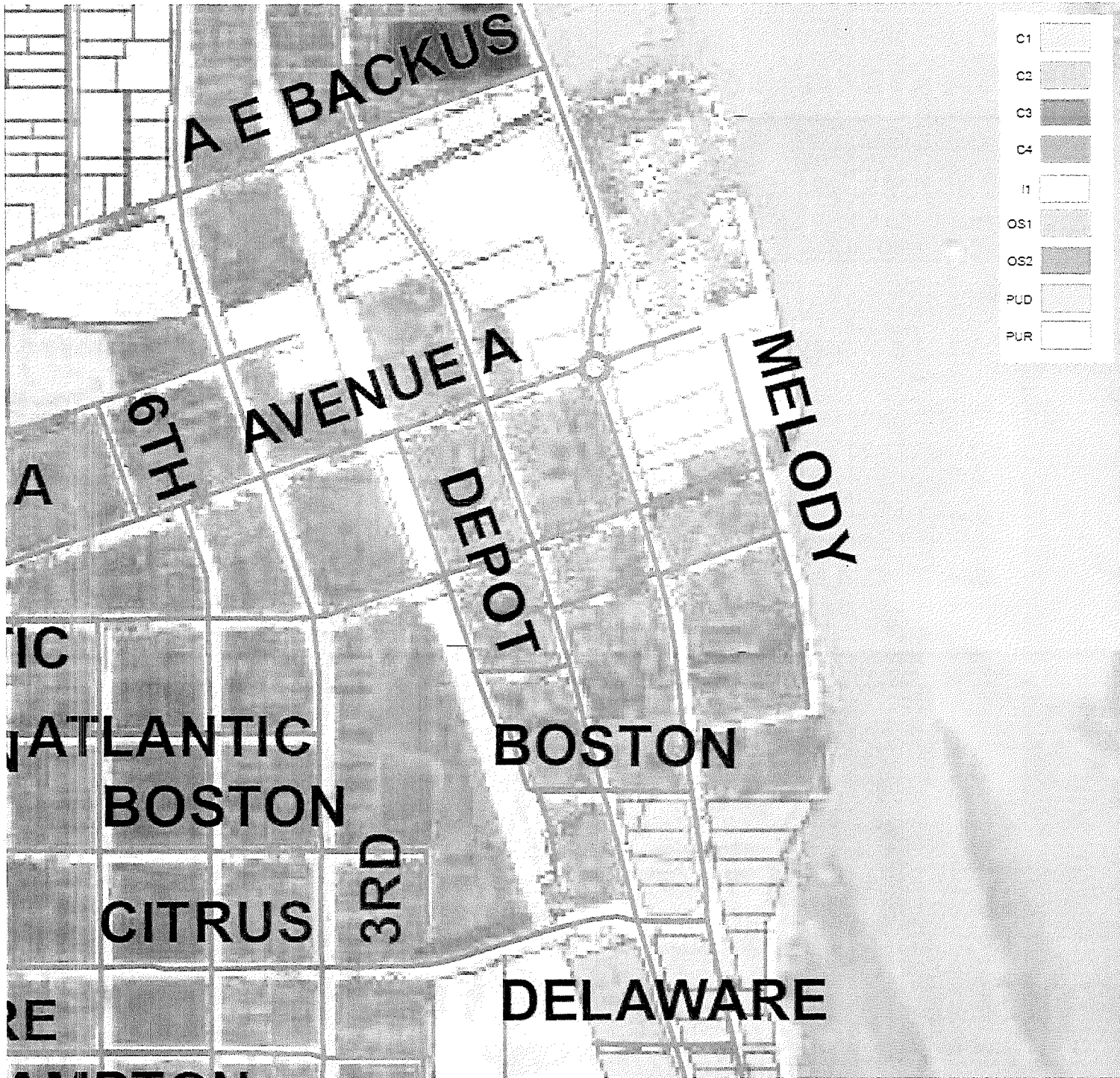


Downtown & Edgartown Historic District Regulations



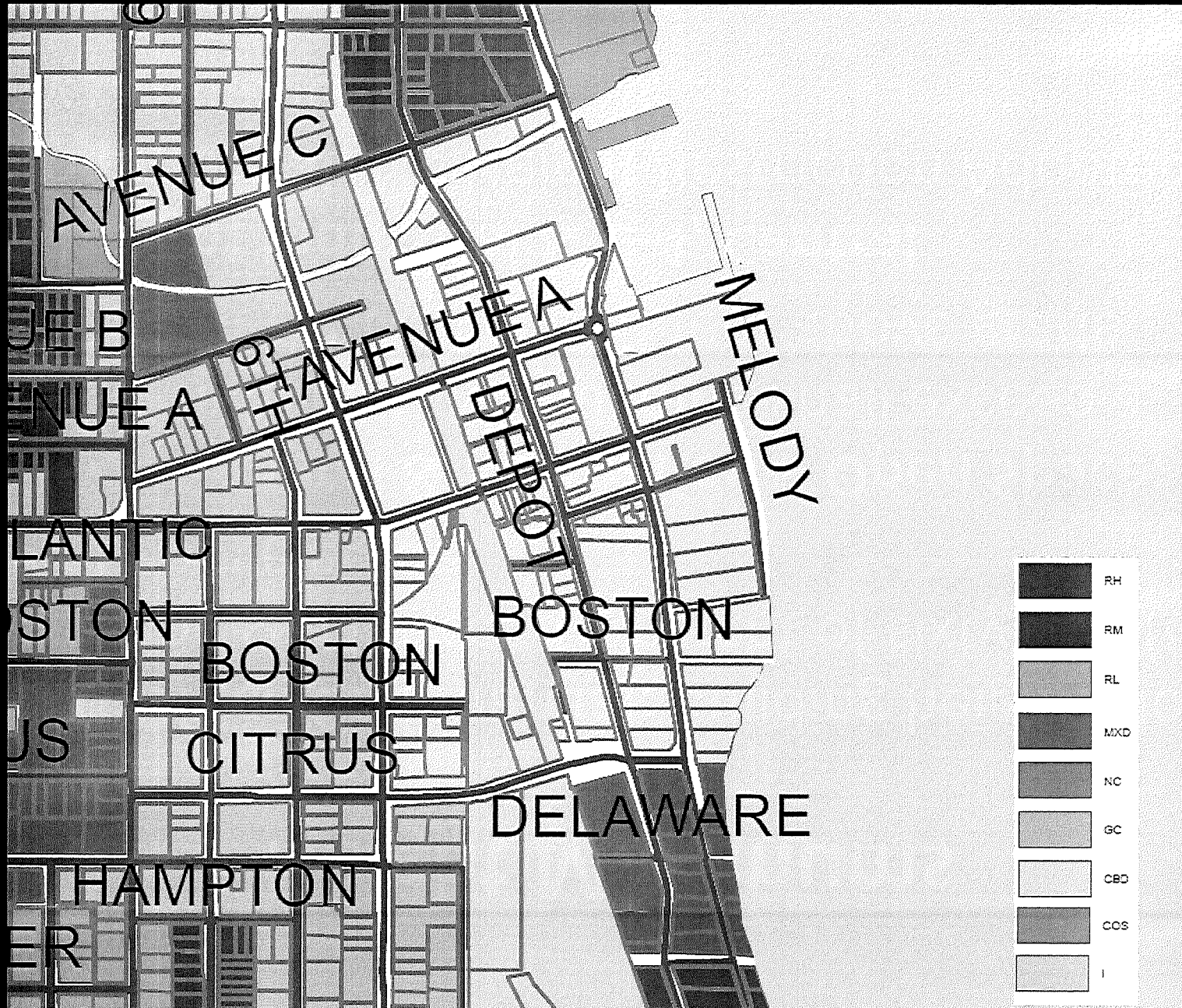
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C2	[Pattern]
C3	[Pattern]
C4	[Pattern]
I1	[Pattern]
OS1	[Pattern]
OS2	[Pattern]
PUD	[Pattern]
PUR	[Pattern]

Zoning

Height Maximums

- **C-1, Office Commercial:** Building height. No building shall exceed a height of sixty-five (65) feet above grade.
- **OS-1, General & Recreational Open Space:** Building height. No building shall exceed a height of thirty-five (35) feet above grade.
- **I-1, Light Industrial & C-4, Central Commercial:** No Height Restriction Adopted by Ordinance

Future Land Use



Comprehensive Plan

- Density, FAR, Height?

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross-acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non- Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Historic Downtown & High-rises



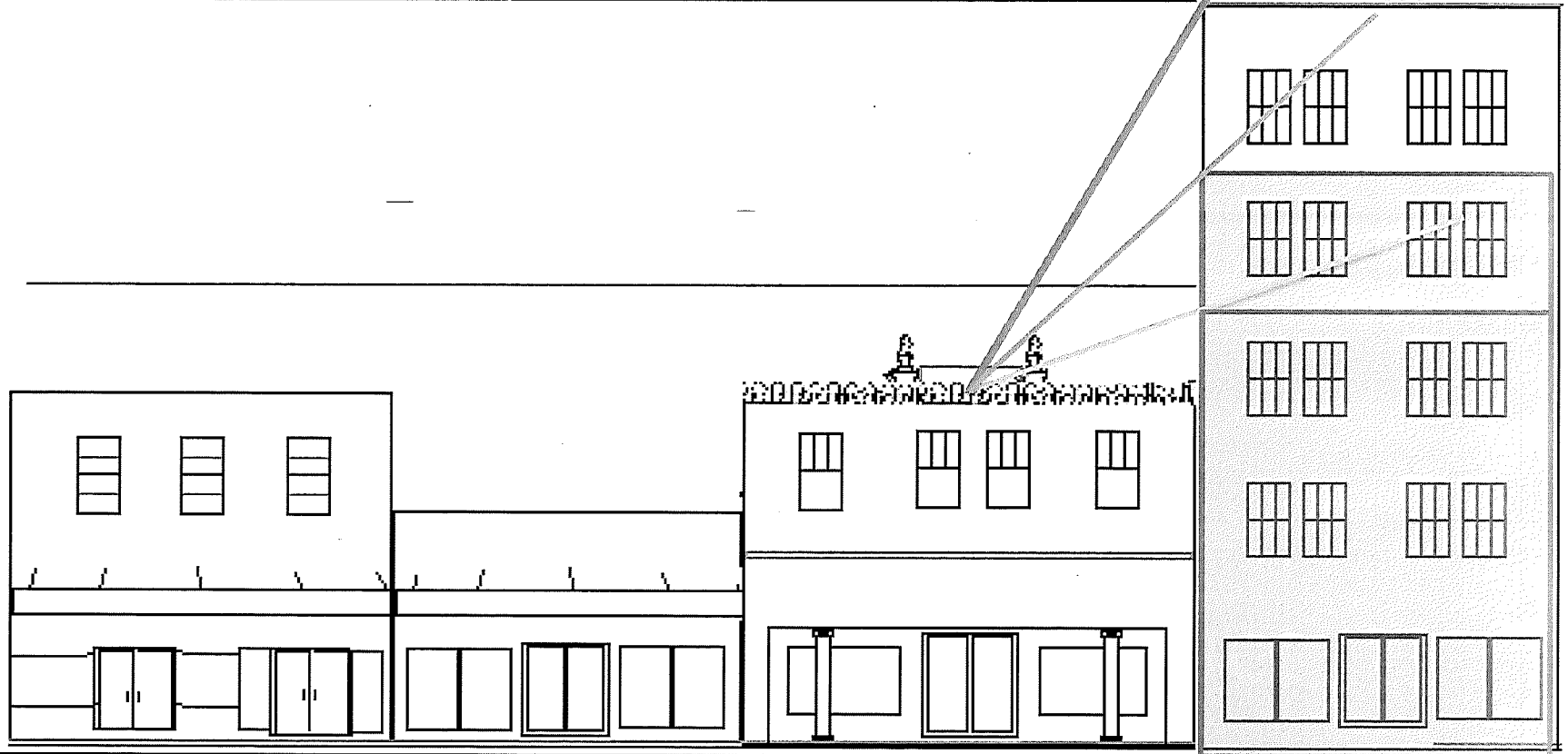
Historic Clematis Street – West Palm Beach

Scale, Massing, and Impact

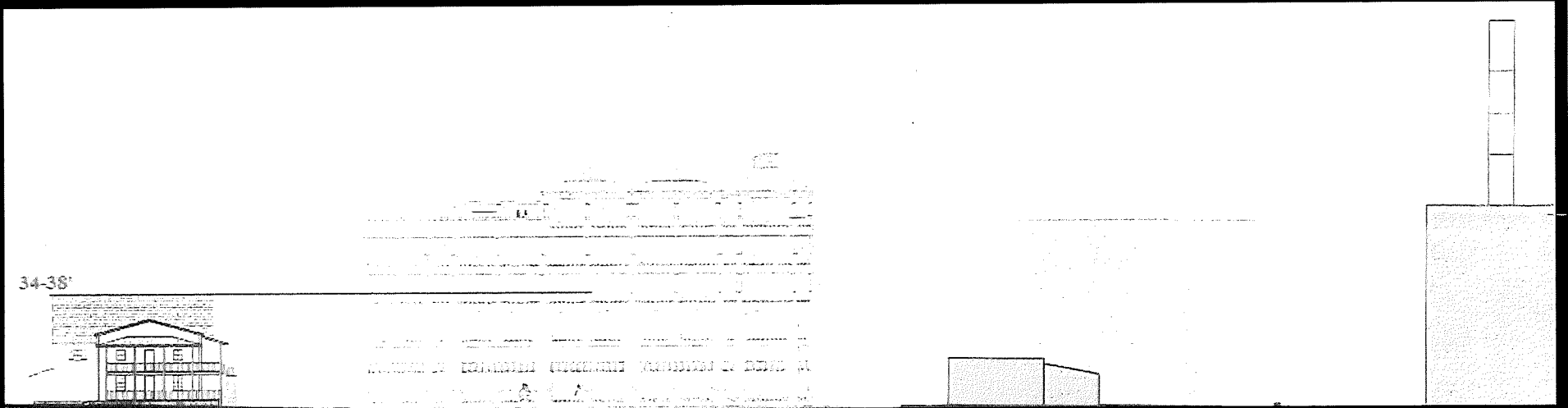


Scale, Massing, and Impact

60'



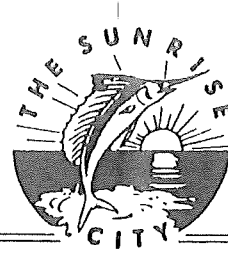
Past Examples



Evaluation of Existing & Effectively Creating Design Guidelines

- Look at Existing Examples
- Revisit 2008 Charrette with a focus on height
- Coordinate with TCRPC

CITY OF PORT PIERCE *Florida*



DEPARTMENT OF DEVELOPMENT

City Hall • 100 North U.S. 1 • P. O. Box 1480 • Fort Pierce, Florida 34954-1480
Phone (772) 460-2200 • Fax (772) 466-5808

November 2, 2004

Paul Jacquin & Sons, Inc.
Att: Michael Jacquin
7348 Commercial Circle
Fort Pierce, Florida 34948-4343

SUBJ: *Certificate of Appropriateness 04-18*

Dear Mr. Jacquin,

I am writing to inform you that the conceptual review of Certificate of Appropriateness (COA) application 04-18 was approved with conditions by the Historic Preservation Board at their meeting on October 25, 2004. Conditions are as follows:

Revise Architectural Features

Detailed Comments:

- Simplify Exterior wall cladding elements
- Revise fenestration proportions for compatibility
- Simplify railing details
- Look at possible overhangs on tower
- Enhance column massing
- Work with staff on architectural design

Keep in mind that designs should be contextual, but should not seek to create a false sense of historical development. The new structure should harmonize with existing older structures, and at the same time be distinct from the old so that the evolution of the district can be interpreted correctly.

Once the revisions have been made, please consult with staff before submitting for final review with the Historic Preservation Board/Office. If you have any questions or concerns, please contact me at (772) 460-2200 x239.

Sincerely,

Anna Brady
Historic Preservation Officer

**CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA File Number: 04-18

Project Address: 100 Avenue A (See Site Plan)

Applicant: Michael Jacquin, P.O. Box 4343, Fort Pierce, Florida 34948

Property Owner: Location Development, 633 Kingfish Rd., North palm Beach, Fl 33408

REQUEST

The applicant is requesting a Certificate of Appropriateness (COA) to construct a new 5-story mixed-use building on vacant land in the Downtown Historic District. The proposed project is adjacent to the P.P. Cobb building. The proposed structure will consist of approximately:

37,777sq. ft. Residential units
40,978 sq. feet of office space
7,203 sq. feet of retail space
52 Parking slots

BACKGROUND

The proposed building site is located in the Downtown Historic District. It is bordered by the Municipal Power Plant to the North, Indian River Drive to the East, P.P Cobb (contributing) building to the South and 210 North 2nd Street (contributing) building to the west. The P.P Cobb building, built circa 1880, has great historic significance and is listed on the National Register of Historic Places.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

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.*

10. *New Additions and adjacent or related new construction shall be undertaken in 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 OBSERVATION

The design of the proposed new construction is called "One Marina Place". The east elevation faces the City Marina. The applicant is proposing a five story building. Although a portion of the building is less than five stories, the overall height is not. The five stories is not compatible with the historic district and nearby adjacent historical structures. This relationship should be carefully examined with the help of proper contextual drawings required by the applicant.

In addition, the project could be enhanced with a closer look at the traditional detailing of historic buildings inside the district. A majority of the historical buildings in the Downtown historic district were built in the Mediterranean Revival Style and this continues to be the preferred redevelopment strategy.

Staff recommends the applicant look at other historical buildings in the district for compatibility purposes: the Raulerson Building (139 North 2nd Street), the Peacock Building (200 North U.S. 1) and the Mediterranean Revival building located at 207-209 Orange Avenue. In addition to the contributing structures in the district, staff encourages the applicant to look at examples of new construction projects which have met the Secretary of the Interiors Standards for Rehabilitation such as: the nearby Kraaz & Kraaz building on North 2nd Street.

Staff Recommendation

Approve with Conditions

1. Revise architecture for consistency with historic precedent
2. Revise number of stories

One Marina Place Historic Board Exhibit



PP Cobb South of One Marina Place



PP Cobb South of One Marina Place



Power Plant North of One Marina Place



Power Plant North of One Marina Place

**CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA File Number: 04-18

Project Address: 100 Avenue A (See Site Plan)

Applicant: Michael Jacquin, P.O. Box 4343, Fort Pierce, Florida 34948

Property Owner: Location Development, 633 Kingfish Rd., North Palm Beach, Fl 33408

REQUEST

The applicant is requesting a Certificate of Appropriateness (COA) to construct a new 5-story mixed-use building with underground parking garage on vacant land in the Downtown Historic District.

BACKGROUND

The proposed building site is located in the Downtown Historic District. It is bordered by the Municipal Power Plant to the North, Indian River Drive to the East, P.P Cobb (contributing) building to the South and 210 North 2nd Street (contributing) building to the west. The P.P Cobb building, built circa 1880, has great historic significance and is listed on the National Register of Historic Places.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

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.*

10. *New Additions and adjacent or related new construction shall be undertaken in 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 OBSERVATION

The following compatibility issues were observed:

Mass/Size/Scale:

The mass and scale of a building is an important design issue in a historic district. After reviewing the drawings it is evident that the proposed height and number of stories is incompatible with the district and adjacent historical buildings. Although new construction tends to be larger than many earlier structures, the current proposed design remains much greater in scale than the established context, therefore compromising the integrity of the historic district. The number of stories also remains greater than the number of stories that were recommended by the Historic Preservation Board at the previous HP Board meeting, which was four (4).

Architectural Features:

The applicant did a much better job adding traditional details to the newly proposed building. Although the addition of traditional detailing is needed to achieve compatibility, the addition of too much detailing used inconsistently can also have a negative impact. For example, the variety of so many different types of siding materials in this proposed design is inappropriate. In addition, the use of so many different railing styles, such as proposed on the North elevation is not compatible with historic themes. On the other hand, details such as traditional shutters used consistently on residential windows recall historic themes and are appropriate.

A second observation of the project is that Fenestration should be simple in shape and fenestration rhythms should be consistent with historical precedent. Windows should appear similar in scale, proportion and character to those traditionally used in the neighborhood.

Finally, the roof and its design is also a very important element in the overall building form. Roof forms should be consistent with historical precedent.

- Solona Croatian architect
- ARTICULATE

4 floors over DETAIL - was approved → over 65'-0"
Residential - 41

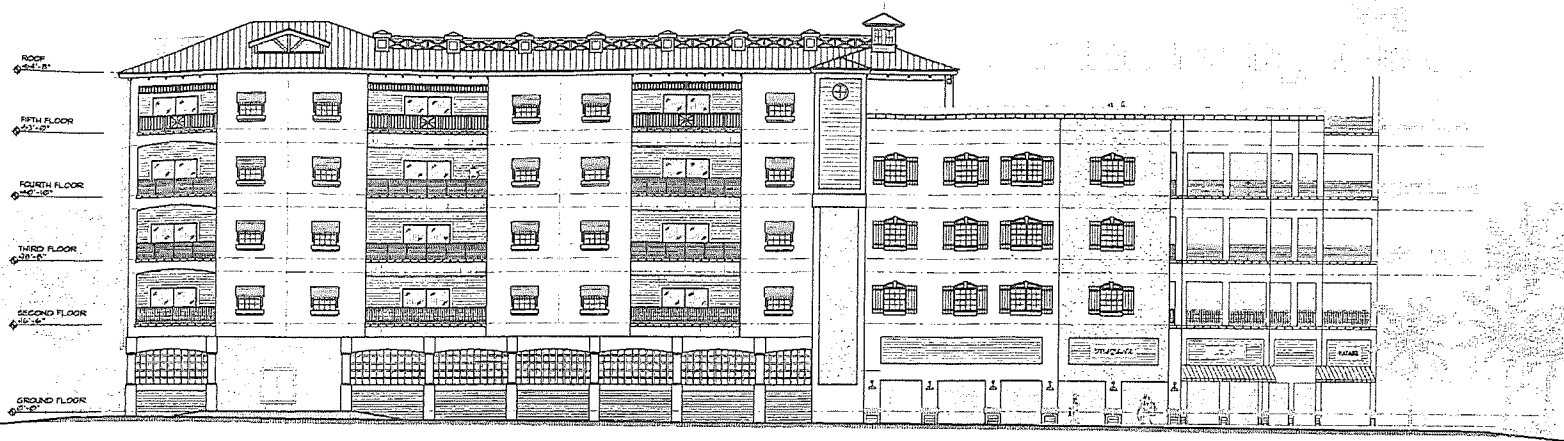
Staff Recommendation

Approve with Conditions

1. Revise Number of Stories
2. Revise Architecture for consistency with historic precedent
3. Revise Traditional Detailing
4. Archaeological Monitoring.
- 5.

no objection
Monitor site during
construction

met height + stories
requirement



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

SCHEMATIC #2
5 OCTOBER 2004

EDLUND - DRITENBAS - BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
45-14 EXPRESS
155 ROYAL PALM BLVD., SUITE "D"
PALM BEACH, FLORIDA 33480
PHONE: (772) 569-4220



SEAL:
GREGORY B. EDLUND

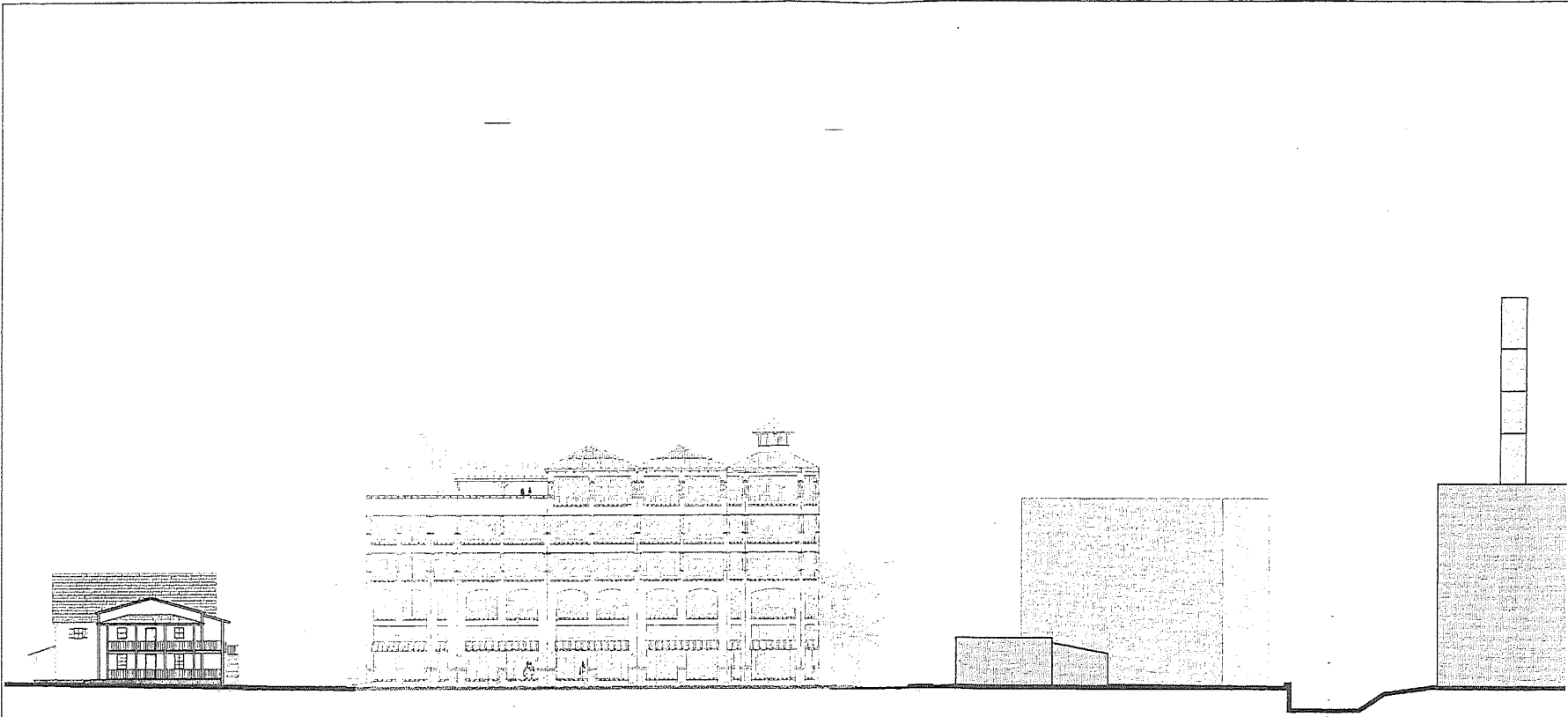
PROJECT: MIXED USE DEVELOPMENT
FOR: LOCATION DEVELOPMENT FOR PALM BEACH, FLORIDA

NO.	DATE	REVISIONS

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CONV. NO. 00000410
DATE: 10/05/04
BY: JTB
CHKD: GBC

SHEET NO.
A = 12
OF TWELVE



EAST ELEVATION

SCALE: 1/8" = 1'-0"

EDLUND, DRITENBAS - BINKLEY
 ARCHITECTS AND ASSOCIATES, P.A.
 65 ROYAL PALM BLVD., SUITE "D"
 VERO BEACH, FLORIDA 32980
 PHONE: (772) 569-4320



SEAL:
 EDLUND, DRITENBAS - BINKLEY
 ARCHITECTS AND ASSOCIATES

PROJECT: MIXED USE DEVELOPMENT

FOR: LOCATION DEVELOPMENT
 401 N. W. 12th AVE
 FORT LAUDERDALE, FLORIDA

NO.	DATE	REVISIONS

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LEGAL NO: 0006419
 DATE: 10/06/04
 BY: JTG
 CHECKED: GCS

SHEET NO.
A-10
 OF TWELVE

CITY OF FORT PIERCE
Florida



OFFICE OF CITY CLERK
CITY HALL, 100 NORTH U.S. 1
P. O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480
TEL. (772) 460-2200
www.cityoffortpierce.com

May 17, 2006

Mr. David Gordon
Location Development Corp.
633 Kingfish Road
North Palm Beach, FL 33408

Paul Jacquin & Sons
Attn: Michael Jacquin
P. O. Box 4343
Fort Pierce, FL 34954

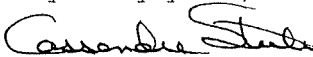
Dear Property Owner/Applicant:

At their meeting on May 15, 2006, the City Commission of the City of Fort Pierce held a Public Hearing on your Application for Site Plan Review submitted for reapproval of a Final PUR Development Plan for One Marina Place, a mixed use residential/retail development to be generally located at the northwest corner of Avenue A and Indian River Drive (100 Avenue A) in Fort Pierce, Florida.

After discussion, the City Commission passed a motion to reapprove the Site Plan, to include the previous conditions originally placed upon approval of the Site Plan and any additional conditions discussed at their May 15th meeting.

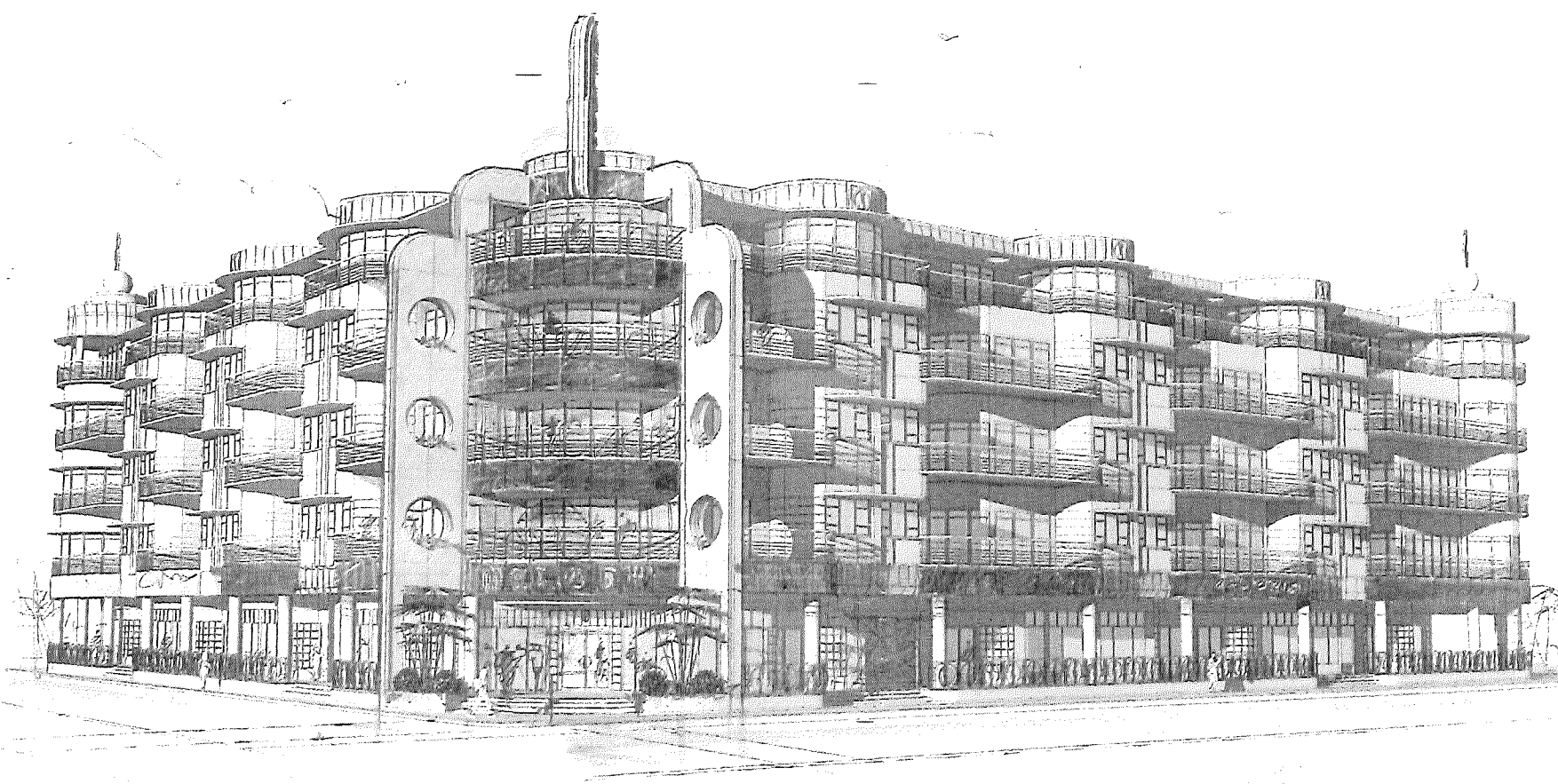
A certified copy of the Site Plan is enclosed.

Very truly yours,


Cassandra Steele, CMC
City Clerk

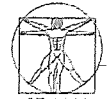
/cs
Enclosure

cc: City Manager
Director of Development
City Engineer
Utilities Authority - Planning & Engineering
Fire Marshal
Thomas Lucido & Associates (Representative)



The MELODY
Downtown Fort Pierce Waterfront

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, AIA
PRESIDENT AR-001077
1205 WALKER HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33411
PH 561-659-2342
FAX 561-659-5346
www.regarch.com
CORPORATION NUMBER
AA 56247

CONCEPTUAL DESIGN
PACKAGE
MELODY
PLACE

FT. PIERCE, FLORIDA
NORTHEAST
PERSPECTIVE

REVISIONS	NO.

DATE	06-23-06
SCALE	
DRAWN	RG
CHECKED	RG
REG. NO.	06-0109
CITY	

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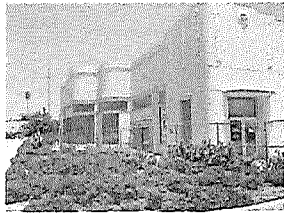
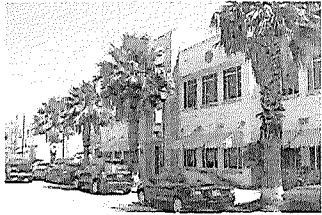
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Communities
501-700-3456

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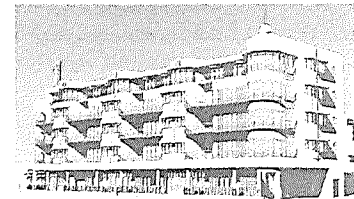
APPROVED
11-28-06
DATE

x *William Foster*
HISTORIC PRESERVATION BOARD CHAIR

Fort Pierce Art Deco



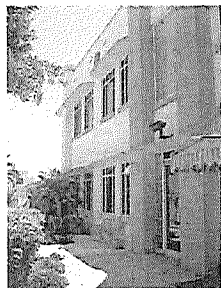
APPROVED
 11-28-2016
 DATE
 x Wilson for John Foster
 HISTORIC PRESERVATION BOARD CHAIR



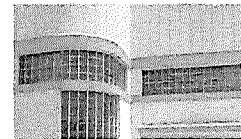
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EST. 1988
 RICK GONZALEZ, AIA
 PRESIDENT AR-664472
 1015 BERGE HIGHWAY, SUITE 304
 WEST PALM BEACH
 FLORIDA 33411
 PH: (561) 659-2315
 FAX: (561) 439-4914
 www.regarch.com
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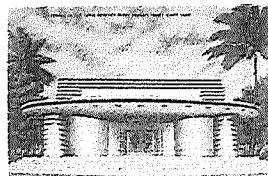


Characteristics of design
 Minimal references
 Simple forms
 Direct lines and planes
 Bold proportions
 High quality materials and finishes



CONCEPTUAL DESIGN
 PACKAGE
**MELODY
 PLACE**

Mannerism 1940s



Architectural
 Classical forms
 Projecting balconies
 Massive stone
 Ornate details

Streamline Moderne late 1930s



FT. PIERCE, FLORIDA

REVISIONS	NO.

DATE: 01-24-06

SCALE:

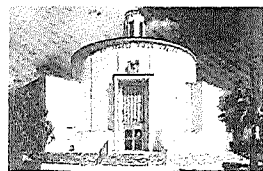
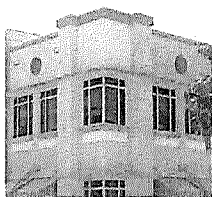
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REG No. 054031

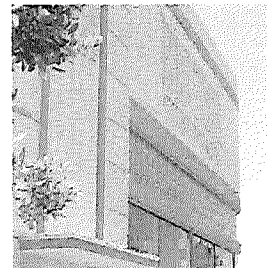
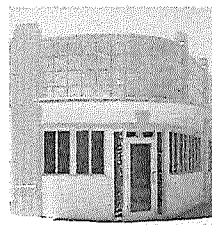
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Increased horizontal emphasis
 Horizontal windows
 Flat roofs
 Asymmetrical

Moderne Art Deco 1930s



IMC
 Communities

561-700-3856

A-0.0C

Early Art Deco 1920s

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 P/E: (561)-659-2383
 FAX: (561)-659-5546
 www.regarch.com

CORPORATION NUMBER
 AA-0002417

CONCEPTUAL DESIGN
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**MELODY
 PLACE**

FT. PIERCE, FLORIDA
 WEST ELEVATION
 EAST ELEVATION

REVISIONS	NO.

DATE 08-24-06
 SCALE 1/16"=1'-0"
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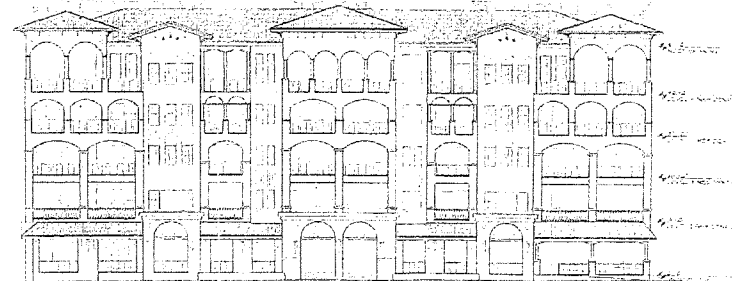
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 Communities

581-799-3858

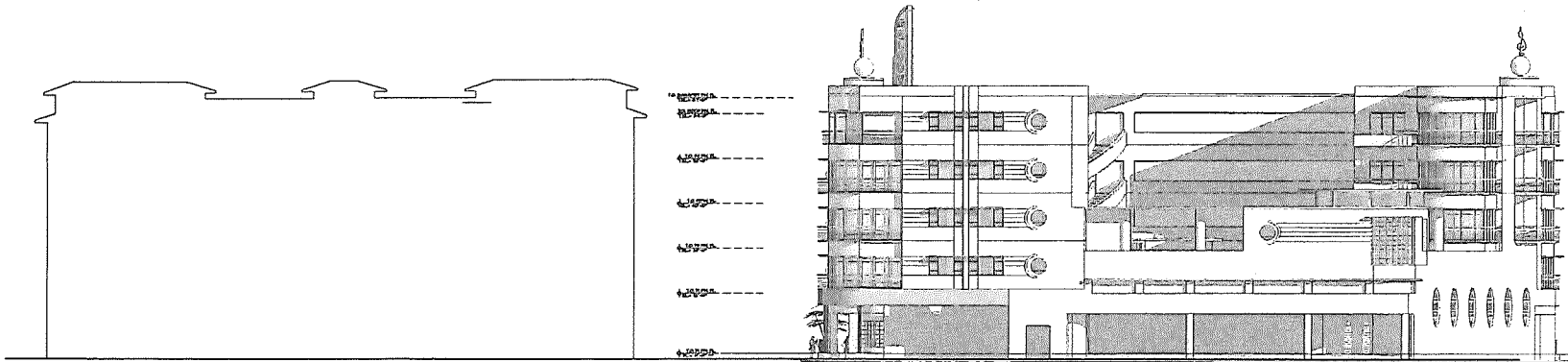
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1 EAST ELEVATION



1 WEST ELEVATION



APPROVED
 11.23.06
 DATE
 * [Signature]
 HISTORIC PRESERVATION BOARD CHAIR