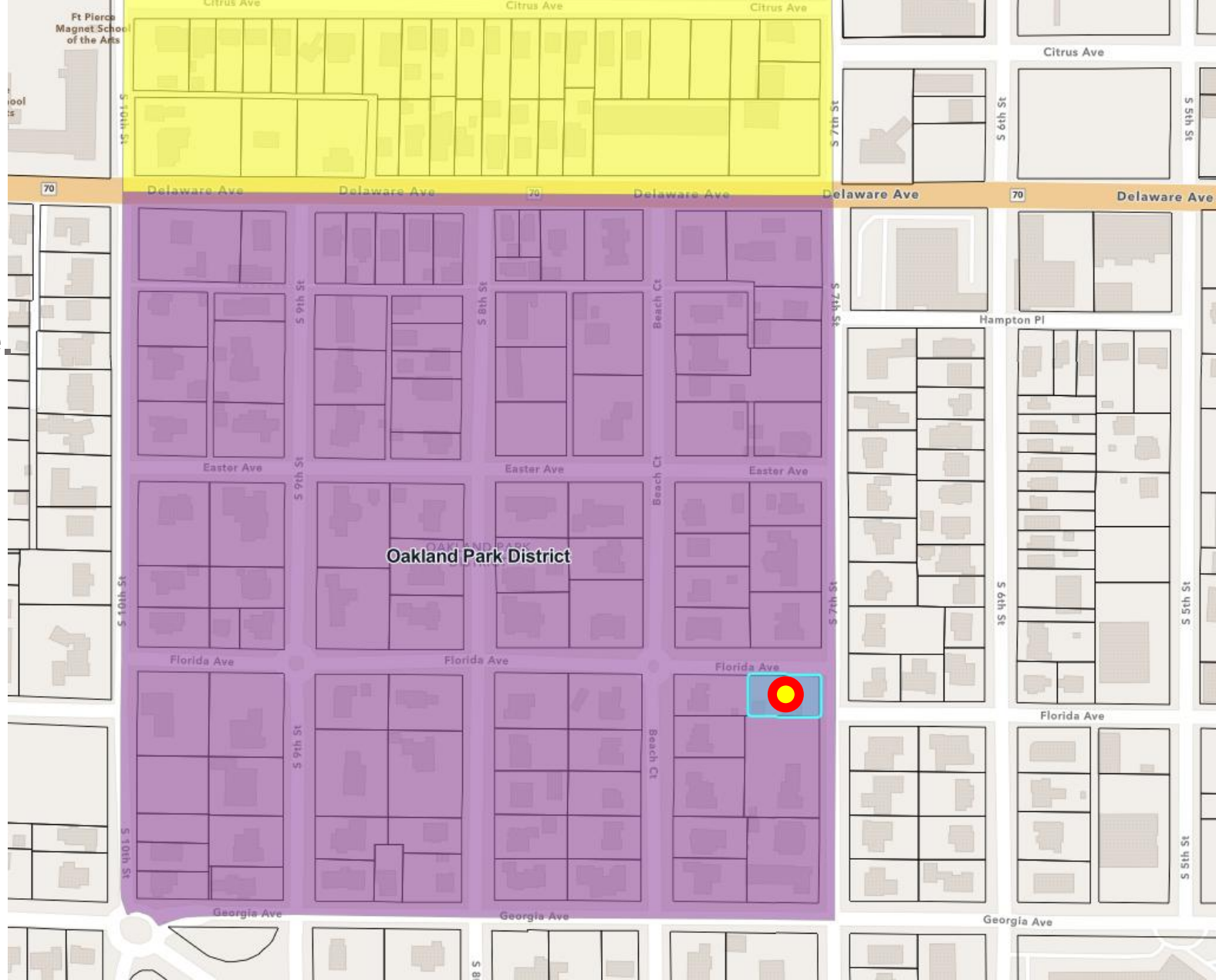
**PARCEL:** 2410-709-0140-000-4

**HISTORIC STATUS:**

Contributing  
Oakland Park

**REQUEST**

The application to re-roof a garage.



# SITE LOCATION

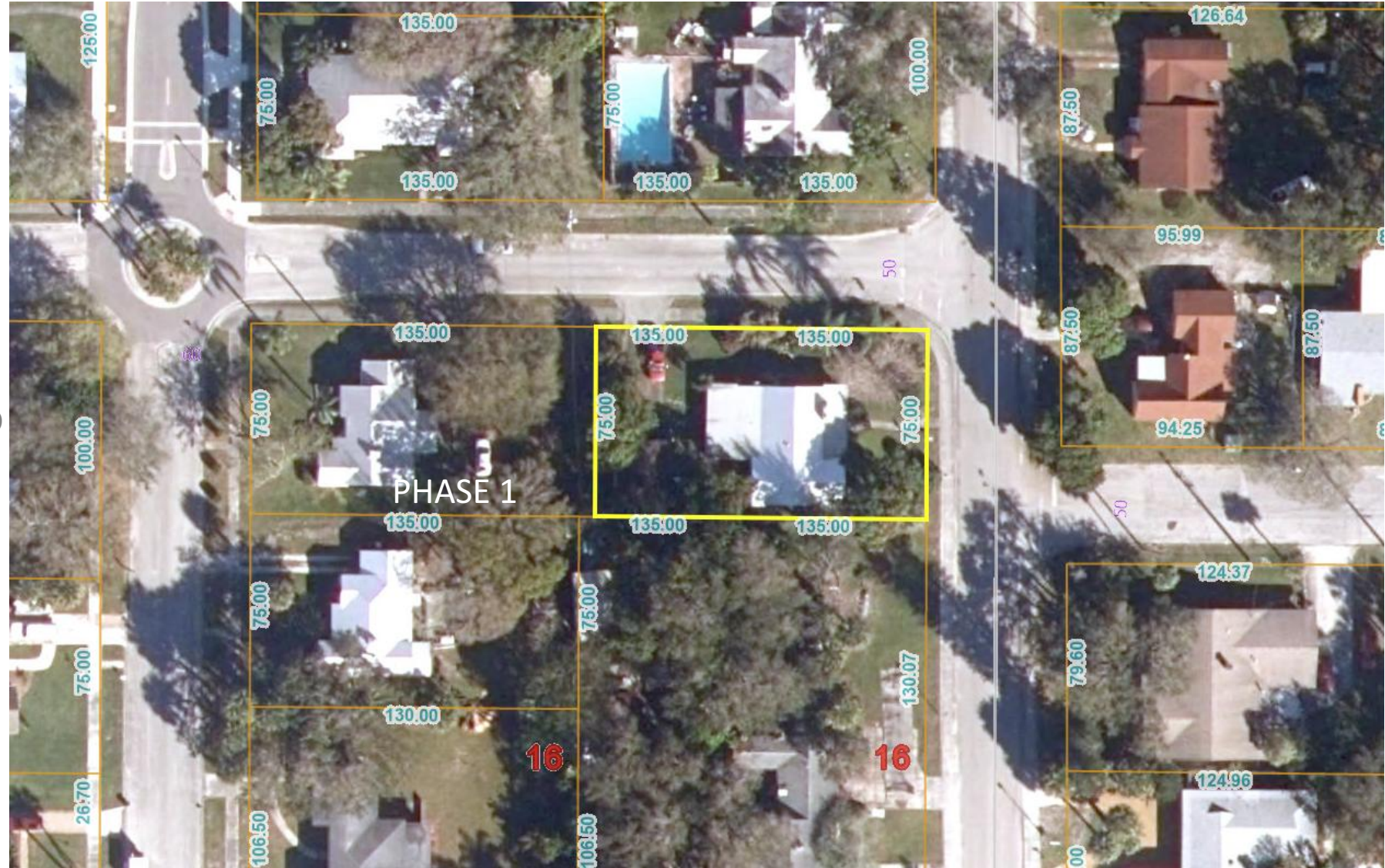
SITE AREA: 0.23Ac

Zoning: R-1

Future Land Use: Residential Low Density

## Legal Description:

OAKLAND PARK BLK 16 LOT 1 AND N 25FT OF LOT 4 AND E 5 FT OF VAC ALLEY ADJ ON W (MAP 24/10F) (OR 3875-1001)





PHASE 1



# EXISTING ROOF



# PROPOSED ROOF



## Product Specifications

- **Material:** 24-, 26-gauge steel, .032, .040 aluminum
- **Slope:** 3:12 or greater
- **Support:** Wood deck 15/32-inch or greater plywood or wood plank
- **Coverage:** 21 inches or 24 inches
- **Rib Height and Spacing:** 3/8 inch, 10-1/2 or 12 inches on center
- **Finish:** 70% PVDF (Kynar 500®), mill-finished MaxAlúme
- **Sustainability:** LEED eligible†
- **Quality:** Keystone Quality Assurance Program, Miami-Dade Quality Assurance Program



## SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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 construction 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.

## **RECOMMENDATION**

The subject property is located at the intersection of Florida Ave and S 7 TH STEET the proposed materials to be used in the reroofing of the detached garage meets the technical aspects of the Secretary of the Interior.

## RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request



CITY OF FORT PIERCE  
HISTORIC PRESERVATION BOARD

JUNE 23, 2025

PZCOA2025-00008

511 N 14TH ST - NEW BUILD

**OWNER:** Vincent Marcellino

**APPLICANT:** Monique Neal

**LOCATION:** 511 N 14TH ST Fort  
Pierce.

**PARCEL:** 2409-503-0010-000-8

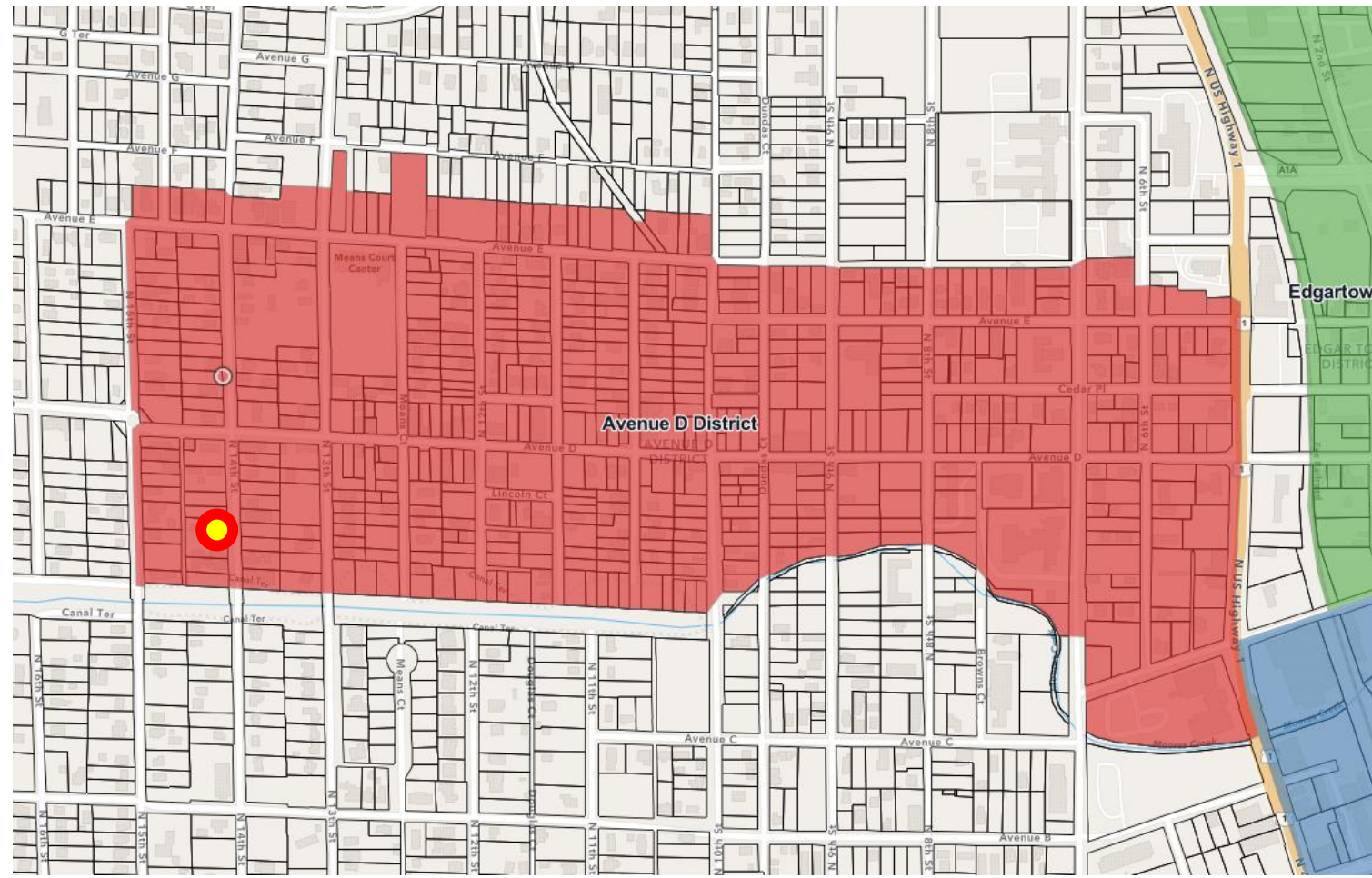
**HISTORIC STATUS:**

Non-Contributing

Lincoln Park (Avenue D Historic  
District)

**REQUEST**

The application for a new build construction of a 1482 sq/ft Single Family Home on a vacant lot.



# SITE LOCATION

SITE AREA: 0.17 Ac

Zoning: R-4

Future Land Use: Residential  
Medium Density

## Legal Description:

GOLDSMITH'S S/D BLK 1 LOT 9  
AND E 7.5 FT OF VAC ALLEY ADJ  
ON W



# STREET VIEW



# PHASE 1





# Historic Preservation Board Recommendations (Illustrated from April meeting)



# City of Fort Pierce Architectural Standards

The Architectural Standards act as basic standards in the review of new construction in the locally designated historic districts.

The purpose of historic preservation in general and the architectural guidelines is to protect and preserve the rich architectural heritage and the visual public character of Fort Pierce.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings will be used as a foundation for the architectural standards applied within the City's Historic Districts.



# City of Fort Pierce Architectural Standards

The standards for Single Family, Townhome and Duplex Residential buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure), which are located within the Fort Pierce Community Redevelopment Area, Historic District, Planned Development or part of an Innovative Community Development.

## Façades

The design of buildings shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles.

## Roofs

Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12.

## Entrances

Dwellings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

## Windows

Windows shall have well-defined frames, transoms, or sills, and shall be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel, or aluminum.



## SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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 construction 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.

## RECOMMENDATION

The subject single-family home is proposed on a prominent site in the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing.

However, staff recommends that architectural features, such as decorative shutters, be incorporated into the final design to better compose with the characteristics of the Lincoln Park Historic District. Also, large areas of solid blank wall should be avoided.

Staff recommend that a condition be attached requiring that a Landscaping Plan be submitted with a subsequent Building Permit in accordance with City Code of Ordinances Sec. 123-36. - Landscaping design standards for single and two-family residential structures.

## RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request

**Historic Preservation Board - 2:00 PM**

**5. a.**

Meeting Date: 07/28/2025

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Information

**REQUESTED ACTION**

Certificate of Appropriateness PZCOA2025-00022  
Kings Landing Mixed-Use Development  
At or near 322 North 2nd Street

**SUMMARY**

This application for a Certificate of Appropriateness is connected to a request to replace the previously approved site plan (February 2022) with a revised site plan for the property known as Kings Landing. Amendments include architectural design and site layout.

**LOCATION**

7.824 acres generally located at 322 North 2<sup>nd</sup> Street.  
Encompassing the following eight(8) parcel ID#'s:  
2410-503-0041-020-4,  
2410-503-0043-000-2,  
2410-503-0020-000-5,  
2410-503-0019-010-8,  
2410-503-0019-000-5,  
2410-503-0034-000-6,  
2410-503-0036-010-3, and  
2410-503-0030-000-8

**RESPONSIBLE STAFF**

Kev Freeman, Planning Director.

**RECOMMENDATION**

Staff recommends Approval of the Certificate of Appropriateness (COA) to the King's Landing Mixed Use Project.

The Historic Preservation Board may:

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

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Attachments

Staff Presentation  
Staff Report  
Applicant Narrative

Site Plan  
Architectural Details  
Public Notification Certification

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**Form Review**

Form Started By: Kev Freeman  
Final Approval Date: 07/20/2025

Started On: 07/10/2025 01:16 PM



CITY OF FORT PIERCE  
HISTORIC PRESERVATION BOARD  
JULY 28, 2025

KINGS LANDING PLANNED DEVELOPMENT  
MAJOR AMENDMENT TO SITE PLAN

DZCC 12025-00000

## **APPLICATION**

PD2025-00027

**AGENT: HALEY WARD**

**APPLICANT: Audubon  
Development Inc**

**ADDRESS: 301 N 2ND ST**

**PARCEL ID(s) #:** 2410-503-0041-020-4, 2410-503-0043-000-2, 2410-503-0020-000-5, 2410-503-0019-010-8, 2410-503-0019-000-5, 2410-503-0034-000-6, 2410-503-0036-010-3, and 2410-503-0030-000-8

## **SUMMARY**

The application proposes a major amendment to a previously approved site plan in respect of the Kings Landing development.

On February 7, 2022, the City replaced the site plan with an amended site plan for the subject properties, through Ordinance 22-003.

This proposal incorporates an amended architectural design and site layout.



## BACKGROUND

On May 24, 2021, the Historic Preservation Board (HPB) approved a Certificate of Appropriateness (COA) for the King's Landing project, the site of the former H.D. King Plant site, circa 1911, located in the heart of the City's downtown. On October 25, 2021, following the HPB approval, an application for an amendment to the Planned Development (PD) and Site Plan was recommended for approval by the Planning Board (PB). The application was further amended and approved by the HPB and thereafter approved by the City Commission at its February 7, 2022, meeting. This application includes design elements presented and approved by the PB at its July 14, 2025, meeting. The changes include additional parking and redesigned building footprints, and site layout.

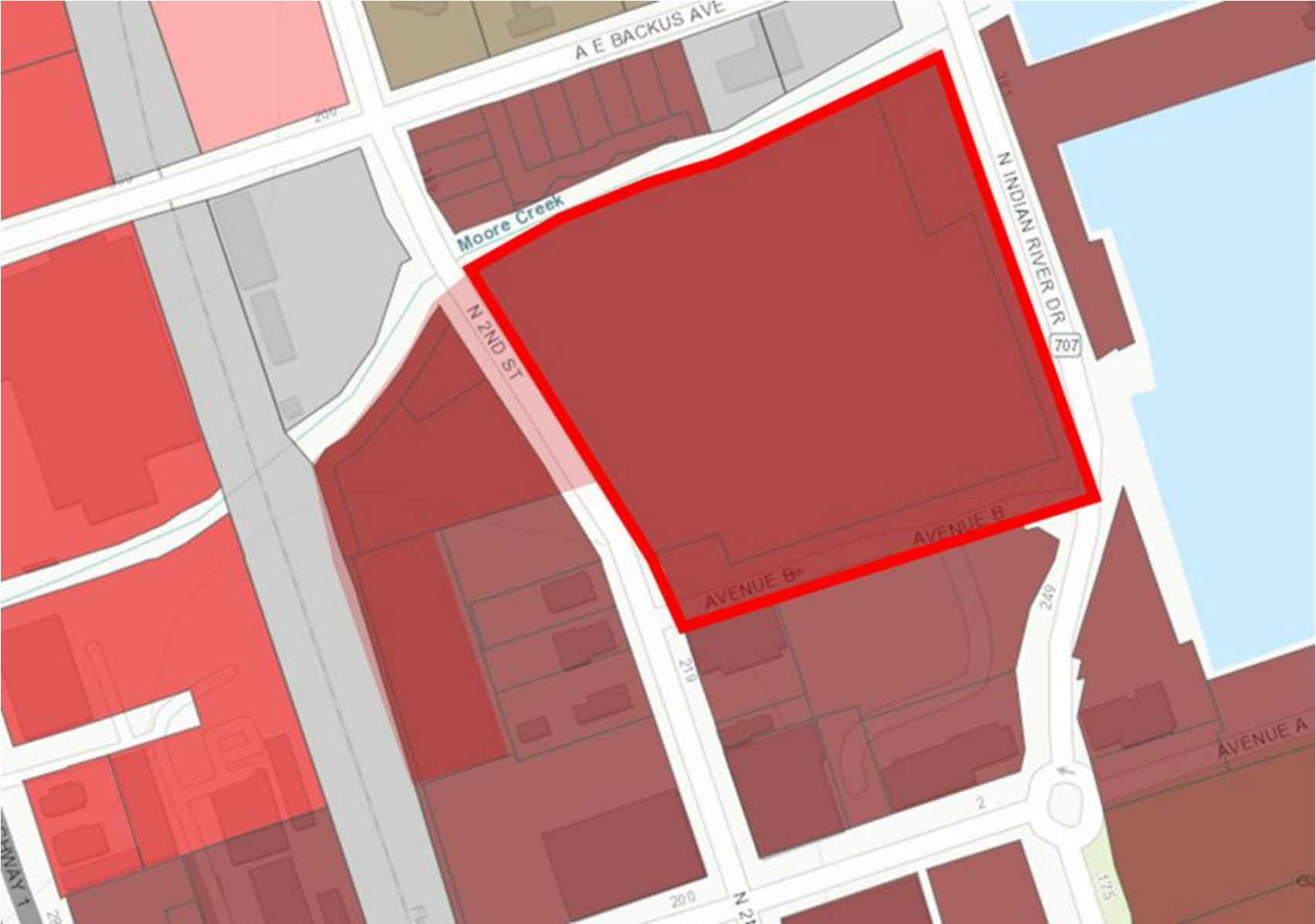
The subject properties consist of approximately 7.824 acres and are located west of Indian River Drive and south of A.E. Backus Avenue. The subject parcels have a Future Land Use designation of Central Business District (CBD) with a compatible overlying Zoning classification of PD. The land is currently cleared, and part of the original Kings Landing development is undergoing town-home construction. The area subject to this application remains undeveloped.



# SITE LOCATION

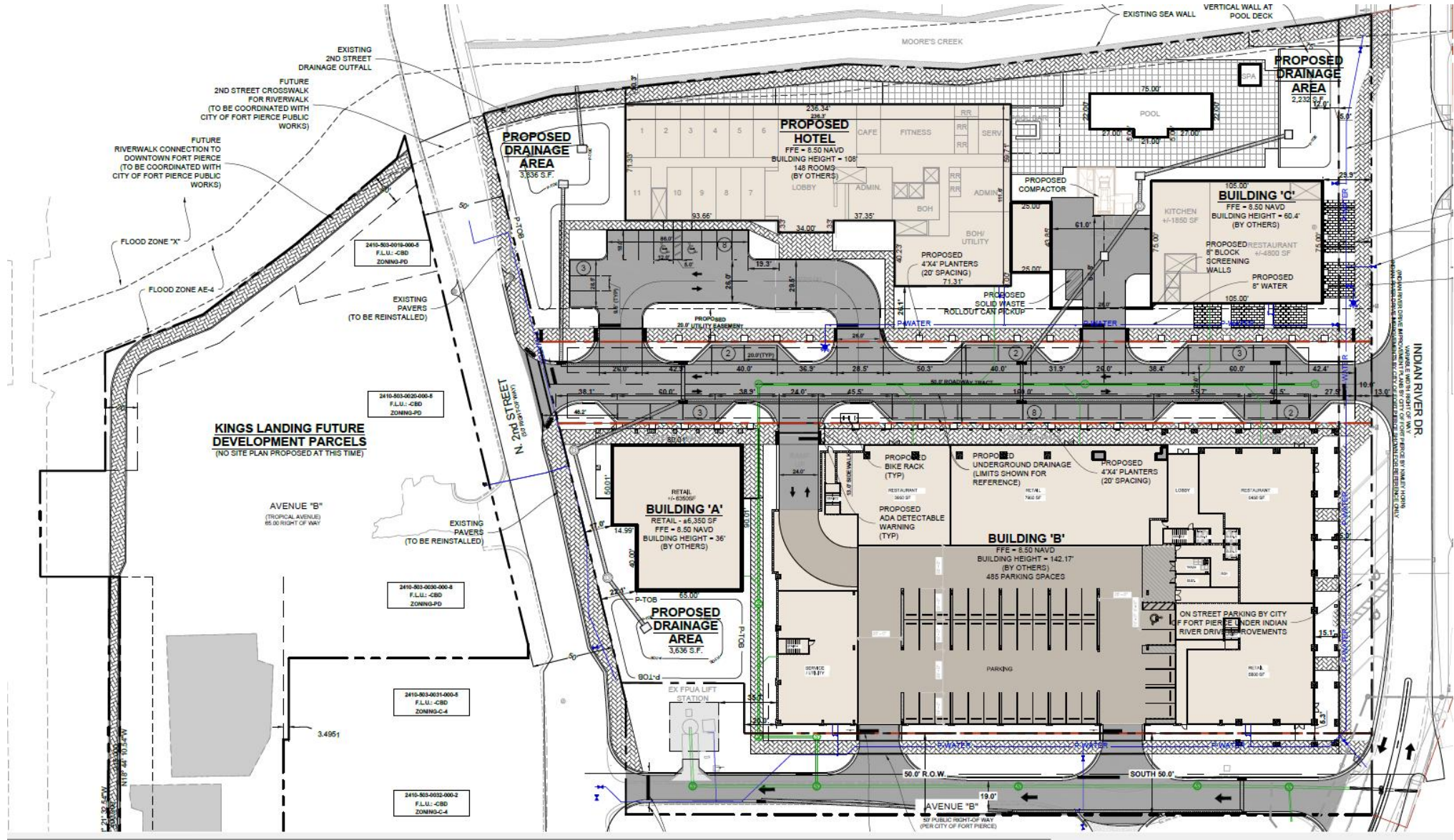


# EXISTING ZONING: PD & FLU: CBD





# KINGS LANDING – AMENDED SITE PLAN



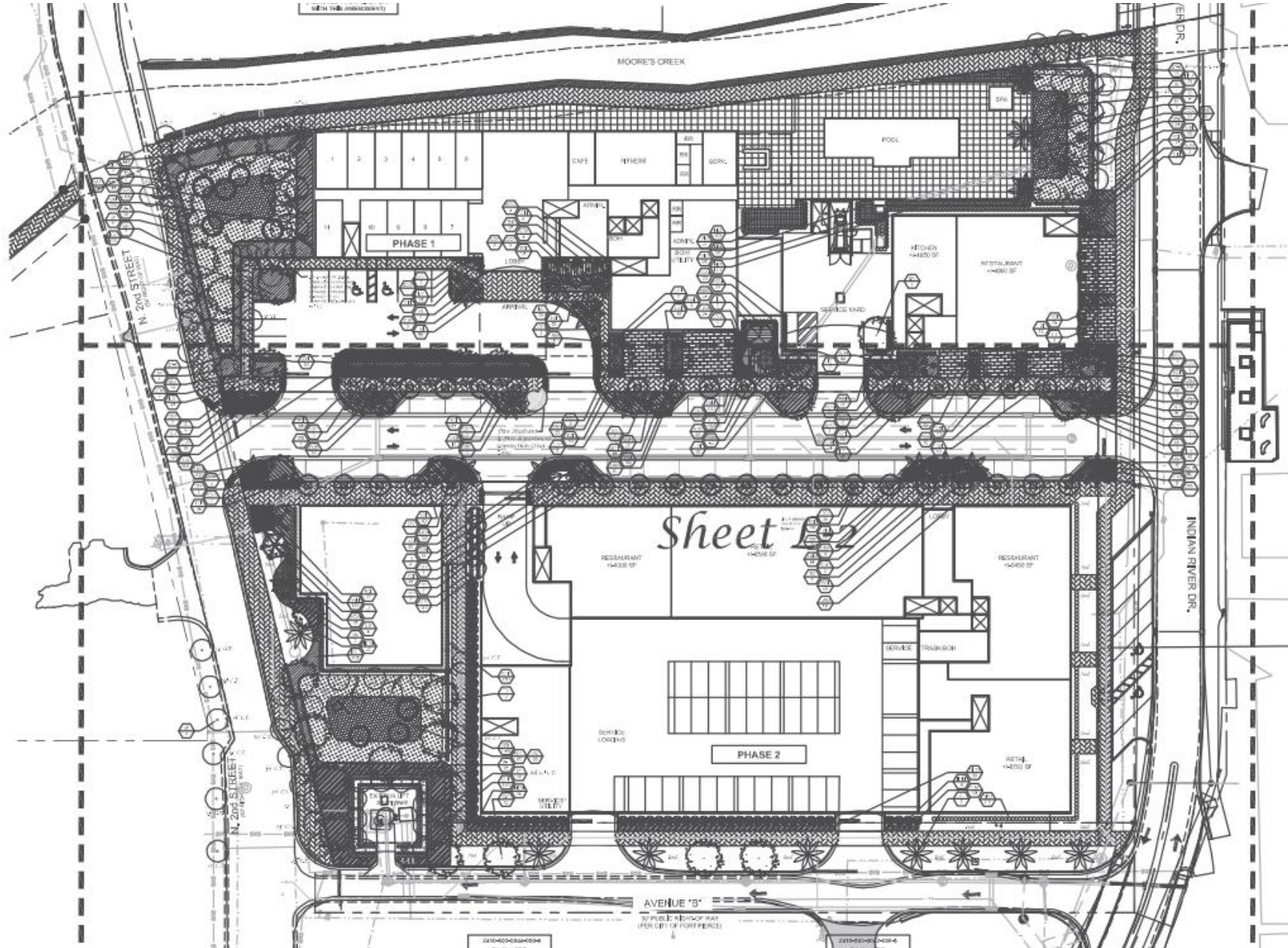
# KINGS LANDING SITE DATA COMPARISON

ORIGINAL SITE PLAN	
RESIDENTIAL	106 CONDOS
	8 TOWNHOMES
RESTAURANT	38,085 Sq.Ft.
HOTEL	140 ROOMS
RETAIL	17,290 Sq.Ft.
PARKING - SURFACE	129
PARKING - GARAGE	299
PARKING - TOTAL	428

AMENDED SITE PLAN	
RESIDENTIAL	106 CONDOS
REMOVED FROM PLAN	TOWNHOMES
RESTAURANT	12,900
HOTEL	148 ROOMS
RETAIL	19,900 Sq.Ft.
PARKING - SURFACE	31
PARKING - GARAGE	485
PARKING - TOTAL	516
FITNESS	3,500 Sq.Ft.
MEETING ROOMS	3,000 Sq.Ft.



# KINGS LANDING – LANDSCAPE PLAN



## KINGS LANDING – PHASING

Phase 1 to be completed no later than July 11, 2028.

Phase 2 building permits or DPCR approval for must be complete by February 24, 2027.

Construction commencement for Phase 2 no later than May 19, 2027, and completion of Phase 2 no later than May 29, 2029.

Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028, and construction commencement of Phase 3 no later than November 15, 2028.

Construction completion of Phase 3 no later than November 13, 2029.

Phase 1: 148 Room Hotel, Proposed Building C (Retail 6,250 SF w/ rooftop amenity), the east / west spine road and supporting core infrastructure for Kings Landing.

Phase 2: Proposed Building A & Building B with parking garage and supporting infrastructure.

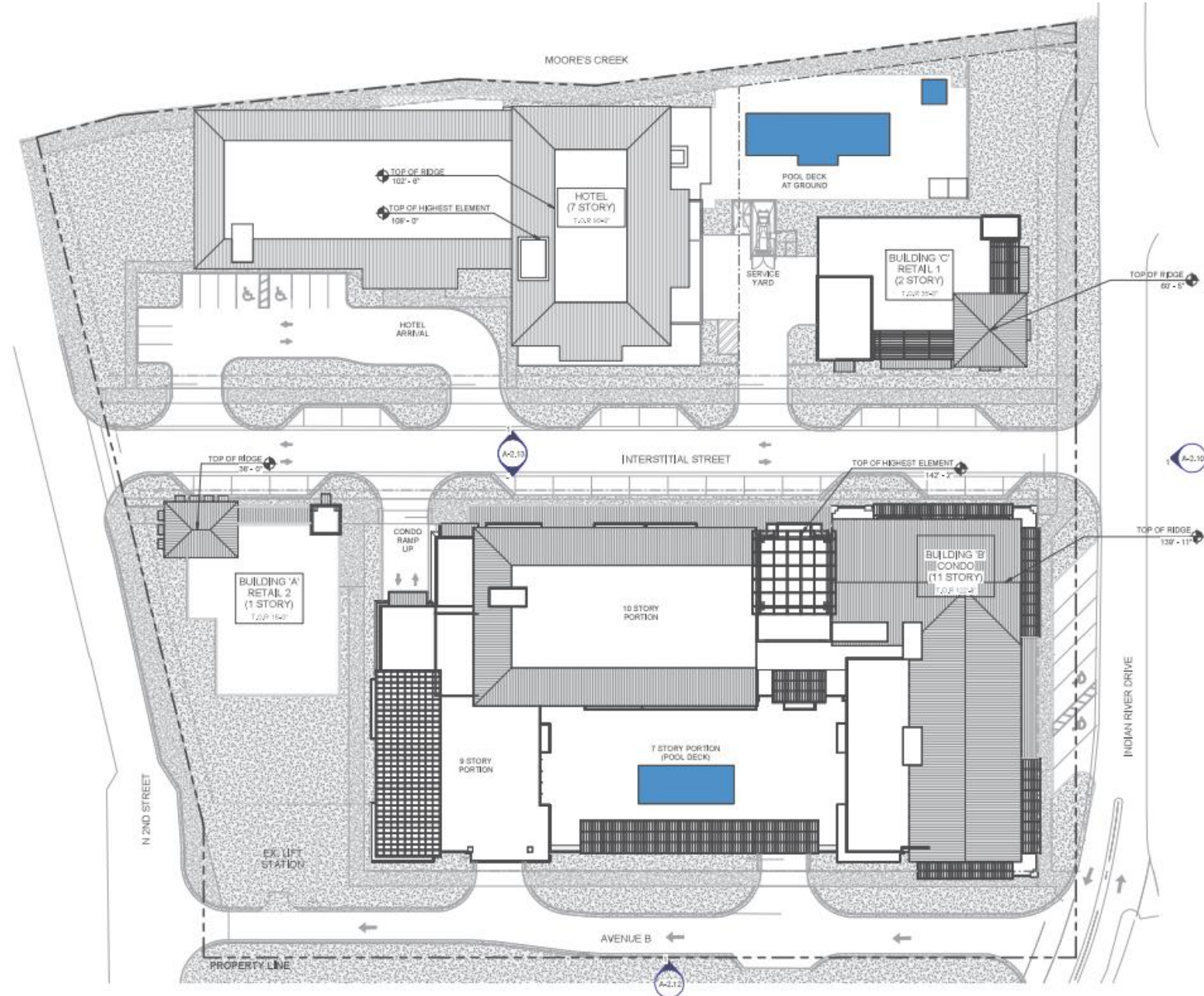
Phase 3: Parcels west of 2nd Street are proposed as “future development” until such time a formal site plan and uses can be developed.



# KINGS LANDING ARCHITECTURAL



# KINGS LANDING ARCHITECTURAL



# KINGS LANDING ARCHITECTURAL



# KINGS LANDING ARCHITECTURAL



# KINGS LANDING ARCHITECTURAL



# KINGS LANDING ARCHITECTURAL



## RECOMMENDATION

Approval with the following being met prior to presentation to City Commission:

A. All requirements of the City's Engineering Department shall be met.



# ALTERNATIVE RECOMMENDATIONS

APPROVAL WITH ADDITIONAL/ALTERNATIVE CONDITIONS

OR

DENIAL





## HISTORIC PRESERVATION BOARD PUBLIC HEARING

July 28, 2025

**PZCOA2025-00028**

### **Owner**

Audubon Development, LLC

### **Applicant**

Haley Ward, Brad Curry

### **Location**

322 N 2nd Street

### **Parcel ID(s)**

2410-503-0041-020-4,  
 2410-503-0043-000-2,  
 2410-503-0020-000-5,  
 2410-503-0019-010-8,  
 2410-503-0019-000-5,  
 2410-503-0034-000-6,  
 2410-503-0036-010-3,  
 2410-503-0030-000-8

### **Historic Status**

This is a vacant property located in the Downtown Historic District.

### **Staff**

Kev Freeman  
 Planning Director



## **H i s t o r y**

In 2002, Downtown Fort Pierce was designated as a historic district due to the architectural significance in the Mediterranean Revival, Mission, Art Modern, Bungalow, Classical Revival, Colonial Revival, Frame Vernacular and Masonry Vernacular styles. The Downtown Historic District is the foundation for the City's commercial, political, and social history from settlement in 1882.

## **B a c k g r o u n d**

On May 24, 2021, the Historic Preservation Board (HPB) approved a Certificate of Appropriateness (COA) for the King's Landing project, the site of the former H.D. King Plant site, circa 1911, located in the heart of the City's downtown. On October 25, 2021, following the HPB approval, an application for an amendment to the Planned Development (PD) and Site Plan was recommended for approval by the Planning Board (PB). The application was further amended and approved by the HPB and thereafter approved by the City Commission at its February 7, 2022, meeting. This application includes design elements presented and approved by the PB at its July 14, 2025, meeting. The changes include additional parking and redesigned building footprints, and site layout.

The subject properties consist of approximately 7.824 acres and are located west of Indian River Drive and south of A.E. Backus Avenue. The subject parcels have a Future Land Use designation of Central Business District (CBD) with a compatible overlying Zoning classification of PD. The land is currently cleared, and part of the original Kings Landing development is undergoing town-home construction. The area subject to this application remains undeveloped.

<b>ORIGINAL SITE PLAN</b>	
RESIDENTIAL	106 CONDOS
	8 TOWNHOMES
RESTAURANT	38,085 Sq.Ft.
HOTEL	140 ROOMS
RETAIL	17,290 Sq.Ft.
PARKING - SURFACE	129
PARKING - GARAGE	299
PARKING - TOTAL	428

<b>AMENDED SITE PLAN</b>	
RESIDENTIAL	106 CONDOS
REMOVED FROM PLAN	TOWNHOMES
RESTAURANT	12,900
HOTEL	148 ROOMS
RETAIL	19,900 Sq.Ft.
PARKING - SURFACE	31
PARKING - GARAGE	485
PARKING - TOTAL	516
FITNESS	3,500 Sq.Ft.
MEETING ROOMS	3,000 Sq.Ft.

**Secretary of Interior Standards for Consideration:**

*9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

**Architectural Submittal Design Concepts and Architectural Language:**

DESIGN CONCEPTS AND ARCHITECTURAL LANGUAGE:

MASSING STEPS DOWN FROM THE EAST TO THE WEST, ENDING UP AT 2-3 STORIES ALONG THE EASTERN EDGE ADJACENT TO THE LOWER SCALE OF THE EXISTING RESIDENCES.

ACTIVE URBAN STREET EXPERIENCE.

RETAIL AND RESTAURANT ALONG STREET LEVEL.

ACTIVE USES LINING THE PARKING LEVELS TO THE STREET.

DRAWING INSPIRATION FROM THE SOUTH FLORIDA STYLE, THE VARIOUS BUILDINGS IN THE DEVELOPMENT PROVIDE DIFFERENT INTERPRETATIONS TO CREATE A RICH CONTEMPORARY COLLECTION OF STRUCTURES THAT FORM A COHESIVE WHOLE.

STANDING SEAM ROOFS WITH EXPOSED RAFTER TAIL DETAILING AND LARGE OVERHANGS.

TERRACES, AND STREET LEVEL COLONNADES ARE IMPLEMENTED THROUGHOUT.

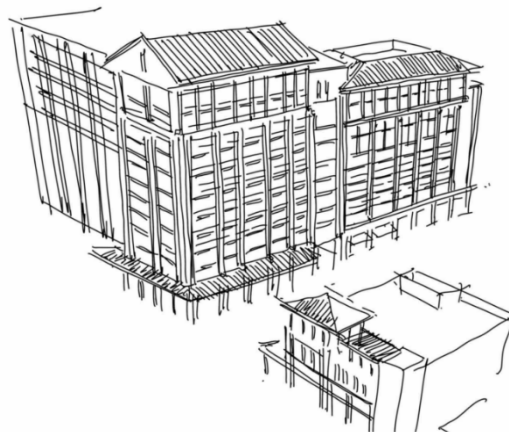
A MIX OF GABLE AND HIP ROOF PROFILES CREATED ADDITIONAL VARIETY IN THE FORMS.

WALL FINISHES CONSISTING OF A MIX OF PAINTED STUCCO, HORIZONTAL SLAT, AND VENEER SHELL STONE CLADDING AT ACCENT AREAS ARE IN KEEPING WITH THE SOUTH FLORIDA STYLE. VARIED WINDOW PATTERNING WITH VARIATIONS FROM FULL HEIGHT WINDOWS TO PUNCHED OPENINGS.

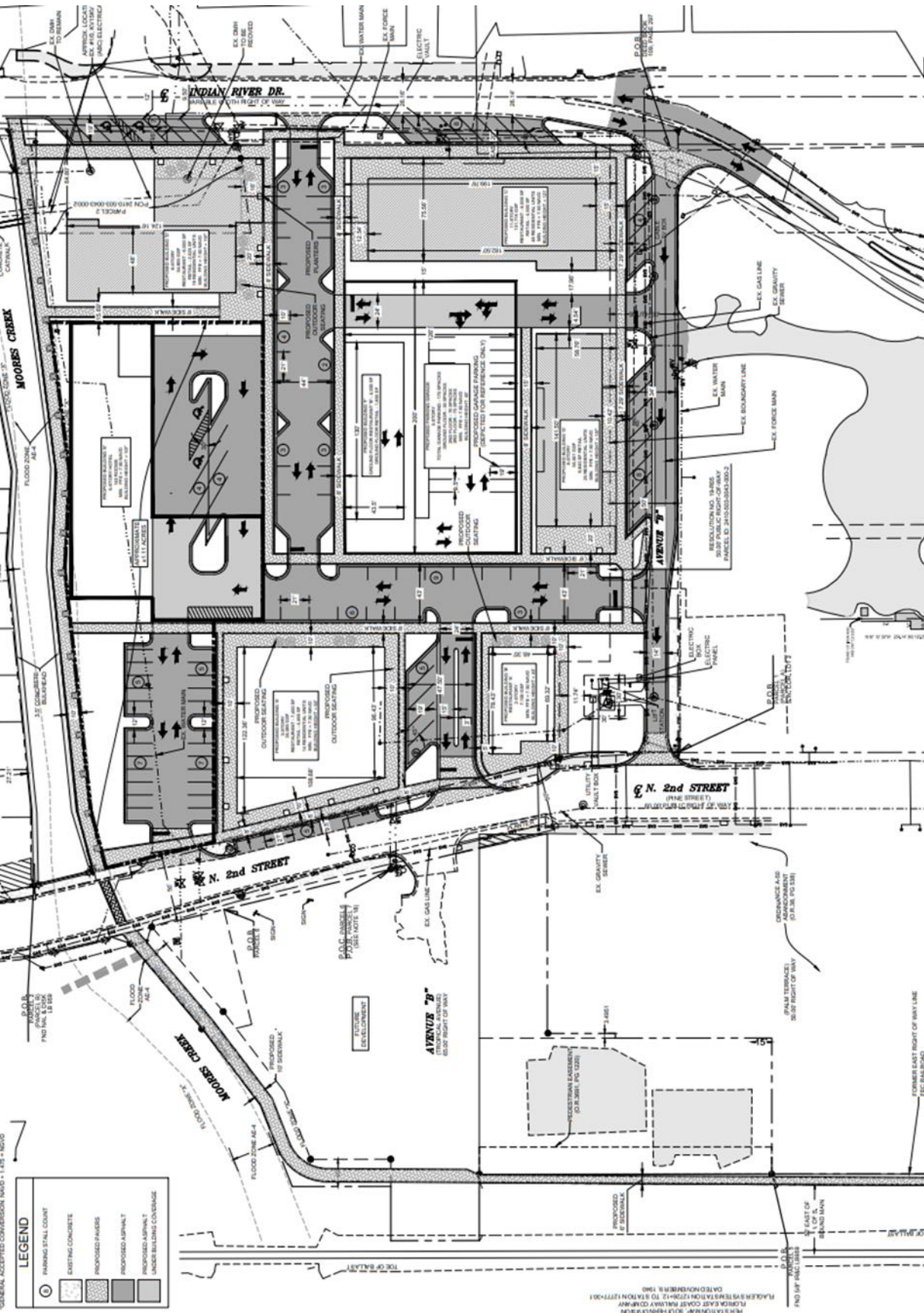
HORIZONTAL ARTICULATION OF BASE, MID-ZONE, & ROOF LEVEL FROM HEAVY TO LIGHT.

LOUVERED PANELS AND SUN GRILLS CREATE A FINAL CONSISTENT LANGUAGE OF DETAILING.

Provided Concept Sketch:



# EXISTING APPROVED SITE PLAN



PROPOSED ASPHALT UNDER BUILDING COVERAGE  
 PROPOSED ASPHALT  
 EXISTING ASPHALT  
 EXISTING CONCRETE  
 PARKING TOTAL COUNT

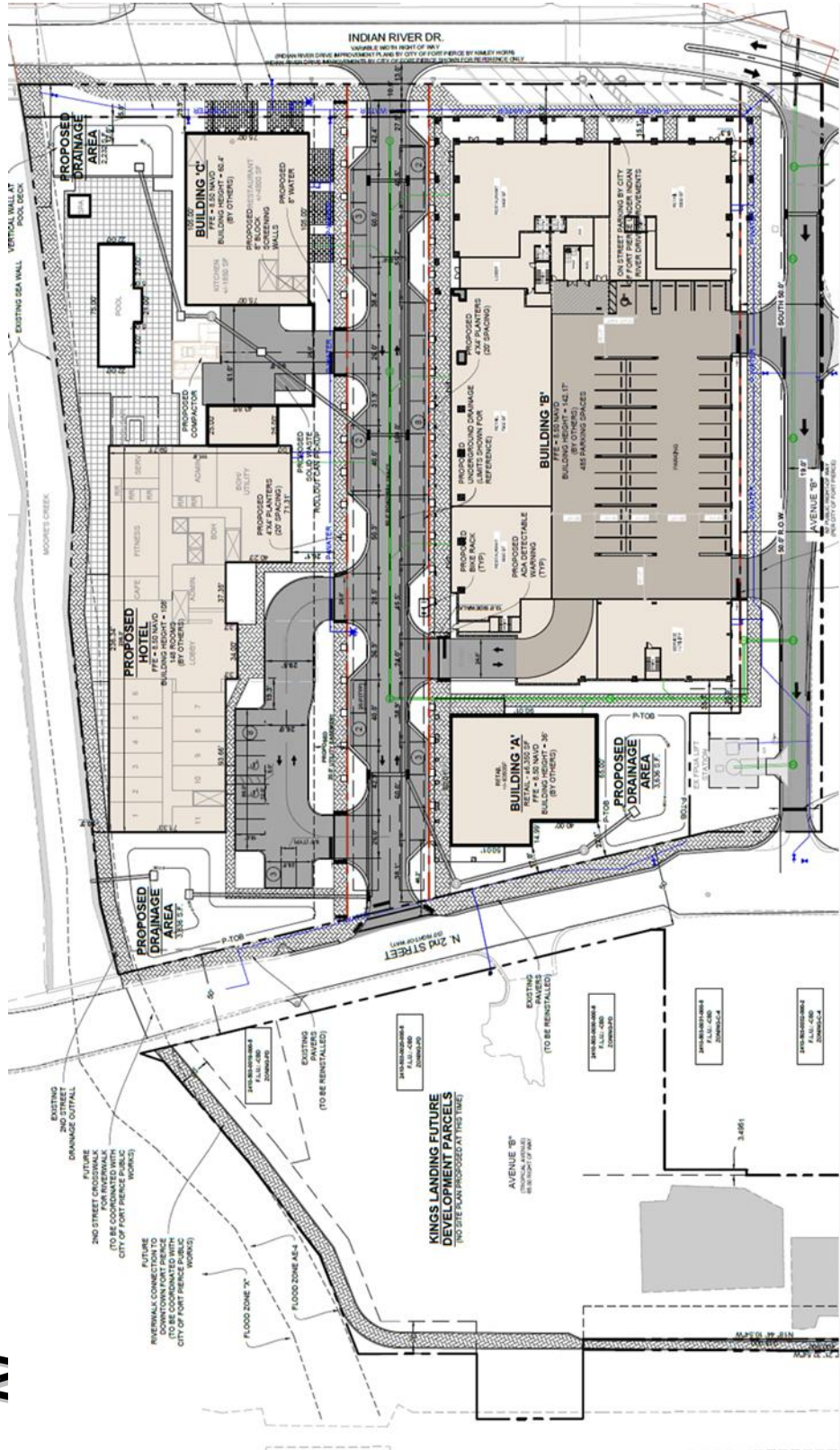
PROPOSED ASPHALT UNDER BUILDING COVERAGE  
 PROPOSED ASPHALT  
 EXISTING ASPHALT  
 EXISTING CONCRETE  
 PARKING TOTAL COUNT

PROPOSED ASPHALT UNDER BUILDING COVERAGE  
 PROPOSED ASPHALT  
 EXISTING ASPHALT  
 EXISTING CONCRETE  
 PARKING TOTAL COUNT

PROPOSED ASPHALT UNDER BUILDING COVERAGE  
 PROPOSED ASPHALT  
 EXISTING ASPHALT  
 EXISTING CONCRETE  
 PARKING TOTAL COUNT

### PROPOSED SITE PLAN

Recommended for approval by the PB. The changes include an interior parking structure and adjustments to the layout, streets and parking configurations, among other refinements.







# ELEVATIONS



**APPROVED INTERNAL WEST ELEVATION — FEBRUARY 2022**



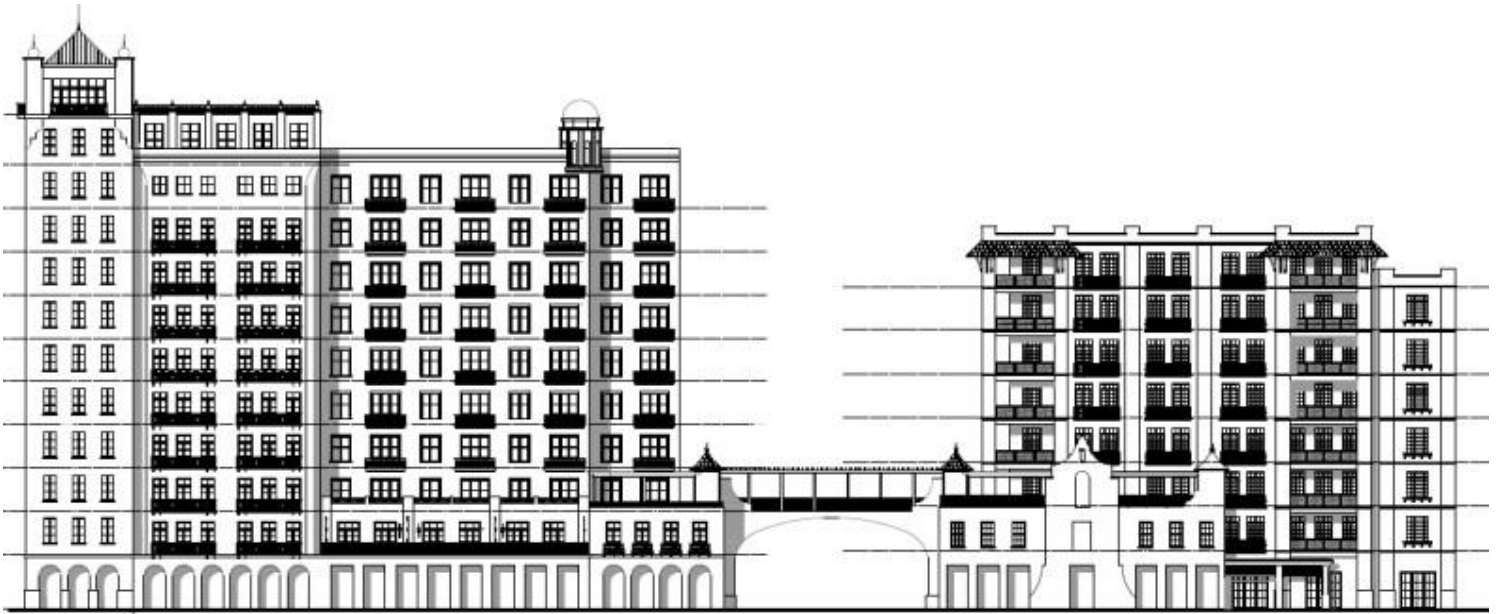
**PROPOSED SE INTERIOR ELEVATION**



**APPROVED INTERNAL NORTH ELEVATION — FEBRUARY 2022**



**PROPOSED INTERNAL NE ELEVATION**



**APPROVED EAST ELEVATION — FEBRUARY 2022**



**PROPOSED EAST ELEVATION**



**APPROVED SOUTH ELEVATION — FEBRUARY 2022**



**PROPOSED SOUTH ELEVATION**

**RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for the King's Landing mixed-use project.

**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



## PROJECT NARRATIVE & COVER LETTER

### Kings Landing

Site Plan Amendment

May 27, 2025

#### **REQUEST**

***On behalf of the petitioner, Haley Ward, Inc. is requesting approval of a site plan amendment to the previously approved Kings Landing development. The parcel is located east of N. 2<sup>nd</sup> Street and south of Moore's Creek in Fort Pierce, Florida. The subject parcels total approximately 7.06 acres.***

#### **SITE CHARACTERISTICS & PROJECT HISTORY**

The subject properties are located in the City of Fort Pierce. Below is a list of the parcels associated with this request:

Parcel ID	Jurisdiction	FLU	Zoning
2410-503-0041-020-4	Fort Pierce	CBD	PD
2410-503-0043-000-2	Fort Pierce	CBD	PD
2410-503-0020-000-5	Fort Pierce	CBD	PD
2410-503-0019-010-8	Fort Pierce	CBD	PD
2410-503-0019-000-5	Fort Pierce	CBD	PD
2410-503-0034-000-6	Fort Pierce	CBD	PD
2410-503-0036-010-3	Fort Pierce	CBD	PD
2410-503-0030-000-8	Fort Pierce	CBD	PD
<b>TOTAL ACREAGE:</b>	<b>7.06 Acres</b>		

The subject parcels are located in the City of Fort Pierce and have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Development (PD). The Major Site Plan for Kings Landing was approved on February 10, 2022. A minor site plan amendment was approved by the City of Fort Pierce Planning Department on July 21, 2023 for changes to the Villas site layout and residential unit type on the north side of Moore's Creek. A site plan extension was granted as allowed under Senate Bill 250 which extended the expiration of this site plan to July 20, 2028. The applicant is proposing revisions to the plan which includes a reconfiguration of the buildings / uses proposed in this mixed-use development. The proposed



development maintains the general character, scope of uses, arrangement of building elevations (rising to the east direction) as the originally approved site plan. Please see architectural package contained in the submitted Design Review for further building details.

### Aerial Map



North of the parcels lies Moore's Creek followed by a residential development known as Villas at Kings Landing. The Villas at Kings Landing are no longer associated with this amendment. Those parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Development (PD).

South of the subject parcel lies the right of way of Avenue "B" followed by a commercial parcel to the southwest and an undeveloped parcel to the southeast which have a Future Land Use designation of Central Business District (CBD). The southwest parcel has a Zoning designation of Central Commercial



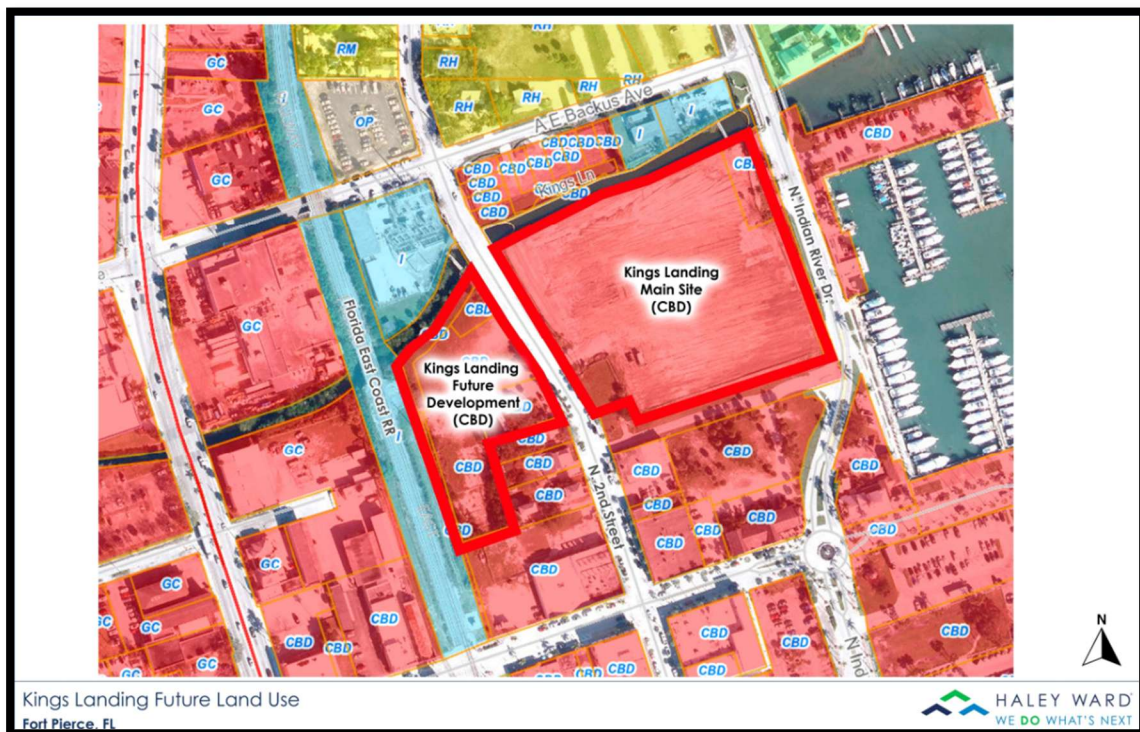
Zone (C-4) and the parcel to the southeast has a Zoning designation of Planned Development (PD).

East of the subject parcel lies the right of way of North Indian River Drive followed by the Fort Pierce Marina. The Marina has a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Unit Redevelopment (PUR).

West of the main Kings Landing parcels lies the right-of-way of N. Second Street. West of the right-of-way lies parcels owned by the petitioner and slated for future development.

West of the future development parcels (as noted in the above noted aerial map) lies the Florida East Coast Railroad. This parcel has a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial (I-1). West of the railroad lies developed commercial parcels. These parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of General Commercial (C-3).

*Future Land Use Map*



**(Continue to next page)**



## Zoning Map



### **DEVELOPMENT REVIEW REQUIREMENTS**

Section 125-313(a)(3) of the City of Fort Pierce Code of Ordinances identifies the requirements for Major and Minor Site Plan Applications. The attached materials meet all of the requirements of Section 125-313.

#### **1) The legal description for the proposed development is as follows:**

PARCEL A:

BEING A PARCEL OF LAND LYING IN BLOCK "A", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND/ STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH



THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):

A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK "E", PORTIONS OF LOTS 7 AND 8 OF BLOCK "E", A PORTION OF AVENUE "B" AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK "E" AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK "E", SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "B", BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE



FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 0°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND/ STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND/ STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

## 2) Name of ownership

Audubon Development, Inc.  
184 Sunset Ave, # 38  
Palm Beach, FL 33480

## 3) Development timeline

As outlined in the Third Amendment to Amended and Restated Agreement for Development of Kings Landing dated April 8, 2025, please see below development times:

- Phase 1 to be completed no later than July 11, 2028.
- Phase 2 building permits or DPCR approval for must be complete by February 24, 2027. Construction commencement for Phase 2 no



later than May 19, 2027 and completion of Phase 2 no later than May 29, 2029.

- Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028 and construction commencement of Phase 3 no later than November 15, 2028. Construction completion of Phase 3 no later than November 13, 2029.

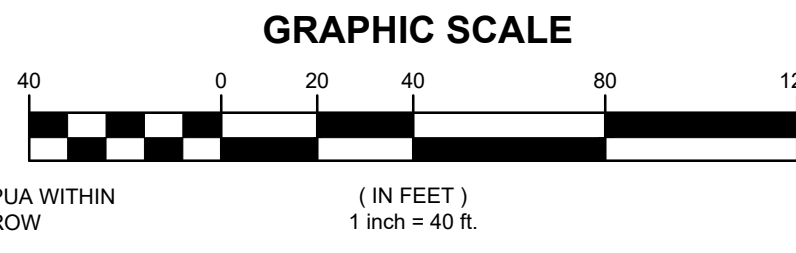
#### **4) Phasing**

Though the Third Amendment to Amended and Restated Agreement for Development of Kings Landing reflects three (3) phases, the developer intends to complete construction in two (2) phases.

- Phase 1: 148 Room Hotel, Proposed Building C (Retail 6,250 SF w/ rooftop amenity), the east / west spine road and supporting core infrastructure for Kings Landing.
- Phase 2: Proposed Building A & Building B with parking garage and supporting infrastructure.
- Phase 3: Parcels west of 2<sup>nd</sup> Street are proposed as “future development” until such time a formal site plan and uses can be developed.

***Based on the above and attached information, the applicant respectfully requests review and approval of the requested site plan amendment for Kings Landing.***

Z:\EDC-2025\25-114 - Kings Landing Main Site - Bill Ware\ENGINEERING\Documents\Submittal Documents\Justification Statement\2025-05-22\_Kings\_Landing\_SPA\_Justification\_Statement\_25-114.docx



PARCEL ID #	LEGAL DESCRIPTION
2410-503-0041-020-4	2410-503-0041-020-4
2410-503-0012-010-8	2410-503-0012-010-8
2410-503-0041-020-4	2410-503-0041-020-4
2410-503-0030-000-8	2410-503-0030-000-8
2410-503-0034-000-6	2410-503-0034-000-6
2410-503-0019-010-8	2410-503-0019-010-8
2410-503-0019-005-5	2410-503-0019-005-5
2410-503-0013-003-3	2410-503-0013-003-3
2410-503-0036-010-3	2410-503-0036-010-3

PROJECT NAME	KINGS LANDING
OWNERSHIP	AUDUBON DEVELOPMENT INC PO BOX 961 PALM BEACH, FL 33480-0961 ORB 5296 PG. 2970
FUTURE LAND USE	CBD
ZONING	PD
LAND SIZE	307,744 S.F. (7.06 ACRES)
PROVIDER OF UTILITIES	WATER: FPUA WASTEWATER: FPUA IRRIGATION: FPUA SOLID WASTE: AUTHORIZED AUTHORITY

F.L.R.M. DANIEL:  
12111C0179K  
CITY OF FORT PIERCE  
120286  
ZONE X

BUILDING DATA	
HOTEL:	
HOTEL ROOMS:	148 UNITS
MEETING ROOMS:	3,000 SF
SUNDRIES:	450 SF
ADMIN:	1,900 SF
FITNESS:	3,500 SF
RESTAURANT:	5,500 SF

BUILDING A:	
RETAIL:	6,350 SF
BUILDING B:	
PARKING GARAGE:	485 STALLS
RETAIL:	13,550 SF
RESTAURANT:	9,400 SF
CONDO:	106 UNITS
BUILDING C:	
RETAIL:	6,250 SF

PARKING DATA	
NO OFF-STREET PARKING IS REQUIRED IN THE DOWNTOWN BUSINESS AND ENTERTAINMENT DISTRICT	
PROPOSED PARKING	485 SPACES
PARKING GARAGE	31 SPACES
ON/OFF-STREET PARKING	516 SPACES
TOTAL PARKING PROVIDED	516 SPACES

SITE AREA DATA	307,744 S.F.	7.06 AC	100.00%
IMPERVIOUS DATA	158,888 S.F.	3.65 AC	51.63%
PROPOSED PAVEMENT	43,463 S.F.	1.00 AC	14.12%
PROPOSED WALKS/PATH PAVERS	24,573 S.F.	0.56 AC	7.98%
PROPOSED BUILDINGS	90,852 S.F.	2.09 AC	29.52%
PERVIOUS DATA	148,856 S.F.	3.42 AC	48.37%
OPEN SPACE	139,151 S.F.	3.19 AC	45.22%
PROPOSED DETENTION	9,705 S.F.	0.22 AC	3.15%

REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				

**NOT FOR CONSTRUCTION**

**HALEY WARD**  
ENGINEERING | ENVIRONMENTAL | SURVEYING  
LAND PLANNING | INTERIOR DESIGN  
10250 Village Parkway, Suite 201  
Port Saint Lucie, Florida 34987  
772.462.2455

WWW.HALEYWARD.COM

PROJECT	<b>KINGS LANDING</b> FORT PIERCE, FLORIDA		
TITLE	<b>MAJOR SITE PLAN AMENDMENT</b>		

DATE	5/27/2025	SCALE	AS SHOWN
DRAWN BY	JJL	DESIGNED BY	JJL
CHECKED BY	DCB		
PROJECT NO.	25-114 HD KING - WARE R11.DWG		
DRAWING NO.	81375		
DATE	DAVID C. BAGGETT, P.E. (DATE)		
PROJECT	10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772.462.2455		

**SP-102**

**STORMWATER DRAINAGE:**  
STORMWATER RUNOFF FROM THE PROPOSED PROJECT WILL BE COLLECTED IN A SERIES OF INLETS AND PIPES AND CONVEYED TO INTERCONNECTED DRY RETENTION PONDS AND UNDERGROUND CHAMBERS. THE SYSTEM WILL PROVIDE TREATMENT AND ATTENUATION IN ACCORDANCE WITH THE CITY OF FORT PIERCE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA PRIOR TO DISCHARGING TO MOORE'S CREEK THE MODIFIED PORTION OF AVENUE B WILL CONTINUE TO DRAIN TO THE CITY OF FP STORM SEWER SYSTEM.

**SOLID WASTE:**  
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

**HAZARDOUS WASTE:**  
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

**FIRE PROTECTION:**  
ALL HYDRANT WITHIN 1000' ARE SHOWN.

**LANDSCAPE:**  
REFER TO LANDSCAPE PLAN BY OTHERS.

**ACCESSIBILITY AND ADA COMPLIANCE:**  
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

**WELL FIELD PROTECTION:**  
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

ZONING CODE FOR: PD (PLANNED DEVELOPMENT)			
	FRONT	REAR	CORNER
PER CODE	10'	10'	5'
PROPOSED	17'	10'	5'

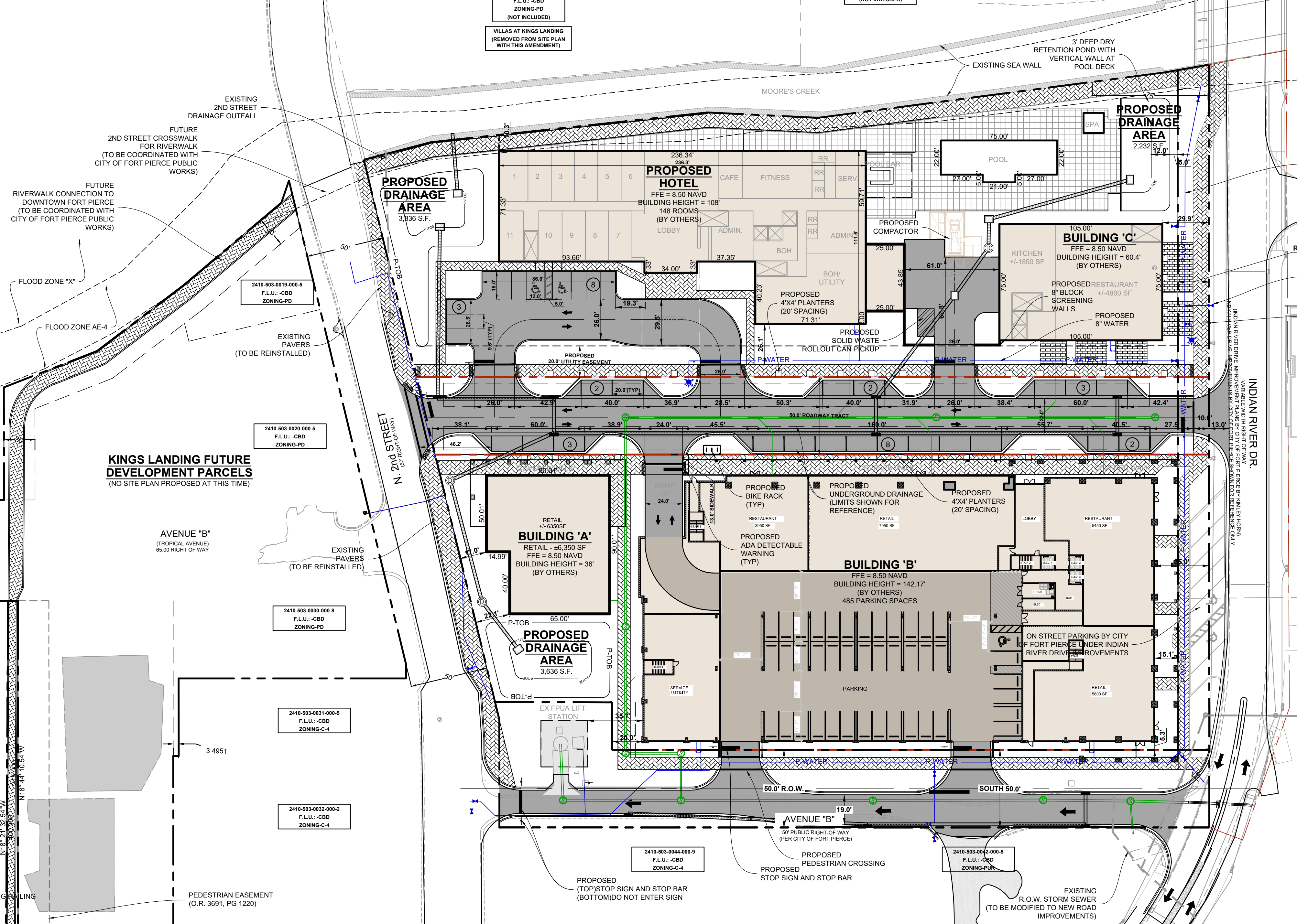
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DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	--			
RARE HABITAT	--			
THREATENED SPECIES	--			
ENDANGERED SPECIES	--			
SPECIES OF SPECIAL CONCERN	--			
INVASIVE/EXOTIC VEGETATION	--			

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.  
\*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

**NOTE:**  
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

LEGEND	
	EXISTING METER
	PROPOSED SIGN
	PROPOSED MITERED END SECTION
	HANDICAP PARKING SYMBOL
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED CONCRETE
	PROPOSED PAVEMENT
	EXISTING UTILITY POLE
	PROPOSED DRAINAGE INLET
	EXIST. DRAINAGE INLET
	EXISTING STREET LIGHT
	PROPOSED LIGHT POLE (SINGLE)
	DRAINAGE FLOW ARROW
	PROPOSED LIGHT POLE (DOUBLE)
	PARKING STALL COUNT
	EXISTING DRAINAGE
	PROPOSED DRAINAGE PIPE



**LEGAL DESCRIPTION**  
PARCEL A:  
BEING A PARCEL OF LAND LYING IN BLOCK "A", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING, THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND STREET, THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORE'S CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°10'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 20.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960, THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):  
A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK "E", PORTIONS OF LOTS 7 AND 8 OF BLOCK "E", A PORTION OF AVENUE "B" AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK "E" AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY SYSTEM STATION 12741+90.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK "E", SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "B", BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORE'S CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°07'24" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 32°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°02'09" EAST, A DISTANCE OF 92.06 FEET; THENCE NORTH 01°55'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT 2, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND

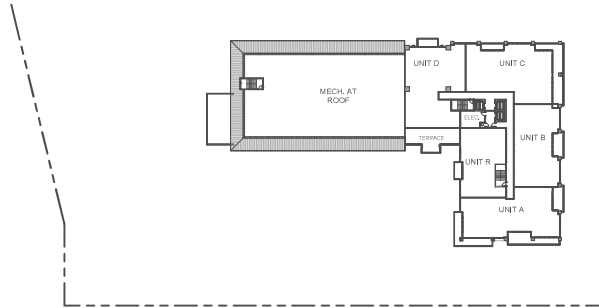
BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY LINE, THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

S71° 25' 01.46"W  
8.930



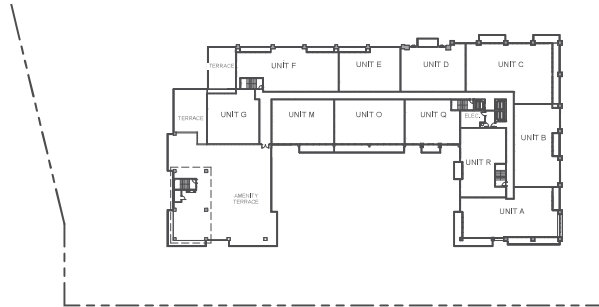




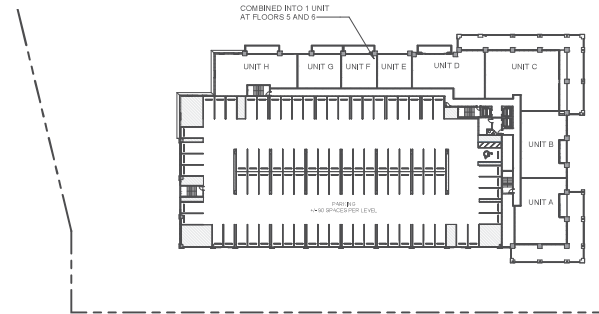
CONDO - LEVEL 11 6  
1" = 50'-0" A-1.11



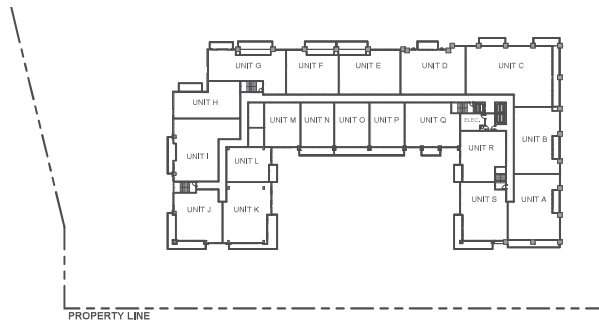
CONDO - LEVEL 07 3  
1" = 50'-0" A-1.11



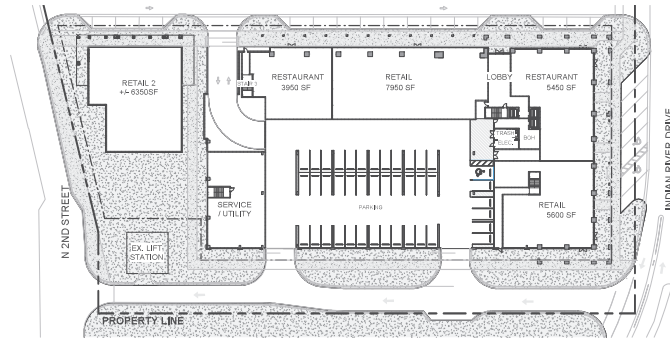
CONDO - LEVEL 10 5  
1" = 50'-0" A-1.11



CONDO - LEVEL 02 - 06 2  
1" = 50'-0" A-1.11



CONDO - LEVEL 08 - 09 4  
1" = 50'-0" A-1.11



CONDO & RETAIL 2 - GROUND PLAN 1  
1" = 50'-0" A-1.11

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2015  
SHEET NUMBER:  
**A-1.11**  
DATE: 05/22/2025

OWNER NAME:  
**CONDO & RETAIL 2**

PROJECT:  
**KING'S LANDING**  
FORT PIERCE, FL

CALL BY:  
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WILSON  
VENUE LPTH  
LIVE OAK HOLDINGS GROUP

ARCHITECT:  
**garciastromberg**

3000 W. US HWY 1  
FORT PIERCE, FL 34949  
PH: 888.888.8888  
OFF: 888.888.8888  
WWW.GARCIASTROMBERG.COM

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REV.	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and specifications herein comply with all applicable laws, codes and regulations in accordance with the provisions of Chapter 65B, Florida Statutes.







**RENDERING ALONG INDIAN RIVER DRIVE LOOKING SW**



**EAST (INDIAN RIVER DR) ELEVATION**

1  
1" = 20'-0" A419

**CITY SUBMISSION 05-22-2025**

PROJECT NUMBER: 20113  
**A-2.10**  
 DATE: 05/22/2025

**STREET ELEVATIONS**

**KING'S LANDING**  
 FORT PIERCE, FL

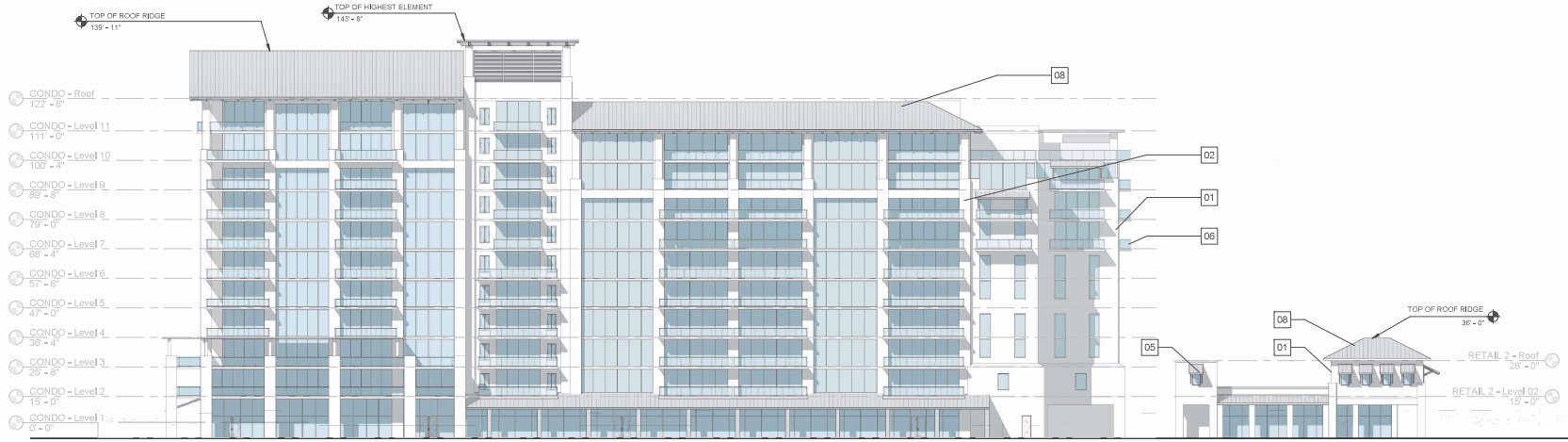
CLIENT:  
 AUDUBON DEVELOPMENT GROUP  
 10000 W. US HWY 1  
 FORT PIERCE, FL 34949

DESIGNED BY:  
**garciastromberg**  
 10000 W. US HWY 1  
 FORT PIERCE, FL 34949  
 PHONE: 888.888.8888  
 WWW.GARCIASTROMBERG.COM

REV	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and specifications herein comply with the applicable laws, codes, and regulations in effect at the time of preparation of these documents, and in accordance with the provisions of the Florida Statutes, Chapter 483, Florida Statutes.

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INTERNAL STREET A 1  
1" = 20'-0" A-211



RENDERING ALONG INTERNAL STREET LOOKING SE

CITY SUBMISSION 05-22-2025

PROJECT NUMBER 2015  
**A-2.11**

PROJECT NAME  
STREET ELEVATIONS

PROJECT  
**KING'S LANDING**  
FORT PIERCE, FL

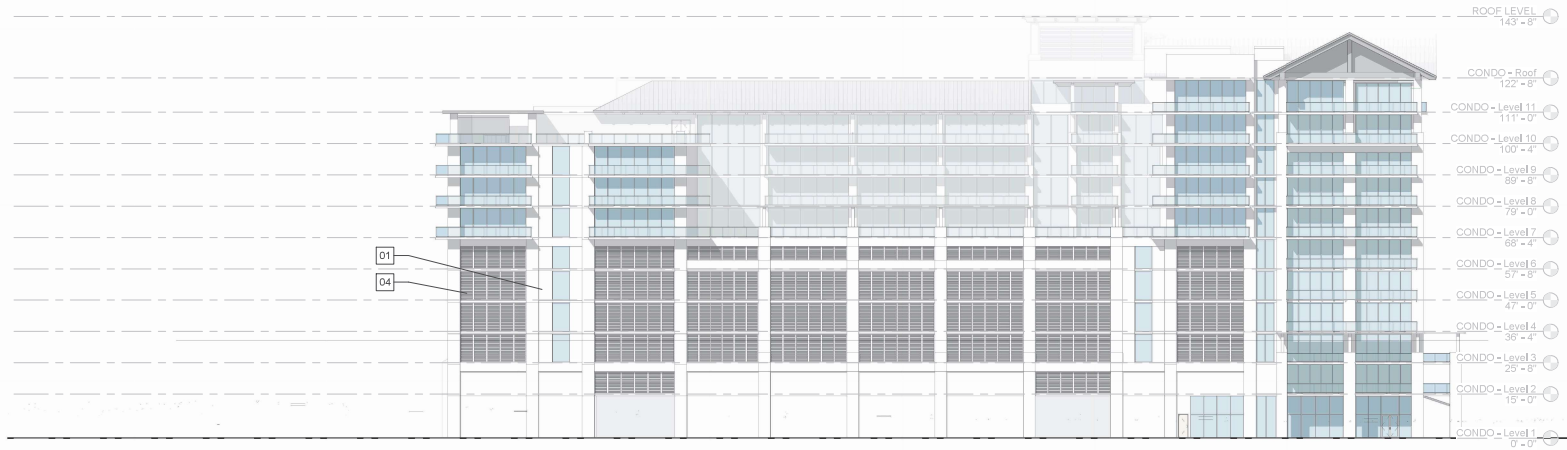
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ARCHITECT  
**garcia stromberg**  
1000 UNIVERSITY BLVD, SUITE 100  
FORT PIERCE, FL 34948  
TEL: 888-888-8888  
WWW.GARCIASTROMBERG.COM

REV	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and specifications are true and correct, and the work shown is in accordance with the second and Chapter 633, Florida Statutes.

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**SOUTH (AVENUE B) ELEVATION** 1  
 1" = 20'-0" A-2.12



**RENDERING LOOKING NNW**

To the best of the architect or engineer's knowledge, the plans and specifications are true and correct as shown and as approved by the local authority in accordance with the sections and Chapter 653, Florida Statutes.

REV.	DESCRIPTION	DATE

**garcia stromberg**  
 ARCHITECTS  
 10000 W. BOCA RATON BLVD., SUITE 100  
 BOCA RATON, FL 33433  
 TEL: 561-993-8888  
 FAX: 561-993-8889  
 WWW.GSARCHITECTS.COM

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**AUDUBON DEVELOPMENT**  
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 BOCA RATON, FL 33433  
 TEL: 561-993-8888  
 FAX: 561-993-8889  
 WWW.GSARCHITECTS.COM

PROJECT  
**KING'S LANDING**  
 FORT PIERCE, FL

STREET ELEVATIONS

CITY SUBMISSION 05-22-2025  
 PROJECT NUMBER: 2013  
 SHEET NUMBER:  
**A-2.12**  
 DATE: 05/22/2025  
 PROJECT: KING'S LANDING

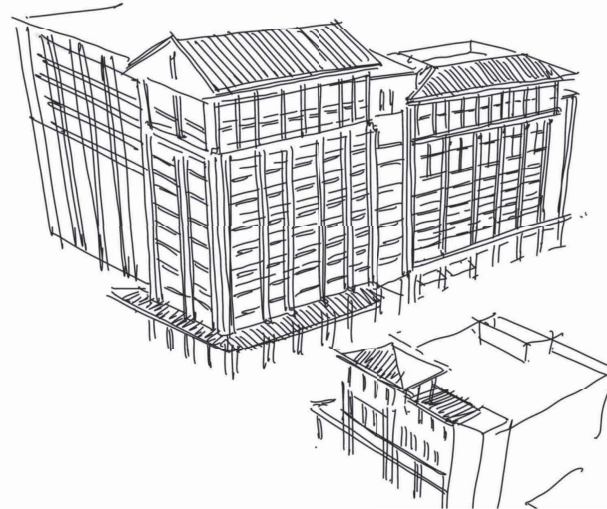




**SITE CONTEXT REFERENCES / PRECEDENT IMAGES**

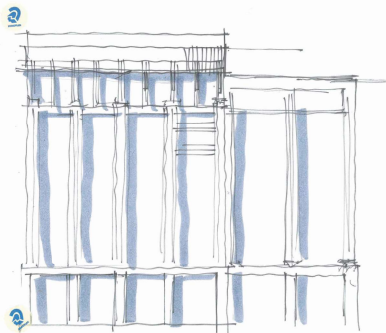


**CONCEPT SKETCH**



**DESIGN CONCEPTS AND ARCHITECTURAL LANGUAGE:**

- MASSING STEPS DOWN FROM THE EAST TO THE WEST, ENDING UP AT 2-3 STORIES ALONG THE EASTERN EDGE ADJACENT TO THE LOWER SCALE OF THE EXISTING RESIDENCES.
- ACTIVE URBAN STREET EXPERIENCE.
- RETAIL AND RESTAURANT ALONG STREET LEVEL.
- ACTIVE USES LINING THE PARKING LEVELS TO THE STREET.
- DRAWING INSPIRATION FROM THE SOUTH FLORIDA STYLE, THE VARIOUS BUILDINGS IN THE DEVELOPMENT PROVIDE DIFFERENT INTERPRETATIONS TO CREATE A RICH CONTEMPORARY COLLECTION OF STRUCTURES THAT FORM A COHESIVE WHOLE.
- STANDING SEAM ROOFS WITH EXPOSED RAFTER TAIL DETAILING AND LARGE OVERHANGS.
- TERRACES, AND STREET LEVEL COLONNADES ARE IMPLEMENTED THROUGHOUT .
- A MIX OF GABLE AND HIP ROOF PROFILES CREATED ADDITIONAL VARIETY IN THE FORMS.
- WALL FINISHES CONSISTING OF A MIX OF PAINTED STUCCO, HORIZONTAL SLAT, AND VENEER SHELL STONE CLADDING AT ACCENT AREAS ARE ALSO IN KEEPING WITH THE SOUTH FLORIDA STYLE.
- VARIED WINDOW PATTERNING WITH VARIATIONS FROM FULL HEIGHT WINDOWS TO PUNCHED OPENINGS.
- HORIZONTAL ARTICULATION OF BASE, MID-ZONE, & ROOF LEVEL FROM HEAVY TO LIGHT.
- LOUVERED PANELS AND SUN GRILLS CREATE A FINAL CONSISTENT LANGUAGE OF DETAILING.



**CONCEPT SKETCH**

REV	DESCRIPTION	DATE

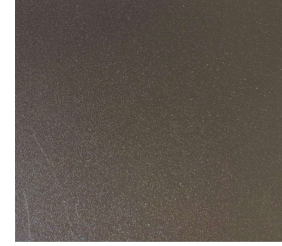
To the best of the architect or engineer's knowledge, the plans and specifications herein comply with all applicable laws, codes, and regulations, and are not intended to be construed as a warranty or representation of any kind. The architect or engineer shall not be held responsible for any errors or omissions in accordance with the provisions of Chapter 633, Florida Statutes.



**METAL ROOF**  
(KEYNOTE 08)



**ARCHITECTURAL SUNSHADE**  
(KEYNOTE 06)



**ALUMINUM FINISH**  
COLOR: BRONZE



**ROOF TRELLIS**  
(KEYNOTE 07)



**MECHANICAL SCREEN**  
(KEYNOTE 04)



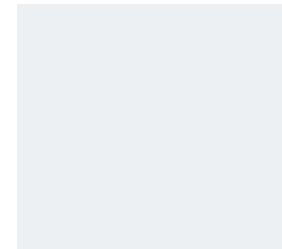
**EXTERIOR WALL FINISH 02**  
(KEYNOTE 02)  
BASIS OF DESIGN:  
SHERWIN WILLIAMS - SW 9584



**GLASS ALUMINUM RAILINGS**  
(KEYNOTE 05)



**STONE CLADDING**  
(KEYNOTE 03)



**EXTERIOR WALL FINISH 01**  
(KEYNOTE 01)  
BASIS OF DESIGN:  
SHERWIN WILLIAMS - SW 7026

REV	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and specifications are complete and correct as submitted to the local authority in accordance with the second and Chapter 553, Florida Statutes.



## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** PZCOA2025-00022 – KINGS LANDING

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37.

**NOTICE BY NEWSPAPER:** July 18<sup>th</sup>, 2025

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** July 10<sup>th</sup>, 2025

**VERIFIED BY:** Kev Freeman

**TITLE:** Planning Director

**SIGNATURE:**

**DATE:** July 20, 2025